Oifig an Rialaitheora Pleanála
Office of the Planning Regulator

18th November 2026

Forward Planning Section,
Planning and Transport,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC.

Re: Variation No. 2 to the South Dublin County Development Plan 2022-2028

A chara,

The Office of the Planning Regulator (Office) writes in relation to Variation No. 2 to the South Dublin County Development Plan 2022-2028 (Variation) which was made by members of South Dublin County Council (Planning Authority) on 19th October 2026 and notified to the Office on 23rd October 2026 in accordance with section 58 of the Planning and Development Act 2024, as amended (Act).

Having considered the Planning Authority's response to the issues raised in the Office's submission, the Office welcomes the Planning Authority's positive response to its recommendations regarding the NPF Implementation: Housing Growth Requirements (2025) (Housing Growth Guidelines), residential zoning objectives, and restrictions on the bulk purchase of residential units. The Office notes that this response will support the delivery of the baseline housing requirement while also providing for an additional 41% housing provision to meet future housing needs.

The Office acknowledges the consideration given by the elected members to MA Recommendation 1(ii) contained in the section 58(17)(d) notice. In this regard, the Office accepts that the Variation will adequately provide for housing provision within the area in accordance with the Housing Growth Guidelines.

Having carried out an assessment of the adopted Variation, pursuant to section 63(1), the Office is satisfied, insofar as there is any inconsistency with the National Planning Framework First Revision (2025), Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly or National Planning Policies and Measures it is not material, having regard to the broad parameters of the relevant objective or policy, and the absence of significant wider implications.

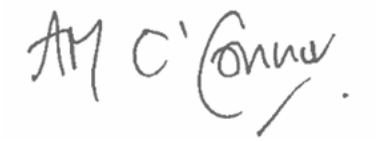
On this basis the Office has formed the opinion that none of the criteria that would require it to recommend to the Minister that a draft Direction be issued have been met.

In forming this opinion, the Office has given particular consideration to national and regional planning policy, the submissions made by the Office, the Minister, the National Transport Authority and other prescribed bodies, and the legislative requirements under the Act.

The Office has also considered the Chief Executive's Report at draft and material alterations stage as well as the elected members' reasons for not complying with the recommendation of the Office contained in the notice received on 10th November 2026.

The Office looks forward to continued engagement with your authority in the implementation of national and regional policy at the local level.

Is mise le meas,



Anne Marie O'Connor

Deputy Regulator and Director of Planning Policy Implementation

Designated Public Official under the Regulation of Lobbying Act 2015