

# **Dún Laoghaire-Rathdown County Development Plan 2022-2028**

## **Annual Development Plan Monitoring Report**

**2023**

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## 1 Overview and Context

This Report comprises the first annual Monitoring Report of the DLR County Development Plan 2022-2028. The implementation and delivery of the County Development Plan is a key objective of the Planning Authority.

The DLR County Development Plan was made on the 10<sup>th</sup> March 2022 and came into effect on the 21<sup>st</sup> April 2022. This Monitoring Report analyses progress made in the first year since the DLR County Development Plan 2022-2028 came into effect.

The Report has been prepared having regard to the Section 28 'Development Plan Guidelines for Planning Authorities' (2022). The Guidelines state that it is a policy and objective that an 'Annual Development Plan Monitoring Report' is assembled by the Planning Authority and made available to the Elected Members and thereafter published on the website of the Planning Authority.

### 1.1 DLR County Development Plan 2022-2028

With respect to plan monitoring and evaluation, the DLR County Development Plan 2022-2028 includes a formalised approach to monitoring and a framework for measuring the outcomes of the Policy Objectives of the Plan (see Section 2.6.4 and Chapter 15 of the CDP). Policy Objective CS 17 of the County Development Plan states the following:

*'CS17 – Monitoring and Evaluation: It is a Policy Objective to establish a plan monitoring framework to measure planning outcomes and evaluate objectives of the County Development Plan.'*

The monitoring framework is anchored to the Vision for the County Development Plan and the Strategic County Outcomes which underpin its delivery.

*'The Vision for Dún Laoghaire-Rathdown is to embrace inclusiveness, champion quality of life through healthy placemaking, grow and attract a diverse innovative economy and deliver this in a manner that enhances our environment for future generations.'*



Section 15.3 of the DLR County Development Plan 2022-2028 states that the CDP monitoring framework is intended to assist the Planning Authority in meeting its statutory reporting requirements including:

- **The 2 Year Progress Report** of the County Development Plan as required under Section 15(2) of the Planning and Development Act 2000, as amended ('The Act'). Section 15(2) of The Act provides that the Planning Authority shall, not more than 2 years after the making of the Development Plan, give a

report to the Members of the Authority on the progress achieved in securing the objectives of the Plan. In accordance with these legislative requirements, the 2 year Progress Report of the CDP shall be prepared for the period up to March 2024.

The 2 Year Progress Report will serve as an important evidence-based input and integrate with the review process of next County Development Plan. It is intended that the comprehensive assessment of Policy Objectives, as provided for in Chapter 15 of the County Development Plan, will be undertaken as part of the 2 Year Progress Report of the Development Plan.

- **Report to the Regional Assembly** setting out progress made in supporting objectives of the RSES as required under Section 25A(1) of The Act.

Under the provisions of Section 25(A) of The Act, the Planning Authority submitted in May 2023 its second Progress Report to the Eastern and Midlands Regional Assembly setting out progress made in supporting objectives of the RSES.

With respect to the preparation of this 'Annual Development Plan Monitoring Report', the requirement for same was introduced under the Section 28 'Development Plan Guidelines for Planning Authorities' (2022).

## **1.2 Development Plan Guidelines for Planning Authorities**

The Section 28 'Development Plan Guidelines for Planning Authorities' were published in July 2022, post adoption of the DLR County Development Plan 2022-2028. The Guidelines highlight the need for Planning Authorities to establish a frequent, reliable, and ongoing monitoring system in order to assess the success with which the Development Plan is being implemented.

The Guidelines state that the monitoring task of the Planning Authority for its Development Plan comprises of two strategic monitoring elements: Core Strategy monitoring; and Plan Objectives monitoring (including SEA Monitoring). The Guidelines provide that the reporting requirements of same comprise the following three formal reporting exercises:

1. Annual Core Strategy Monitoring
2. The Two Year Progress Report
3. The Baseline Report

The following sections provide an overview of the formal reporting requirements as set out in the Section 28 Development Plan Guidelines.

### **1.2.1 Core Strategy Monitoring - Annual**

The Section 28 Guidelines state that the Core Strategy of the Development Plan comprises the focus of attention for annual monitoring. The annual monitoring of the Core Strategy must provide a focus on development patterns occurring under the settlement strategy of the Development Plan through tracking the nature of new development that is occurring.

The Guidelines highlight the importance of planning and development trends being reported on and analysed spatially, with accompanying mapping, to illustrate the development trends being experienced at settlement level and to assess the consistency of such trends with the Core Strategy of the Development Plan.

Figure 1 details the list of indicators contained in the Guidelines to be reported on and analysed as part of the 'Annual Development Plan Monitoring Report'. As noted, it is a policy and objective of the Guidelines that the Annual Monitoring Report is prepared by the Planning Authority and made available to the Elected Members and thereafter published on the website of the Planning Authority.

Figure 1: Annual Core Strategy Monitoring Indicators

Indicator	
<b>Residential</b>	
1.	New home completions (including through refurbishment/conversions)
2.	New home completions per NPO 3 ( <i>see below</i> )
3.	Planning permissions granted for residential development with: <ul style="list-style-type: none"> <li>(i) A breakdown of 1, 2, 3 and 4+ units permitted and</li> <li>(ii) A breakdown per Tier 1 and Tier 2 lands</li> </ul>
4.	Breakdown by relevant rural area type of rural housing: <ul style="list-style-type: none"> <li>(i) Planning Applications lodged</li> <li>(ii) Breakdown in decisions</li> <li>(iii) New home completions</li> </ul>
<b>Commercial</b>	
5.	Developed and occupied commercial floorspace
6.	Planning permissions for business/employment uses (m2 of development) for: <ul style="list-style-type: none"> <li>(i) Office</li> <li>(ii) Industrial</li> <li>(iii) Retail</li> <li>(iv) Warehousing/Logistics</li> </ul>
<b>Settlement Consolidation Sites</b>	
7.	Specific reporting on the progression of the Settlement Consolidation Sites identified in the development plan. This should include information on enabling infrastructural services delivery, planning permissions granted, housing constructed, funding applications made, project timelines, Vacant Site Levy commentary, etc.

Source: Section 28 Development Plan Guidelines (Section 10.3.1)<sup>1</sup>

### 1.2.2 The Two Year Progress Report

The Guidelines provide that the 2 Year Progress Report of the County Development Plan should comprise an analysis of the annual plan monitoring data and also the progress in achieving identified Development Plan objectives.

The Guidelines note that the Progress Report must specifically include information in relation to progress on, and the results of, monitoring the significant environmental effects of implementation of the Development Plan. The report must include the results of SEA monitoring for the Development Plan, as well as variations to the Plan and the effects of implementing Local Area Plans<sup>2</sup>.

It is the intention of the Planning Authority that the 2 Year Progress Report of the DLR County Development Plan 2022-2028 will reflect both the implementation and monitoring framework set out in Section 15.5 of the County Development Plan and also the monitoring requirements set out in the Section 28 Development Plan Guidelines.

### 1.2.3 The Baseline Report

The Guidelines state that the Baseline Report comprises the evidence base for commencing the review procedure for the Development Plan. The Baseline Report assesses the extent to which the current and preceding plans have performed in achieving their objectives. The Guidelines provide that the Baseline Report should reflect on a ten-year timeline as a means for establishing the impact of policies, established

<sup>1</sup> <https://www.gov.ie/pdf/?file=https://assets.gov.ie/228826/6e26204a-ffdo-42a4-b868-097d647e537f.pdf#page=null>

<sup>2</sup> See - Article 13J of the Planning and Development Regulations 2001 (S.I. No. 600 of 2001), as amended.

patterns, and emerging trends over the course of the previous development plan cycle (six years) and the relevant stage of current development plan cycle (three-four years).

## 2 DLR County Development Plan 2022-2028: Annual Monitoring

The following section comprises the annual monitoring report of the DLR County Development Plan 2022-2028. The structure of the annual monitoring report is broadly consistent with the indicators set out in the Section 28 Development Plan Guidelines (see Figure 1), with additional data included where considered appropriate. The annual monitoring report reflects the 12 month period of approx. April 2022 to April 2023.

### 2.1 Residential

The following section looks at residential trends in DLR over the 12 month period using data from a range of sources. Each data source is referenced and is based on its own methodology. The focus of this section is on both the extent of residential development that is occurring and the outlook for continued residential development. Spatial development patterns are also assessed having regard to the settlement strategy of the County Development Plan.

The Core Strategy of the DLR County Development Plan 2022-2028 includes a Housing Supply Target Table (see Figure 2), which was prepared in accordance with the provisions of the Section 28 Guidelines 'Housing Supply Target Methodology for Development Planning'<sup>3</sup> (HST Guidelines). The HST Guidelines were issued by the DHLGH in 2020, further to NPO 36 of the National Planning Framework, and provide a national methodology for each Planning Authority to estimate an overall housing supply target for their Development Plan period, that is consistent with adopted national and regional growth targets in the NPF and RSES.

Figure 2 comprises the housing supply target contained in the DLR County Development Plan 2022-2028. As shown, the housing target for DLR for the plan period 2022-2028 comprises 15,225 homes which equates to approx. 2,500 homes per annum.

Figure 2: Housing Supply Target

Dún Laoghaire-Rathdown	Annual Average Households	Total Households
<b>A</b> ESRI NPF scenario projected new household demand 2017 to Q1 2028	1798 (20223/11.25)	20223
<b>B</b> CSO dwelling completions Q1 2017 to Q1 2021 + Estimated completions Q2 2021 to Q1 2022	1046 (4554+938/5.25)	5492
<b>C</b> Homeless households (latest data), and unmet demand as at most recent Census	N/A	494
<b>D</b> Plan Housing Demand = Total (A-B+C) ((Projected ESRI NPF demand - new completions) + Unmet demand)	2538 (15225/6)	15,225 ((20223 - 5492) + 494)
<b>E</b> Potential adjustment 1 to end 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)	Mid-point between ESRI NPF and baseline scenarios to 2026 in lieu of A above.	Not Applicable
<b>F</b> Potential adjustment 2 to end 2026 portion of plan period to facilitate convergence to NPF strategy, applicable where B exceeds or is close to D (where justified)	Mid-point between ESRI NPF and baseline scenarios to 2026 in lieu of A above, plus up to 25%	Not Applicable

<sup>3</sup> <https://www.gov.ie/en/publication/6d48f-ministerial-letter-to-local-authorities-structural-housing-demand-in-ireland-and-housing-supply-targets/>

Source: Table 2.8 of the DLR County Development Plan 2022-2028<sup>4</sup>

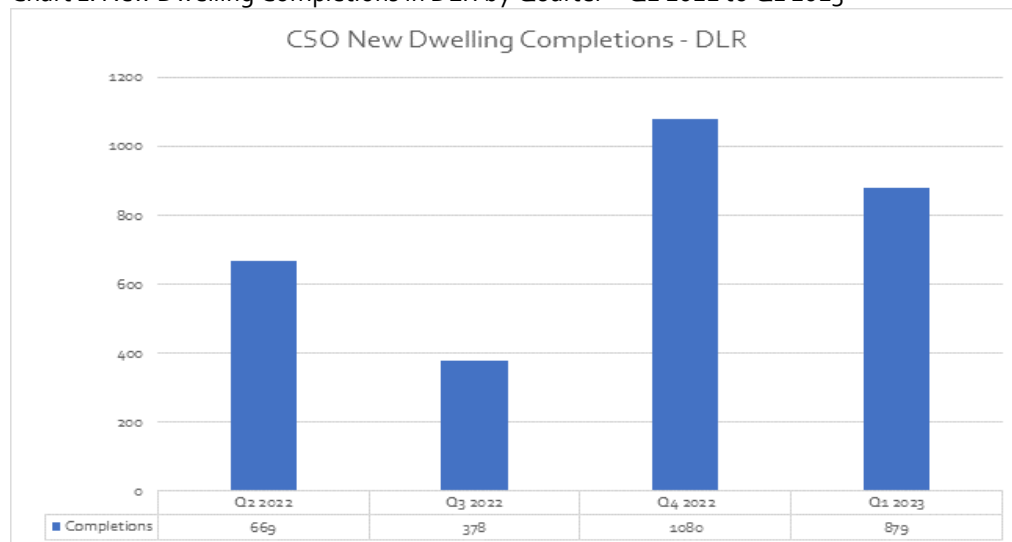
### 2.1.1 Residential Completions

Chart 1 details new housing completions in DLR for the 12 month period, Q2 2022 to Q1 2023 (this period broadly coincides with the 12 month period since the Development Plan came into effect) . The data is sourced from the CSOs 'New Dwelling Completions' database.

It is noted that given the time lag between the grant of a planning permission and the completion of new homes; completions during the 12 month period since the Development Plan came into effect, would have, in the main, been permitted under the previous DLR County Development Plan 2016-2022.

A total of approx. 3,000 new homes were completed in dlr in the year since the County Development Plan came into effect. This comprises a significant increase in residential completions in the County and represents the highest 12 month completions figure recorded in well over a decade. On a quarterly basis, the 1,080 residential completions recorded in Q4 2022 was also the highest quarterly figure recorded in the County in over a decade.

Chart 1: New Dwelling Completions in DLR by Quarter – Q2 2022 to Q1 2023

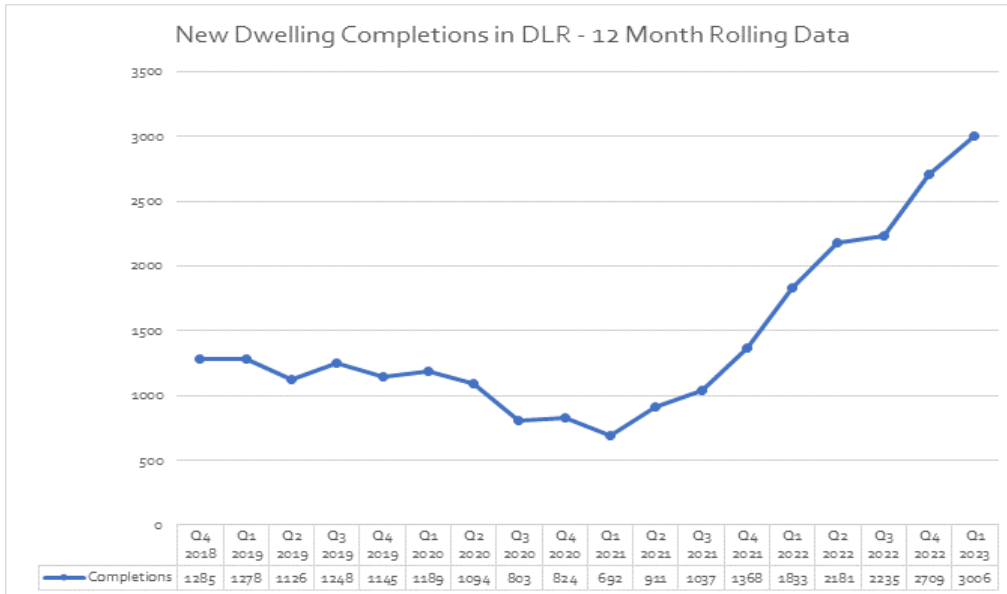


Source: CSO New Dwelling Completions (Table NDQo6: <https://data.cso.ie/table/NDQo6>)

Chart 2 illustrates 12 month rolling residential completion data for DLR, for the period Q4 2018 up to Q1 2023. The historical trend data highlights increasing numbers of residential completions in the County from 2021 onwards. The comparatively high number of completions in recent times correlates with a significant increase in residential commencements experienced in DLR post pandemic (see Chart 4 below).

Chart 2: New Dwelling Completions in DLR (12 Month Rolling Data) – Q4 2018 to Q1 2023

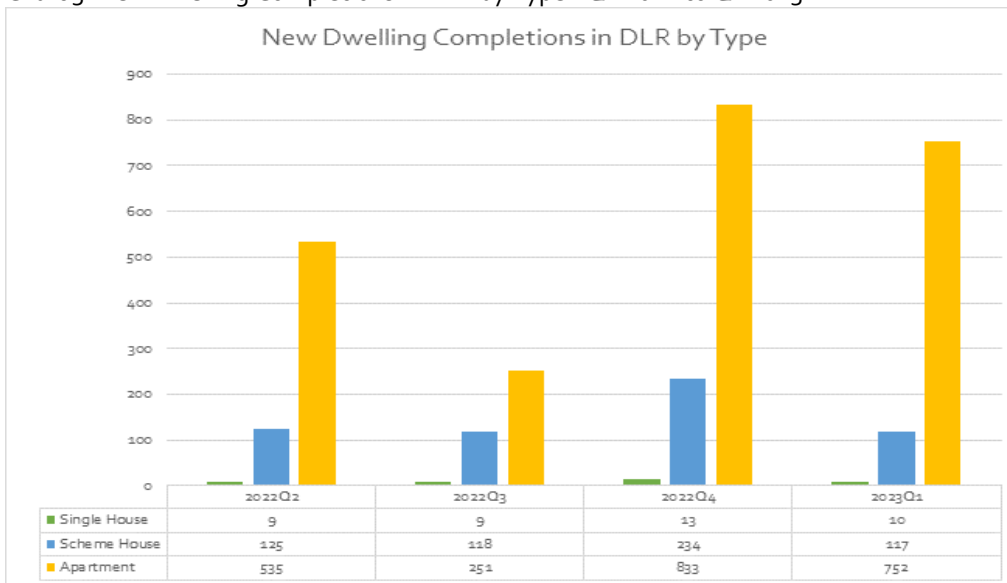
<sup>4</sup> <https://www.dlrcoco.ie/en/county-development-plan/county-development-plan-2022-2028>



Source: CSO New Dwelling Completions (Table NDQo6: <https://data.cso.ie/table/NDQo6>)

In terms of residential type, completions in DLR for the 12 month period, Q2 2022 to Q1 2023, primarily comprised apartment developments. In total, 2,371 apartments were completed in DLR over the 12 month period (79% of all completions). 594 scheme houses were completed in the 12 month period (19.8% of all completions), while 41 single houses were completed (1.4% of all completions). Chart 3 illustrates residential completions by dwelling type.

Chart 3: New Dwelling Completions in DLR by Type - Q2 2022 to Q1 2023

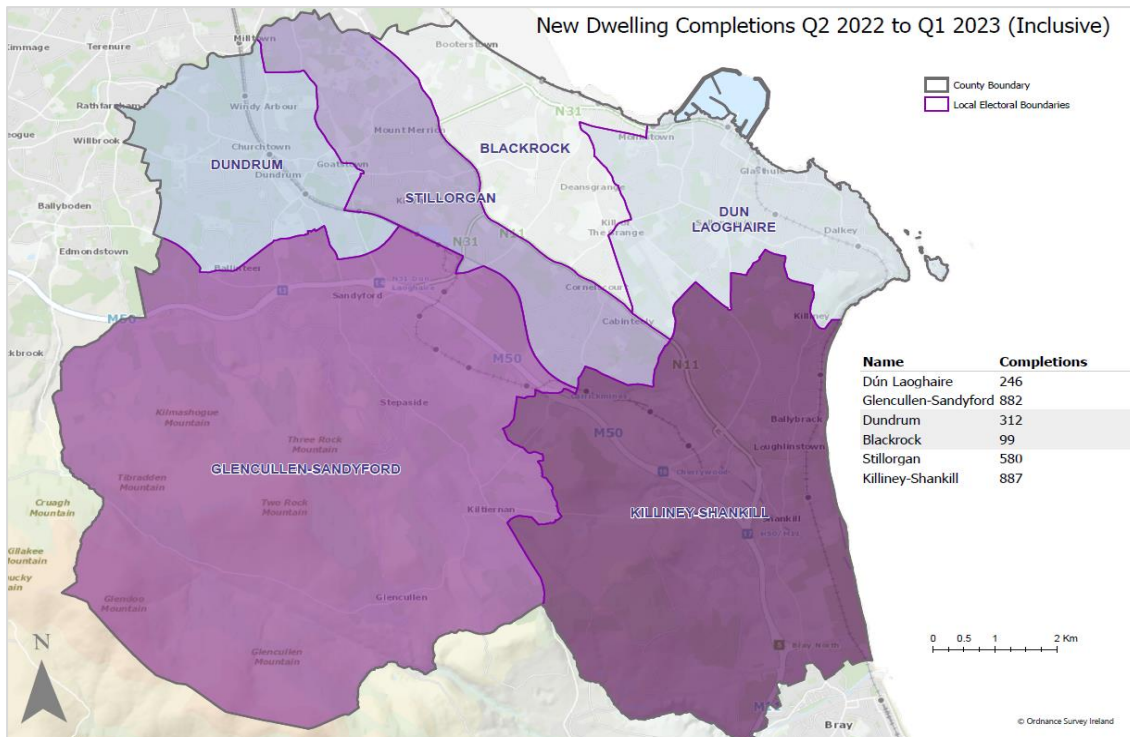


Source: CSO New Dwelling Completions (Table NDQo6: <https://data.cso.ie/table/NDQo6>)

Figure 3 illustrates the location of new residential completions in DLR by Local Electoral Area for the 12 month period Q2 2022 to Q1 2023. The largest number of completions (887 units) were recorded in the Killiney-Shankill LEA and primarily relate to development at the Cherrywood SDZ. This was closely followed by 882 completions recorded at the Glencullen-Sandyford LEA which includes residential development notably at Ballyogan, Sandyford and Kiltiernan-Glenamuck. Elsewhere: 580 completions were recorded in the Stillorgan LEA; 312 in the Dundrum LEA; 246 in the Dún Laoghaire LEA; and 99 completions were recorded in the Blackrock LEA.

Figure 3: New Dwelling Completions in DLR by Local Electoral Area – Q2 2022 to Q1 2023

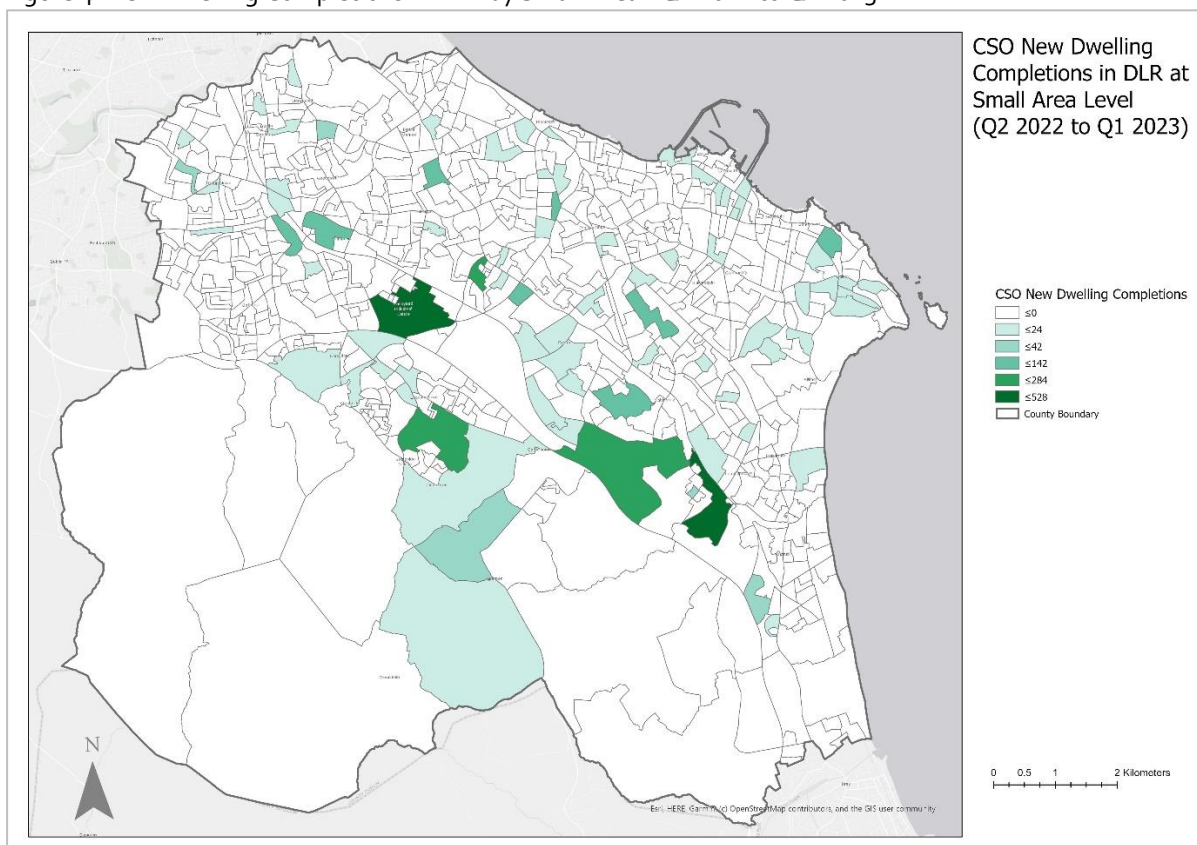




Source: CSO New Dwelling Completions (Table NDQ09: <https://data.cso.ie/table/NDQ09>)

Figure 4 illustrates CSO New Dwelling Completion data in DLR at the 'Small Area' geographic level for the period Q2 2022 to Q1 2023. The Figure indicates that new residential dwellings have been completed at various locations across the existing built-up footprint of the County with a significant number of residential completions in Core Strategy identified 'New Residential Communities' at Ballyogan and Environs, Kiltiernan / Glenamuck and Cherrywood.

Figure 4: New Dwelling Completions in DLR by Small Area - Q2 2022 to Q1 2023



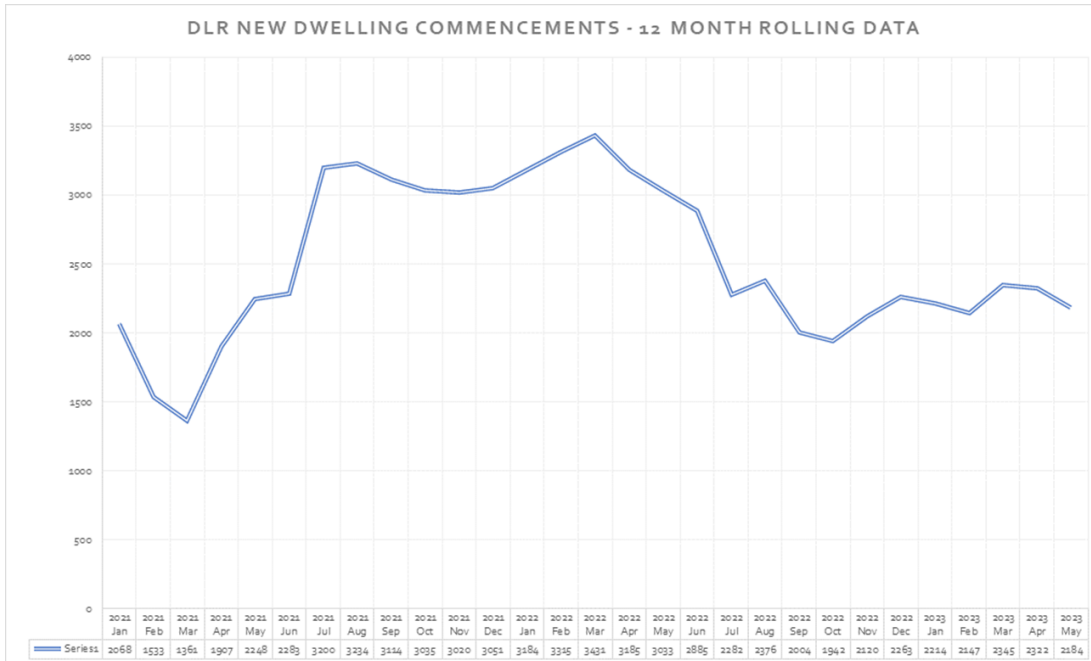
Source: CSO New Dwelling Completions

### **2.1.2 Residential Commencements**

All dwellings constructed in the State are required to submit a Commencement Notice. Commencement Notices are early indicators of activity in the housing market and an important forward-looking supply indicator. The following data is sourced from the Building Control Management System which is published by the Central Statistics Office.

Chart 4 illustrates 12 month rolling residential commencement data in DLR for the period January 2021 to May 2023. The Chart illustrates a significant increase in residential commencements in DLR post pandemic with a peak of c. 3,400 commencements in the 12 month period to March 2022. The number of residential commencements in DLR has reduced but maintains a relatively stable trajectory. There were c. 2,300 residential commencements recorded in the County in the 12 month period since the Development Plan came into effect (May 2022 to April 2023 data).

Chart 4: New Residential Commencements in DLR (12 Month Rolling Data) – Jan 2021 to May 2023



Source: CSO – Commencement Notices (Table HSM13: <https://data.cso.ie/table/HSM13>)

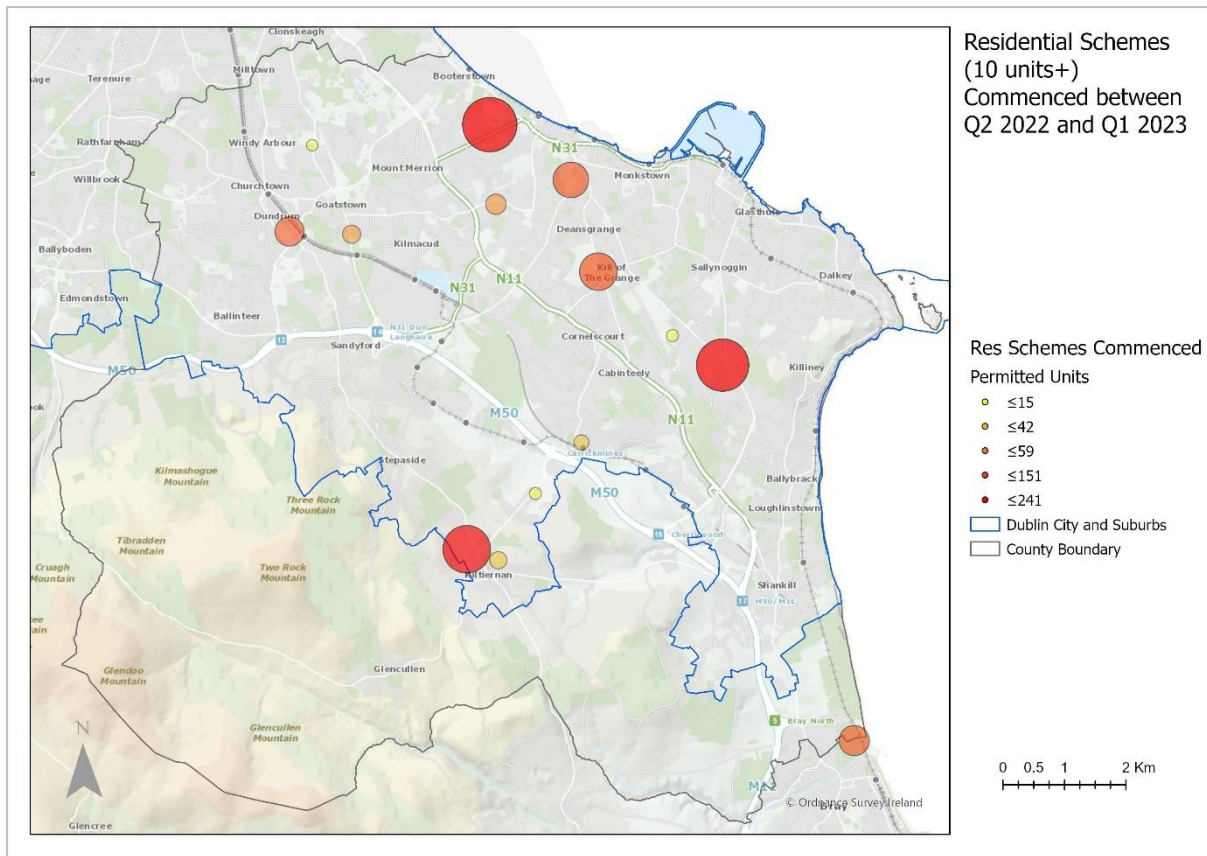
Figure 5 is based on Housing Task Force Returns data<sup>5</sup> and illustrates the location of residential schemes, of 10 units and above, that were commenced in the DLR during the period Q2 2022 to Q1 2023. As per Housing Task Force Returns there were 14 schemes, greater than 10 units, comprising c. 1,400 units that commenced development during this period. An additional c. 600 new homes also commenced construction at the Shanganagh Castle site (this scheme falls outside the parameters for being recorded in the DHLGH Dublin Housing Task Force Returns).

In spatial terms, residential schemes which commenced development in the County were primarily located within the boundary of Dublin City and Suburbs which comprises the first tier in the settlement hierarchy recommended in the EMRA Regional Spatial and Economic Strategy. A residential scheme also commenced development at the former Bray Golf Club lands which, in the settlement hierarchy, comprises a component part of the future growth of the 'Key Town' of Bray (tier 3 in the RSES settlement hierarchy).

The majority of residential development that commenced in DLR was located the existing built-up footprint of the County, at locations including Dundrum, Blackrock and Killiney, while residential development also commenced at Core Strategy identified 'New Residential Communities' including Kiltiernan/Glenamuck and Woodbrook/Shanganagh.

Figure 5: Residential Schemes (10 Units +) Commenced Development – Q2 2022 to Q1 2023

<sup>5</sup> It is highlighted that the HTF Returns do not incorporate residential schemes below 10 units in scale or Part 8/ social housing schemes, and as such does not comprise a comprehensive data set of all residential permissions. Notwithstanding, the data provides a robust sample size to indicate overarching spatial trends in the County.



Source: DLR Housing Task Force Returns<sup>6</sup>

### 2.1.3 Homes Under Construction

The number of homes under construction in the County is an important short term residential supply indicator. The following data is based on the Housing Task Force Returns for Dún Laoghaire-Rathdown.

At Q1 2023, there were c. 5,000<sup>7</sup> homes under construction in the County, relating to schemes of 10 dwellings and above. 4,355 (86%) of these homes comprised apartments with the remaining 692 (14%) comprising houses. While these units are at various stages in the construction process, with resultant different delivery timeframes, it is considered that there is a robust short term pipeline for residential development in the County to support delivery of the Core Strategy housing target of c. 2,500 homes per annum.

Figure 6 illustrates the spatial pattern of residential development in the County by way of homes under construction at Q1 2023. It is evident that development is taking place across the County – in both the existing built up area and also in areas identified as 'New Residential Communities' in the Core Strategy of the County Development Plan.

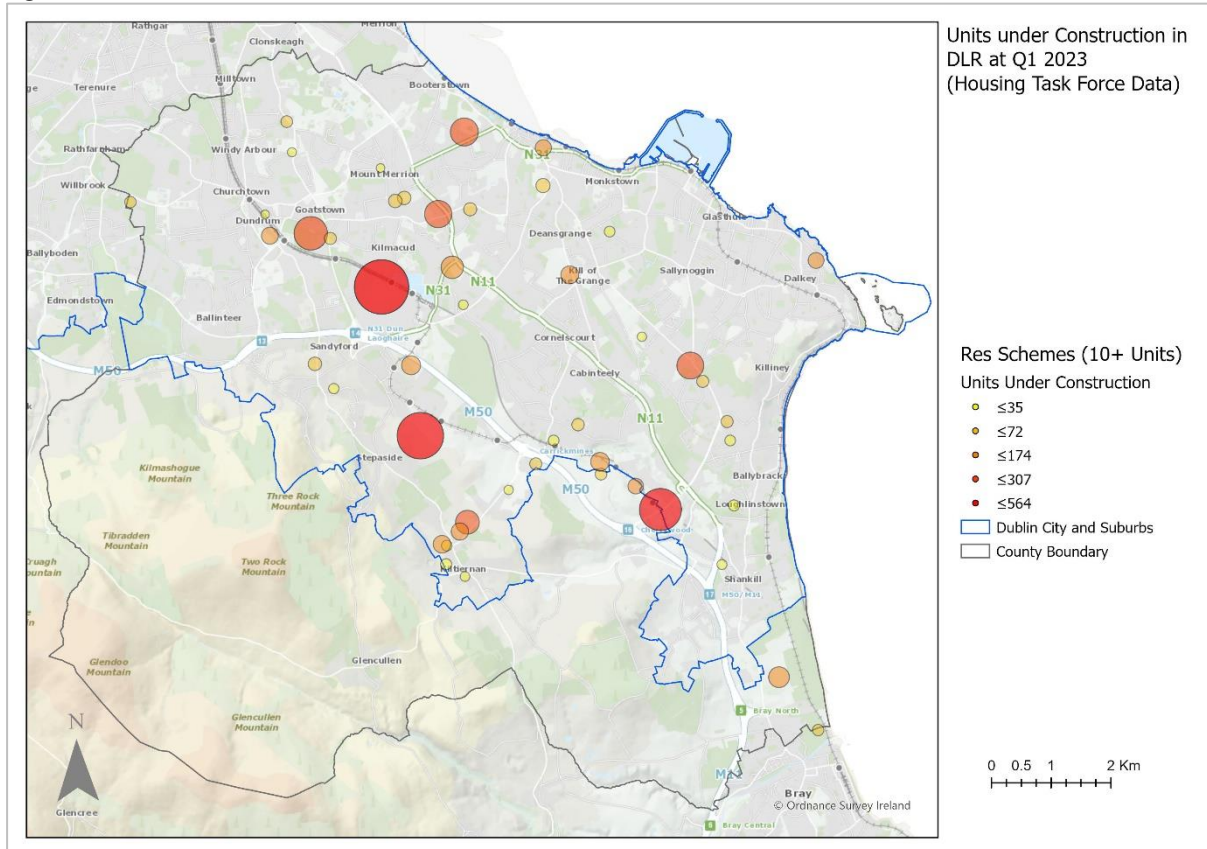
In terms of 'New Residential Communities', residential development is currently taking place at: Ballyogan and Environs; Kiltiernan/Glenamuck; Cherrywood; and Woodbrook-Shanganagh. In terms of the existing built up area, significant residential schemes are currently under construction at areas including: Sandyford; Dundrum; Stillorgan; Blackrock; and Killiney.

<sup>6</sup> The Dublin Housing Task Force Returns are available for viewing here: <https://www.gov.ie/en/publication/5b918-housing-supply-coordination-task-force-for-dublin/#housing-supply-coordination-task-force-returns>

<sup>7</sup> An additional c. 600 homes are under construction at the Shanganagh Castle site. As noted, this scheme falls outside the parameters for being recorded in the DHLGH Dublin Housing Task Force Returns.



Figure 6: Residential Units Under Construction at Q1 2023



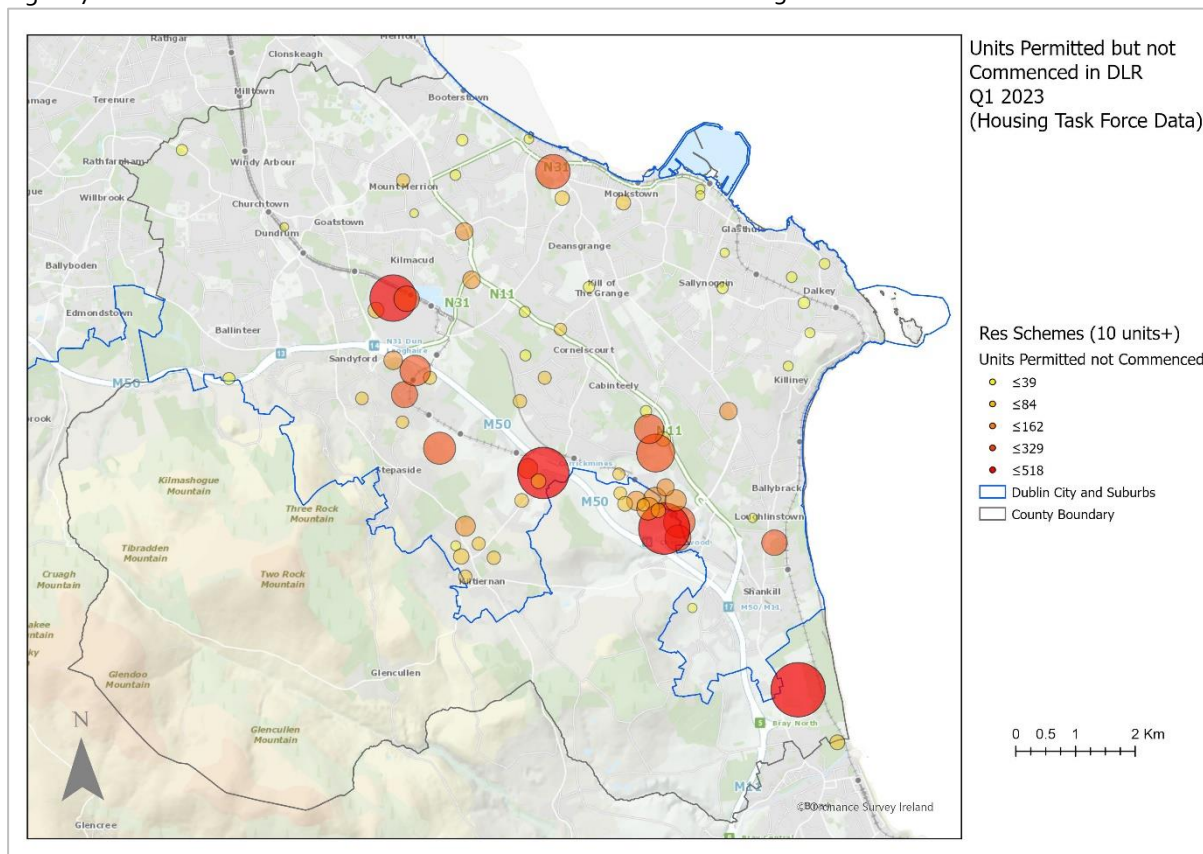
Source: DLR Housing Task Force Returns

#### 2.1.4 Residential Homes Permitted but Not Commenced

Figure 7 illustrates the location of homes in DLR at Q1 2023 which have the benefit of planning permission but have not commenced development. The data is based on the Housing Task Force. At Q1 2023, there were c. 7,500 homes in DLR that had the benefit of planning permission which were uncommenced and could be progressed to implementation stage. This figure excludes residential schemes subject to Judicial Review proceedings (at Q1 2023 an additional 2,575 units permitted by either the Local Authority or An Bord Pleanála were subject to Judicial Review proceedings).

In terms of the spatial pattern of potential future development in the County, there is a significant concentration of permitted residential development in areas identified as 'New Residential Communities' in the Core Strategy of the County Development Plan including: Cherrywood; Ballyogan and Environs; Kiltiernan/Glenamuck; and, Woodbrook-Shanganagh. There is also a significant amount of residential development permitted across the existing built up area of the County.

Figure 7: Residential Homes Permitted but Not Commenced at Q1 2023



Source: DLR Housing Task Force Returns

### 2.1.5 New Residential Completions per NPO 3 of the NPF – Compact Growth

The National Planning Framework (NPF) includes National Policy Objectives (NPOs) with requirements for a percentage of new homes to be delivered within different settlement types. The purpose of same is to deliver compact growth and ensure the required re-orientation of a sufficient proportion of the new housing development in accordance with overarching national spatial planning policy objectives. NPO 3 of the NPF states the following (NPO 3b is relevant to Dún Laoghaire-Rathdown):

National Policy Objective 3a	Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.
National Policy Objective 3b	<b>Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.</b>
National Policy Objective 3c	Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints.

The EMRA RSES further expands upon the requirements of NPO 3 of the NPF with Regional Policy Objective 3.2 of the RSES stating the following:

*'RPO 3.2: Local authorities, in their core strategies shall set out measures to achieve compact urban development targets of at least 50% of all new homes within or contiguous to the built up area of Dublin city and suburbs and a target of at least 30% for other urban areas.'* (Emphasis Added)

The achievement of these national and regional compact growth targets are fully supported in the DLR County Development Plan 2022-2028 (see Section 2.6.2.1). The Development Plan notes that the vast majority of residential growth identified in the Core Strategy is located within the Dublin City and Suburbs boundary while growth areas at Woodbrook and parts of Cherrywood and Rathmichael are contiguous to the boundary.

Development Plan Policy Objective CS11 – Compact Growth, highlights the ambitious target with regard to the delivery of compact growth in DLR:

*'Policy Objective CS11 – Compact Growth*

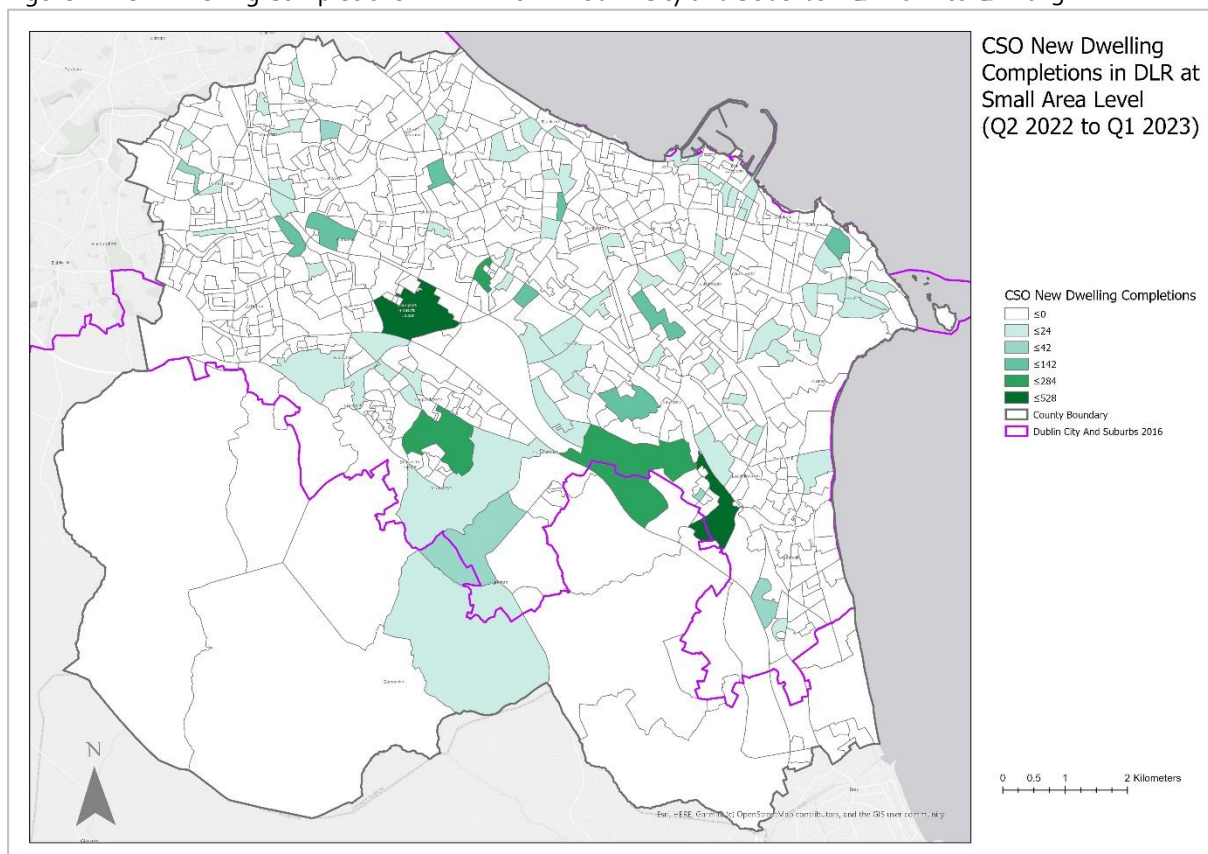
*It is a Policy Objective to deliver 100% of all new homes, that pertain to Dublin City and Suburbs, within or contiguous to its geographic boundary. (Consistent with RPO 3.2 of the RSES)'*

Figure 8 illustrates CSO New Dwelling Completion data at the Small Area geographic level for the period Q2 2022 to Q1 2023. The geographic boundary identified as 'Dublin City and Suburbs' is highlighted in purple.

While the Small Area geographic boundaries do not fully align with the Dublin City and Suburbs boundary, it is evident that nearly all c. 3,000 residential completions in DLR, over the period Q2 2022 to Q1 2023, have taken place either within or contiguous to the existing built up area of 'Dublin City and Suburbs'. Furthermore, it is evident in Figures 5, 6 and 7 that residential development both under construction and permitted but uncommenced is also located either within or contiguous to the existing built up area of 'Dublin City and Suburbs'.

Based on the above evidence, it is considered that residential development in the County for the period Q2 2022 to Q1 2023 is consistent with the compact growth objectives of the NPF and RSES (NPO 3 of the NPF and RPO 3.2 of the RSES).

Figure 8: New Dwelling Completions in DLR within Dublin City and Suburbs - Q2 2022 to Q1 2023



Source: CSO New Dwelling Completion Data

### 2.1.6 Planning Permissions Granted – Mix

The following section analyses the residential mix of planning permissions granted in DLR over the period Q2 2022 to Q1 2023. All permissions analysed were granted under the DLR County Development Plan 2022-2028. The data was sourced from the Housing TaskForce Returns. Table 1 details all residential schemes, of 10 units and over, permitted in DLR for the period Q2 2022 to Q1 2023. During this period a total of 15 no. residential schemes were permitted. In terms of residential mix: an average of c. 26% of units comprised 1-beds; c. 34% comprised 2-beds; c. 30% comprised 3-beds; and c. 9% comprised 4-beds.

Table 1: Residential Mix of Permissions Granted in DLR – Q2 2022 to Q1 2023

Planning Permission Details						Permitted Scheme Mix				
Parent Reg. Ref.	Date Permitted	Address	Total Units	Houses	Apts	Studio	1-bed	2-bed	3-bed	4-bed
DZ21A/0414	05/05/2022	Laughanstown, Dublin 18	99	43	56	0	22	30	36	11
DZ21A/0664	05/05/2022	Laughanstown, Dublin 18	47	0	47	0	19	28	0	0
D21A/0615	27/04/2022	Kilmacud Road Upper, Dublin 14	47	0	47	0	15	28	4	0
D21A/0051	19/05/2022	Brighton Rd, Foxrock, Dublin 18	57	21	36	0	3	31	19	4
DZ21A/1042	30/05/2022	Laughanstown, Dublin 18	122	34	88	0	26	27	53	16
D21A/1142	04/08/2022	Dun Laoghaire, Co. Dublin	10	0	10	0	5	5	0	0
D21A/0729	18/08/2022	Blackrock, Co. Dublin	13	0	13	0	2	9	2	0
D22A/0340	18/08/2022	Dún Laoghaire, Co Dublin	10	0	10	0	3	7	0	0
ABP31244722	02/06/2022	Stillorgan, Blackrock, Co. Dublin	102	0	102	3	79	20	0	0
DZ22A/0133	22/11/2022	Laughanstown, Dublin 18	162	31	131	0	29	45	57	31
DZ21A/1085	02/12/2022	Laughanstown, Dublin 18	66	0	66	0	4	0	62	0
DZ22A/0623	18/01/2023	Laughanstown, Dublin 18	44	44	0	0	0	0	22	22
D20A/0746	24/01/2023	Rathfarnham, Dublin 16	39	0	39	0	8	27	4	0
D19A/0439	09/02/2023	Churchtown, Dublin 14	31	0	31	0	4	23	4	0
DZ22A/0770	22/03/2023	Laughanstown, Dublin 18	71	0	71	0	24	33	14	0
<b>Total</b>			<b>920</b>	<b>173</b>	<b>747</b>	<b>3</b>	<b>243</b>	<b>313</b>	<b>277</b>	<b>84</b>
<b>Percentage of Total</b>			<b>100%</b>	<b>18.8%</b>	<b>81.2%</b>	<b>0.3%</b>	<b>26.4%</b>	<b>34%</b>	<b>30.1%</b>	<b>9.1%</b>

Source: DLR Housing Task Force Returns

### 2.1.6.1 Development Management Standards on Apartment Mix

Section 12.3.3.1 and Table 12.1 of the County Development Plan set out the residential mix requirements for apartment developments in the County. Table 12.1 from the County Development Plan is shown in Figure 9.

The apartment mix standards include a threshold (applicable to apartment schemes of 50 units+) and different standards are required depending on the location of residential development: areas identified as 'New Residential Communities' in the Core Strategy; lands within the Sandyford Urban Framework Plan; and, lands within the existing built up area. The Development Plan apartment mix standards do not incorporate the Cherrywood SDZ area which is subject to the adopted Cherrywood SDZ Planning Scheme.



Figure 9: Apartment Mix Requirements

Area	Threshold	Mix Studio/1/2 bed Requirement (Apartments and duplexes)	3+ bed Requirement (Apartments)
New Residential Community (See figure 2.9 Core Strategy Map)	Schemes of 50+ units	Apartment Developments may include up to 60% studio, one and two bed units and with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios	Minimum 40% 3+ bedroom units
Lands within SUFP	Schemes of 50+ units	Apartment Developments may include up to 60% studio, one and two bed units with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios	Minimum 40% 3+ bedroom units
Existing Built up area.	Schemes of 50+ units	Apartment Developments may include up to 80% studio, one and two bed units with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios	Minimum 20% 3+ bedroom units

Source: Table 12.1 of the DLR County Development Plan 2022-2028

Table 2 details apartment schemes, which exceed the 50 unit apartment threshold, permitted in DLR for the period Q2 2022 to Q1 2023. Five of the six residential schemes permitted are located within the Cherrywood SDZ and as such the mix requirements of Table 12.1 of the County Development Plan did not apply. These residential permissions were subject to the provisions of the Cherrywood SDZ Planning Scheme.

While planning permission Ref. ABP31244722 is located within the existing built up area of the County it is noted that this permission is for a Build-to-Rent scheme, and as such, the apartment mix requirements of Table 12.1 of the County Development Plan also did not apply.

It is considered that the 2 Year Progress Report of the County Development Plan will provide a greater opportunity to assess the implementation of the CDP residential mix standards for apartment schemes of 50 units +, whereupon a larger data set of planning permissions will be available for analysis.

Table 2: Residential Mix of Permissions Granted in Apartment Schemes of 50 units + (Q2 2022 to Q1 2023)

Planning Permission Details							Permitted Scheme Mix				
Parent Reg. Ref.	Date Permitted	Address	Mix Location	Total Units	Houses	Apts	Studio	1-bed	2-bed	3-bed	4-bed
DZ21A/0414	05/05/2022	Laughanstown, Dublin 18	Cherrywood	99	43	56	0	22	30	36	11
DZ21A/1042	30/05/2022	Laughanstown, Dublin 18	Cherrywood	122	34	88	0	26	27	53	16
ABP31244722	02/06/2022	Stillorgan, Blackrock, Co. Dublin	Existing Built Up Area	102	0	102	3	79	20	0	0
DZ22A/0133	22/11/2022	Laughanstown, Dublin 18	Cherrywood	162	31	131	0	29	45	57	31
DZ21A/1085	02/12/2022	Laughanstown, Dublin 18	Cherrywood	66	0	66	0	4	0	62	0
DZ22A/0770	22/03/2023	Laughanstown, Dublin 18	Cherrywood	71	0	71	0	24	33	14	0

Source: DLR Housing Task Force Returns

### 2.1.6.2 Tier 1 and Tier 2

National Policy Objective 72a of the NPF requires Planning Authorities to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the Plan.

- Tier 1 lands are serviced, and in general, part of or contiguous to the built-up footprint of an area.

- Tier 2 lands are not currently sufficiently serviced to support new development but have potential to become fully serviced within the lifetime of the Plan. Tier 2 lands may be positioned within the existing built-up footprint, or contiguous to existing developed lands, or to Tier 1 zoned lands.

The high level zoning tier of each strategic growth area in the County was detailed in Table 2.9 of the County Development Plan, which is shown in Figure 10 below. A detailed assessment of strategic enabling infrastructure requirements for Tier 2 lands across the County was included as Appendix 1 of the County Development Plan.

Figure 10: Tiered Approach to Land Zoning

Location	Hectares	Potential Residential Yield	Zoning Tier
Infill/Windfall – Sites under Construction	35.63	1,837 <sup>5</sup>	Tier 1
Infill/Windfall – Sites with an extant planning permission not commenced	63.1	1,299	Tier 1
Infill/Windfall – Sites with no planning permission	67.13	1,436	Tier 1 and Tier 2
Infill/Windfall - Total	165.86	4,571	Tier 1 and Tier 2
Ballyogan & Environs	71.8	4,147	Tier 1 and Tier 2
Woodbrook-Shanganagh	29.53	1,998	Tier 1 and Tier 2
Kiltiernan-Glenamuck	59.34	2,015	Tier 1 and Tier 2
Old Connaught	50.13	2,005	Tier 2
Rathmichael	83.05	2,431	Tier 2
Cherrywood	93.55	5,596 - 8,186	Tier 1 and Tier 2
<b>Total</b>	<b>553.28</b>	<b>22,763 - 25,353</b>	
Less Actual and Estimated Completions Q1 2020 to Q1 2022		1,877	
<b>Adjusted Total</b>		<b>20,886 – 23,476</b>	

Source: Table 2.9 of the DLR County Development Plan 2022-2028

Figure 11 illustrates the location of residential schemes, for schemes of 10 units and above, permitted within the period Q2 2022 to Q1 2023. The plan boundaries of the Core Strategy identified 'New Residential Communities' are illustrated. It is evident that permitted residential development has been primarily located in the existing built up area (area referred to as 'Infill/Windfall in the Core Strategy') and at the Cherrywood SDZ. There was no residential development of scale permitted during the period Q2 2022 to Q1 2023 at many of the Core Strategy 'New Residential Communities' including: Ballyogan and Environs; Woodbrook-Shanganagh; Old Connaught; Kiltiernan/Glenamuck; and Rathmichael.

Residential development within the existing built-up area of the County often benefits from existing physical and social infrastructure which is largely already in place. The permissions illustrated in Figure 10 were assessed at a detailed level through the development management process and are thus considered to comprise Tier 1 lands.

In terms of the tiered approach to zoning, Cherrywood is identified in the Core Strategy as Tier 1 and Tier 2. The adopted SDZ Planning Scheme incorporates a comprehensive sequencing and phasing arrangement which links its overall quantum of development with a commensurate delivery of supporting infrastructure.

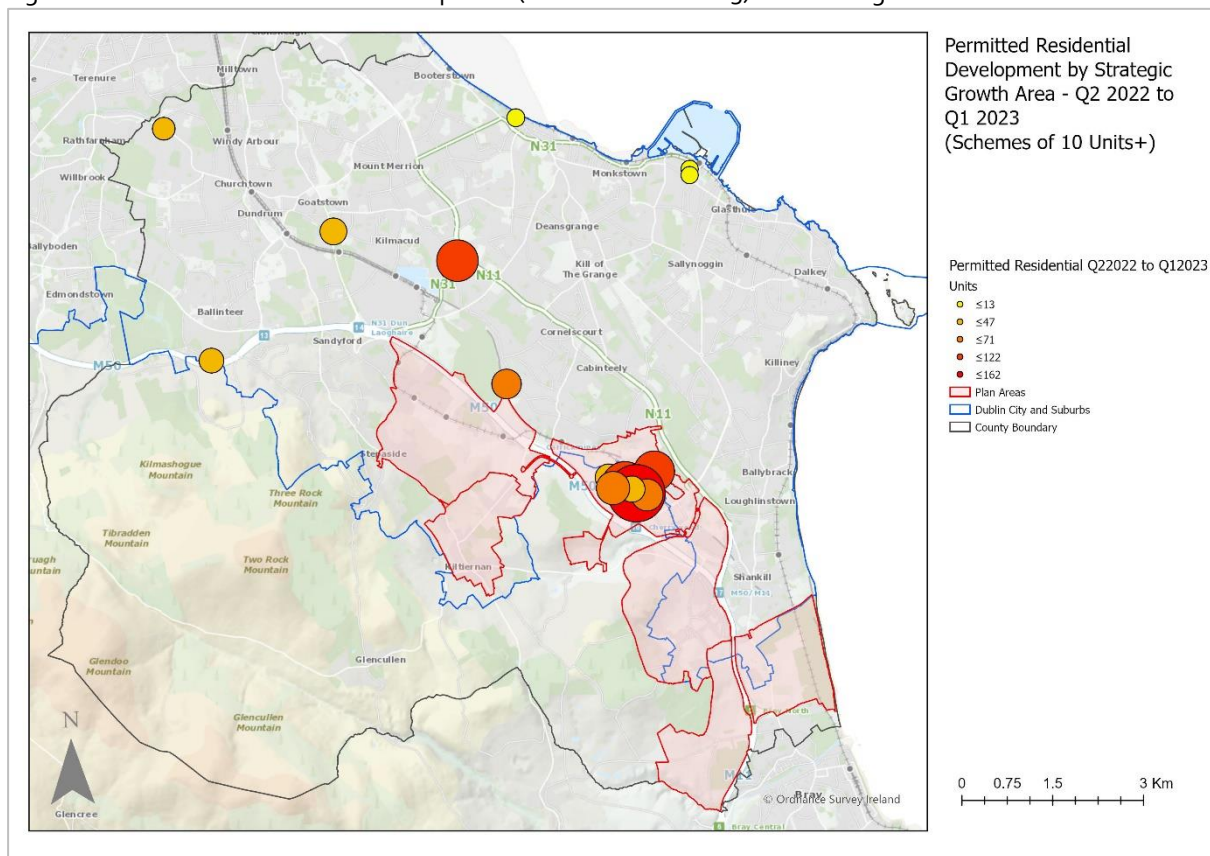
At a strategic level, the Core Strategy 'New Residential Communities' at Old Connaught and Rathmichael are both identified as Tier 2 lands. The Development Plan notes that Old Connaught and Rathmichael are not currently serviced, and the future development of these areas is contingent upon the timely delivery of supporting infrastructure. It further notes that implementation plans incorporating phasing programmes are to be prepared as part of the Local Area Plan making process for both new communities, linking development with the commensurate delivery of supporting infrastructure.

Section 5 of this Report provides a progress update on the Old Connaught and Rathmichael Local Area Plans. Specific reference is made to the commencement of an Infrastructural Capacity Assessment Study for the proposed Old Connaught and Rathmichael Local Area Plans in the south-east area of Dún Laoghaire-Rathdown. The purpose of the Study is to:

- Establish the existing context and capacities in the proposed LAP areas, identifying constraints/challenges/opportunities;
- Indicate the proposed high-level strategic enabling infrastructure required to facilitate plan-led development of the two proposed LAP areas; and,
- Provide a high-level implementation plan, to include a phasing programme which would set out the strategic infrastructural and service requirements for each successive phase of development in both proposed LAP areas.

The Infrastructural Capacity Assessment Study for the south-east area of the County comprises a critical step in providing a pathway for the planned progression of the Old Connaught and Rathmichael lands from Tier 2 to Tier 1 zoned lands.

Figure 11: Permitted Residential Development (Q2 2022 to Q1 2023) and Strategic Growth Areas



Source: DLR Housing TaskForce Returns

### 2.1.6.3 Analysis of Residential Indicators

The following section provides an overview of the analysis undertaken with respect to the key residential indicators.

	Analysis
Residential Completions	<ul style="list-style-type: none"> <li>The housing supply target for DLR for the plan period 2022-2028 comprises 15,225 homes which equates to an average of approx. 2,500 homes per annum.</li> <li>c. 3,000 homes were completed in DLR in the 12 month period since the County Development Plan came into effect (c. 18% above the housing supply target average).</li> </ul>
Residential Commencements	<ul style="list-style-type: none"> <li>There were c. 2,300 residential commencements recorded in the 12 month period since the Development Plan came into effect (May 2022 to April 2023 inclusive).</li> <li>Based on residential commencement levels in the County it is considered that there is a robust short term pipeline for residential development.</li> <li>Residential commencements are taking place both in the existing built-up footprint of the County and at Core Strategy identified 'New Residential Communities'.</li> </ul>
Homes Under Construction	<ul style="list-style-type: none"> <li>At Q1 2023, there were c. 5,600 units under construction in the County. It is considered that there is a robust short term pipeline for residential development in the County.</li> <li>Residential development is currently taking place at Core Strategy identified 'New Residential Communities' including: Ballyogan and Environs; Kiltiernan/Glenamuck; Cherrywood; and, Woodbrook-Shanganagh.</li> <li>In terms of the existing built up area, significant residential schemes are currently under construction at areas including: Sandyford; Dundrum; Stillorgan; Blackrock; and, Killiney.</li> </ul>
Permitted Not Commenced	<ul style="list-style-type: none"> <li>At Q1 2023, there were c. 7,500 homes that had the benefit of planning permission which were uncommenced and could be progressed to implementation stage.</li> <li>In terms of the spatial pattern of potential future development in the County, there is a significant concentration of permitted development in Core Strategy identified 'New Residential Communities' and also across the existing built up area.</li> </ul>
Compact Growth	<ul style="list-style-type: none"> <li>Based on CSO New Dwelling Completion data, it is considered that residential development for the period Q2 2022 to Q1 2023 is consistent with the compact growth requirements of NPO 3 of the NPF and RPO 3.2 of the EMRA RSES.</li> </ul>
Residential Mix	<ul style="list-style-type: none"> <li>During the period Q2 2022 to Q1 2023 a total of 15 no. schemes (of 10 units and over) were permitted. In terms of residential mix: an average of c. 26% of units comprised 1-beds; c. 34% comprised 2-beds; c. 30% comprised 3-beds; and, c. 9% comprised 4-beds.</li> </ul>
Overall Commentary	<ul style="list-style-type: none"> <li>The delivery of housing is broadly consistent with the housing supply target of the Core Strategy. Forward looking supply indicators suggest a robust short term pipeline for residential development in the County.</li> <li>It is considered that the spatial pattern of residential development is consistent with the Core Strategy and settlement strategy of the DLR County Development Plan 2022-2028.</li> </ul>

### 3 Commercial Development Trends

This section provides a high level review of commercial trends and planning activity in the County in the 12 month period since the DLR County Development Plan 2022-2028 came into effect.

#### 3.1 Developed and Occupied Commercial Floorspace

##### 3.1.1 Office

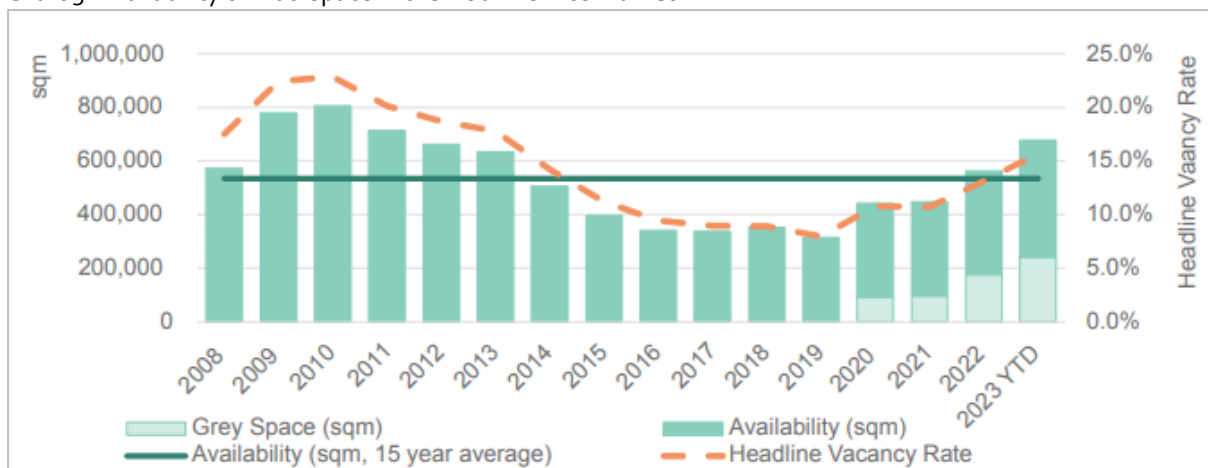
Office development in DLR in recent years has been primarily focused on a number of strategic locations in the County; namely, Sandyford Business District, Cherrywood, Carrickmines, Blackrock and Dundrum. Office development has generally comprised the consolidation and intensification of existing employment lands to provide higher density and people intensive uses as well as the construction of significant client-specific Grade A office accommodation at well located sites served by high frequency public transport.

The Sandyford Business District continues to evolve and expand while the role of Cherrywood and Carrickmines as strategic employment locations in the County continue to develop. Knowledge intensive and high-tech start-ups and companies are an increasing presence in the County as evidenced by the demand and continued growth of NovaUCD.

In terms of recent overarching trends in the Dublin office sector, the Lisney Office Report for Q2 2023<sup>8</sup> notes that the vacancy rate in the Dublin office market has been on an upward trajectory since the onset of COVID-19 in Q1 2020; moving from a headline rate of 6.9% in 2019 to 15.7% in 2023.

The Report notes that the growth in the vacancy rate has been driven by trends experienced in office markets globally – changing work practices, adjustments across industries especially in the technology sector, and the impact of economic and geopolitical concerns on businesses. The result has been a rise in grey space coming to the market (i.e. office accommodation available on a sub-let basis) and newly completed accommodation not being taken prior to completion (as pre or mid lets). Chart 5 is sourced from the Lisney Q2 2023 Office Report and illustrates trend data for the availability of office floorspace, including grey space, and the headline vacancy rate for the Dublin office market.

Chart 5: Availability of Floorspace in the Dublin Office Market

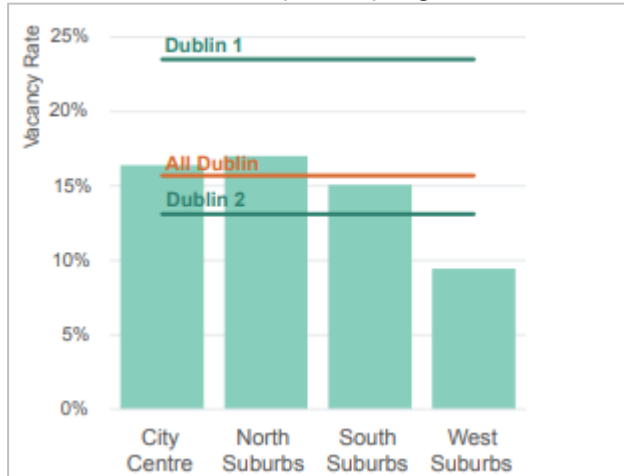


Source: Lisney Office Report (Q2 2023)

While Dublin's overall headline vacancy rate was at 15.7% at the end of June 2023, the rate varies across the region with vacancy in the South Suburbs, which includes DLR, being marginally lower than the overall Dublin average and the comparable rates for Dublin City Centre and North Suburbs (see Chart 6).

<sup>8</sup> <https://lisney.com/research-report/office-market-update-q2-2023/>

Chart 6: Headline Vacancy Rate by Region (June 2023)



Source: Lisney Office Report (Q2 2023)

In DLR, office sector take-up since the DLR County Development Plan 2022-2028 came into effect, has primarily been focussed at Development Plan identified Strategic Employment Locations in the County including Carrickmines, Sandyford, Cherrywood and Dundrum, in addition to employment locations at Blackrock and the Richview Office Park. The following data was sourced from office market reviews prepared by Bannon Commercial Property Consultants<sup>9</sup> and Lisney Estate Agents<sup>10</sup> and details some of the larger office floorspace transactions in DLR in approx. the 12 month period since the Development Plan came into effect.

- The letting of c. 3,065sqm at the Iveagh Building at Carrickmines to the HSE;
- The letting of c. 2,834sqm at the Termini, Sandyford to Jacobs Engineering;
- The letting of c. 2,800sqm at The Hive, Sandyford to Cubic Telecom;
- The letting of c. 1,700sqm at Building 3, Cherrywood to OUTsurance;
- The letting of c. 1,400sqm at the Termini, Sandyford to Integrity360;
- The letting of c. 1,300sqm at Cherrywood Business Campus to Retail inMotion;
- The letting of c. 1,100sqm at Richview Office Park to Western Union;
- The letting of c. 1,050sqm at the Loft, Dundrum to Western Union;
- The letting of c. 1,000sqm at Nova Atria North, Sandyford to Avant Money;
- The letting of c. 700sqm at Corrig Court, Sandyford to Bechtle Direct
- The letting of c. 354sqm to at Avoca Court, Blackrock to Oneview Healthcare;
- The letting of c. 340sqm at Richview Office Park to the HSE;
- The letting of c. 283sqm at the Iveagh Building, Carrickmines to the HSE.

In terms of construction activity in the County, the Block N site at Central Park, Sandyford Business District comprises c. 47,000sq.m office floorspace which is currently under construction. At Cherrywood, planning permission for a mixed-use town centre is currently being implemented which incorporates High Intensity Employment Uses.

### 3.1.2 Retail

Dún Laoghaire-Rathdown has a well-established retail hierarchy which includes: two 'Major Town Centres' at Dundrum and Dún Laoghaire; five 'District Centres' at Blackrock, Stillorgan, Nutgrove, Cornelscourt and Cherrywood; and numerous smaller 'Neighbourhood Centres' in different locations across the County.

There have been a number of positive developments in the retail sector in DLR in recent years with improvements to existing shopping centres at a number of the designated District Centres in the County including the Stillorgan Shopping Centre, the Frascati Shopping Centre, and the Blackrock Shopping Centre.

<sup>9</sup> <https://bannon.ie/research/>

<sup>10</sup> <https://lisney.com/research-and-report/>



In terms of construction activity in the County, at the Cherrywood SDZ construction is underway for a mixed-use town centre development that includes retail floorspace and non-retail uses, a library, and a health centre.

### 3.2 Planning Activity – Employment Uses

The following section analyses planning activity for commercial uses in the 12 month period following the DLR County Development Plan 2022-2028 coming into effect. Table 3 details planning permissions for commercial uses where a decision was made under the DLR County Development Plan 2022-2028, and a final grant of permission was received before 21<sup>st</sup> April 2023.

The uses included in Table 3 are as per the Section 28 Development Plan Guidelines and include: office; industrial; retail; and warehousing / logistics. It is highlighted that there are a range of additional employment generating uses that were granted permission in the County in the first year of the 2022 County Development Plan which are not captured in Table 3 - including for example education, healthcare, sports, nursing homes and veterinary.

Table 3 indicates that commercial planning permissions granted in DLR in the first year of the 2022 County Development Plan were relatively minor in scale and primarily comprised extensions and modifications to existing retail, retail services, non-retail and office uses. The data also indicates minimal activity in the industrial and warehousing/logistics sector in DLR.

Table 3: Planning Activity for Employment Uses

Planning Permission	Description	Use (sqm)				
		Office	Industrial	Retail / Retail Services / Non-Retail	Warehousing / Logistics	Other
DZ22A/0770	Mixed use development at Cherrywood.	65		1,043		
D22A/0726	Residential development at Ballyogan Road (incl. café).			104		
D22A/0922	Floorspace ancillary to permitted office at South County Business Park.	95				
D22A/0579	Motor vehicle display unit at Sandyford Business Park.			115		
D21A/0729	Mixed use development at Blackrock.			282		
D23A/0014	Extension to existing office building at Stillorgan	105				
D22A/0757	Floorspace ancillary to retail at Cornelscourt			64		
D22A/0198	Commercial kitchens at Sallynoggin Road Lower		169			
D22A/0698	Restaurant extension at Monkstown			32		
D22A/0630	Extension to office floorspace at Sandyford Business Park	329				
D22A/0600	Extension to retail at Churchtown Upper			63		
D22A/0596	Extension to public house at Churchtown			23		
D22A/0539	Extension to public house at Deansgrange Road			199		
D22A/0450	Take away use at Windy Arbour			17		

D22A/0463	Floorspace ancillary to retail at Cabinteely			104		
D22A/0291	Motor vehicle display unit at Sandyford Business Park			115		
D22A/0367	Office extension at Dundrum	162				
D22B/0143	Extension to retail at Stillorgan			206		
D22A/0322	Office use at Blackrock	195				
D21A/0734	Extension to service station at Foxrock			50		
D22A/0292	Extension to gym at Sandyford Business District					470
D21A/1110	Café and retail at Monkstown			161		
<b>Total</b>		<b>951</b>	<b>169</b>	<b>2,578</b>	<b>-</b>	<b>470</b>



## 4 Settlement Consolidation Sites

The Section 28 Development Plan Guidelines provide that 'settlement consolidation sites' are sites of relative strategic scale and importance located within the existing built-up area such that they have a critical role to play in achieving the Core Strategy and, in particular, the NPF policy objectives for consolidation and compact growth.

While the term 'settlement consolidation sites' post-dates the preparation of the DLR County Development Plan 2022-2028, the Development Plan does identify specific 'strategic regeneration sites'. Section 2.6.2.1 of the Development Plan states the following with respect to 'strategic regeneration sites':

*'The identification of ambitious largescale regeneration sites for the provision of new housing and employment is a stated key growth enabler for the Dublin Metropolitan Area as set out in both the NPF and the RSES. This Plan recognises the social and economic benefits of urban regeneration and will support the delivery of appropriate strategic regeneration sites within the built footprint of the County. To this end, the Planning Authority has identified a number of strategic large-scale regeneration sites in recognition of their potential role in increasing the efficiency of urban land-use and delivering upon compact growth targets. These large-scale regeneration sites align with the asset-based approach to spatial development set out in the Core Strategy which focuses employment and housing growth on existing and future transport corridors and delivers compact and sustainable growth within the existing built footprint of the County, and build upon existing physical, social, economic and natural assets which are available. It is a policy objective of the Council to support the development and renewal of strategic regeneration sites in the County which include the following:*

- *The former Dundrum Central Mental Hospital.*
- *Dundrum Town Centre Phase 2 lands.*
- *Dún Laoghaire Harbour Lands.*
- *Lands identified as 'Racecourse South' in the Ballyogan and Environs LAP 2019-2025.*
- *Residential zoned lands in the Sandyford Urban Framework Plan area.'*

### 4.1 Strategic Regeneration Sites - Progress

The following Section looks at progress made with respect to each of the strategic regeneration sites identified in the DLR County Development Plan 2022-2028.

Table 4: Strategic Regeneration Sites – Status / Progress

Strategic Regeneration Site	Status / Progress
The former Dundrum Central Mental Hospital	<ul style="list-style-type: none"> <li>• No significant development has taken place at the former CMH lands since the adoption of the DLR County Development Plan 2022-2028.</li> <li>• Planning permission was granted by An Bord Pleanála in May 2023 for 852 new homes at the former CMH lands at Dundrum (Ref. ABP31317622). The permission also incorporates a range on non-residential uses including: café, restaurant; childcare facility; medical centre; retail units and a community facility.</li> <li>• The Dundrum LAP was adopted in October 2023. The Plan identifies the former CMH as a Key Development Area and includes a site development framework to provide guidance for any future planning applications at the lands.</li> <li>• Dundrum is an established and serviced urban area. The delivery of major physical infrastructure (such as water and wastewater infrastructure) is not a mandatory prerequisite for enabling development to progress at the former Dundrum Central Mental Hospital. Notwithstanding, the Dundrum LAP includes phasing mechanisms to ensure that an adequate level of supporting services and amenities is provided in tandem with new developments within the LAP lands.</li> </ul>

	<ul style="list-style-type: none"> <li>The former CMH lands are included on the DLR Residential Zoned Land Tax Supplemental Map. A final map of land meeting the relevant criteria for the tax will be published on 1 December 2023.*</li> </ul>
Dundrum Town Centre Phase 2 lands	<ul style="list-style-type: none"> <li>No significant development has taken place at the Dundrum Town Centre Phase 2 lands since the adoption of the DLR County Development Plan 2022-2028.</li> <li>A Strategic Housing Development planning application was lodged with An Bord Pleanála in April 2022 for 881 apartments and c. 4,500 sqm of non-residential uses at the old Dundrum Shopping Centre site (Ref. ABP31322022). A decision on this planning application is pending.</li> <li>The Local Authority's Chief Executive's Report submitted to An Bord Pleanála, with respect to planning application Ref. ABP31322022, recommended that permission be refused for the proposed development.</li> <li>The Dundrum LAP was adopted in October 2023. The Plan identifies the Old Dundrum Shopping Centre and adjacent sites as a Key Development Area and includes a site development framework to provide guidance for any future planning applications at the lands.</li> <li>Dundrum is an established and serviced urban area. The delivery of major physical infrastructure (such as water and wastewater infrastructure) is not a mandatory prerequisite for enabling development to progress at the Dundrum Town Centre Phase 2 lands. Notwithstanding, the Dundrum LAP includes phasing mechanisms to ensure that an adequate level of supporting services and amenities is provided in tandem with new developments within the LAP area.</li> <li>While the Old Dundrum Shopping Centre lands were not included on the Residential Zoned Land Tax Draft Map, a few smaller vacant properties adjoining were placed on the Draft Map. A final map of land meeting the relevant criteria for the tax will be published on 1 December 2023.*</li> </ul>
Dún Laoghaire Harbour Lands	<ul style="list-style-type: none"> <li>An Economic Plan for Dún Laoghaire Harbour was published in November 2021. The aim of the Plan is to set out a roadmap to guide the ongoing development of Dún Laoghaire Harbour.</li> <li>Planning permission was granted in 2018 (Ref. D18A/0078) for the change of use of the former passenger ferry terminal to a coworking space.</li> <li>Plans for the Dún Laoghaire National Watersports Campus are progressing. It is planned to increase watersports participation in the harbour and County through the provision of improved facilities.</li> </ul>
Lands identified as 'Racecourse South' in the Ballyogan and Environs LAP 2019-2025	<ul style="list-style-type: none"> <li>No significant development has taken place at the 'Racecourse South' lands since the adoption of the DLR County Development Plan 2022-2028.</li> <li>The Land Development Agency's 'Report on Relevant Public Land 2023' was published in March 2023. The Report identifies the Racecourse South and adjoining lands as 'Class 1' which it defines as: <i>'Class 1 – considered to be land with least constraints within census towns that is regarded as being substantially ready for near to medium term residential delivery. It is generally brownfield land located inside the development boundary of existing towns and cities.'</i></li> <li>Specific Local Objective 143 of the County Development Plan is located at the lands and states the following: <ul style="list-style-type: none"> <li><i>'To carry out in consultation with TII and the NTA a collaborative Area Based Transport Assessment (ABTA) prior to the development of lands at Racecourse South. The Local Authority will engage with the landowner on the preparation of the ABTA. The ABTA will address how development will avoid undermining the safe and efficient operation of the National Road and light rail network and ensure that the strategic function of the M50 will be maintained with full build out of the lands. The ABTA will include assessment of impact on Junction 15 and LUAS operation and will be carried out in accordance with the TII/NTA Area</i></li> </ul> </li> </ul>

	<p><i>Based Transport Assessment (ABTA) Advice/Guidance Notes (2018). <u>The outcome and recommendations of the ABTA shall be taken into account in the assessment of future planning applications.</u></i></p> <ul style="list-style-type: none"> <li>• The Local Authority has commenced work on the preparation of an Area Based Transport Assessment for the Racecourse South lands.</li> <li>• The Racecourse South lands are included on the Residential Zoned Land Tax Draft Map. A final map of land meeting the relevant criteria for the tax will be published on 1 December 2023.*</li> </ul>
<p>Residential zoned lands in the Sandyford Urban Framework Plan area</p>	<ul style="list-style-type: none"> <li>• No significant development has taken place at the residential zoned lands in the Sandyford Urban Framework Plan since the adoption of the DLR County Development Plan 2022-2028.</li> <li>• Three separate Strategic Housing Development planning applications, comprising a total of 664 Build to Rent units have been lodged at the residential zoned land in the Sandyford Urban Framework Plan. All of these planning applications are pending decision with An Bord Pleanála. The planning applications are as follows: <ul style="list-style-type: none"> <li>○ Ref. ABP31452322 – 334 no. Build to Rent apartments within 4 apartment blocks at the former Avid Technology site, at the junction of Carmanhall Road and Blackthorn Road.</li> <li>○ Ref. ABP31333822 – 207 no. Build to Rent apartments within 3 apartment blocks at the junction of Ravens Rock Road and Carmanhall Road.</li> <li>○ Ref. ABP31320922 – 101 no. Build to Rent apartments at IVM House, nos. 31 and 31a Ravens Rock Road and Carmanhall Road.</li> </ul> </li> <li>• A portion of residential zoned lands in the Sandyford Urban Framework Plan area are included on the Residential Zoned Land Tax Draft Map. These lands are located at Ravens Rock Road and Carmanhall Road. A final map of land meeting the relevant criteria for the tax will be published on 1 December 2023.*</li> </ul>

\* All information with respect to the Residential Zoned Land Tax, including both the Draft and Supplementary mapping, is available to view on the DLR website: <https://www.dlrcoco.ie/active-land-management/residential-zoned-land-tax-rzlt>. Further information on the Residential Zoned Land Tax can be found at <https://www.revenue.ie/en/property/residential-zoned-land/index.aspx>

## 5 Local Area Plan Programme

Section 2.6.1.3 of the DLR County Development Plan 2022-2028 includes a Local Area Plan plan-making programme. It notes that in delivery of the programme, the Planning Authority will prioritise areas in accordance with the overarching strategic objectives of the Core Strategy including those areas which are experiencing and/or likely to experience large scale development or regeneration. Figure 12 illustrates the Local Area Plan-Making Programme as set out in the County Development Plan.

Figure 12: Local Area Plan Making Programme

Local Area Plan	Plan Period	Adopted	Extended to	Compliance with Core Strategy
Ballyogan and Environs LAP 2019-2025	6 Years	July 2019		Broadly consistent with the Core Strategy.
Stillorgan LAP 2018-2024	6 Years	September 2018		Broadly consistent with the Core Strategy.
Woodbrook-Shanganagh LAP 2017-2023	6 Years	July 2017		Broadly consistent with the Core Strategy.
Blackrock LAP 2015-2021	10 Years	March 2015	March 2025	Broadly consistent with the Core Strategy.
Goatstown LAP 2012-2018	10 Years	April 2012	April 2022	Broadly consistent with the Core Strategy.
Kiltiernan-Glenamuck 2013-2018	10 Years	September 2013	September 2023	Broadly consistent with the Core Strategy. New Plan to be prepared.
Dundrum				Plan being prepared.
Dún Laoghaire and Environs				New Plan to be prepared.
Old Connaught				New Plan to be prepared.
Rathmichael				New Plan to be prepared.
Glencullen				New Plan to be prepared.
Sallynoggin				New Plan to be prepared.
Deansgrange				New Plan to be prepared.
Ballybrack/Loughlinstown				New Plan to be prepared.
Clonskeagh/UCD				New Plan to be prepared.

Source: Table 2.16 – DLR County Development Plan 2022-2028

### 5.1 Local Area Plan Programme – Progress

The following section provides a status and progress update with respect to both existing adopted Local Area Plans and new Local Area Plan to be prepared.

There are currently 5 no. adopted Local Area Plans in DLR and these are detailed in Table 5. It is noted that the Goatstown Local Area Plan 2012, which was extended to 2022, has now expired.

Table 5: Existing Adopted Local Area Plans

Local Area Plan	Plan Period	Adopted	Extended To	Review Process
Ballyogan and Environs LAP 2019-2025	6 years	2019	N/A	To be determined. The potential extension of the existing Plan will be considered in accordance with the provisions of Sections 19 and 20 of the Planning and Development Act 2000 (as amended).
Stillorgan LAP 2018-2024	6 years	2018	N/A	To be determined. The potential extension of the existing Plan will be considered in accordance with the provisions of

				Sections 19 and 20 of the Planning and Development Act 2000 (as amended).
Woodbrook-Shanganagh LAP 2017-2023	10 years	2017	2027	The Woodbrook-Shanganagh Local Area Plan was extended in September 2022 for a further period of 5 years. The Local Area Plan is due to expire in 2027.
Blackrock LAP 2015-2021	10 years	2015	2025	The Blackrock Local Area Plan is due to expire in 2025.
Kiltiernan / Glenamuck LAP 2013-2018	10 years	2013	2023	The Kiltiernan / Glenamuck Local Area Plan expires in 2023. The Local Authority are progressing the preparation of a new LAP for Kiltiernan/Glenamuck (see DLR Local Area Plan plan-making programme below).

Table 6 details progress made with respect to the plan-making programme for Local Area Plans, as set out in the County Development Plan.

Table 6: Local Area Plan Plan-Making Programme

Local Area Plan	Anticipated Timeframe	Status
Dundrum	The Dundrum Local Area Plan was adopted in 2023.	The plan-making process for the Dundrum Local Area Plan took place through 2022 and 2023. The Draft Dundrum Local Area Plan was placed on display from 8th June 2023 to 21st July 2023. There was a very high level of interest and engagement with nearly 900 submissions received. The Dundrum Local Area Plan was made at a Special Council meeting on 10th October 2023. The Local Area Plan comes into effect 6 weeks after the making of the Plan.
Old Connaught	Pre-draft public consultation process undertaken in May/June 2023. It is anticipated that the plan-making process for the Old Connaught LAP will take place during 2023 and 2024 with the final Plan being adopted in c. H2 2024.	Pre-draft public consultation process undertaken between 08/05/2023 and 06/06/2023. Liaison with stakeholders ongoing. Infrastructure Capacity Assessment Study – An Infrastructural Capacity Assessment Study for the South-East area of Dún Laoghaire-Rathdown is being undertaken. This Study will inform the LAP. Area Based Transport Assessment – An Area Based Transport Assessment for the Old Connaught Local Area Plan area is being undertaken. Strategic Environmental Assessment / Appropriate Assessment – Work is underway with respect to AA and SEA studies. Strategic Flood Risk Assessment – A Strategic Flood Risk Assessment for the LAP is being undertaken. Background work on a range of other topics is ongoing, including: baseline studies; socio-economic analysis; future residential community and placemaking; climate action; heritage and conservation; recreation and open space; and, sustainable neighbourhood infrastructure requirements.

		Preparatory work timeframe: The various inputs will proceed on an iterative basis through 2023 and 2024 in line with and to inform the Local Area Plan plan-making process.
Kiltiernan / Glenamuck	<p>Pre-draft public consultation process undertaken in September/October 2023.</p> <p>It is anticipated that the plan-making process for the Kiltiernan / Glenamuck LAP will take place during 2023 and 2024 with the final Plan being adopted in c. H2 2024.</p>	<p>Pre-draft public consultation process undertaken between 12/09/2023 and 17/10/2023.</p> <p>Liaison with stakeholders ongoing.</p> <p>Area Based Transport Assessment – An Area Based Transport Assessment for the Kiltiernan/Glenamuck Local Area Plan area is being undertaken.</p> <p>Strategic Environmental Assessment / Appropriate Assessment – Work is underway with respect to AA and SEA studies.</p> <p>Strategic Flood Risk Assessment – A Strategic Flood Risk Assessment for the LAP area is being undertaken.</p> <p>Background work on a range of other areas is commencing including: baseline studies; socio-economic analysis; future residential community and placemaking; climate action; heritage and conservation; recreation and open space; and, sustainable neighbourhood infrastructure requirements.</p> <p>Preparatory work timeframe: The various inputs will proceed on an iterative basis in line with and to inform the Local Area Plan plan-making process.</p>
Rathmichael	To be determined	<p>Infrastructure Capacity Assessment Study – An Infrastructural Capacity Assessment Study for the South-East area of Dún Laoghaire-Rathdown which incorporates Rathmichael is being undertaken. This Study will inform the LAP.</p> <p>Area Based Transport Assessment – An Area Based Transport Assessment for the Rathmichael Local Area Plan area is being undertaken.</p> <p>Strategic Flood Risk Assessment – A Strategic Flood Risk Assessment for the Rathmichael area is being undertaken.</p>
Dún Laoghaire and Environs	To be determined	Preparatory work for the proposed LAP has not commenced.
Glencullen	To be determined	Preparatory work for the proposed LAP has not commenced.
Sallynoggin	To be determined	Preparatory work for the proposed LAP has not commenced.
Deansgrange	To be determined	Preparatory work for the proposed LAP has not commenced.
Ballybrack / Loughlinstown	To be determined	Preparatory work for the proposed LAP has not commenced.
Clonskeagh / UCD	To be determined	Preparatory work for the proposed LAP has not commenced.

## 6 Conclusion and Next Steps

This Report comprises the first annual Monitoring Report of the DLR County Development Plan 2022-2028 and was prepared having regard to the Section 28 'Development Plan Guidelines for Planning Authorities' (2022). The implementation and delivery of the County Development Plan is a key objective of the Planning Authority.

The DLR County Development Plan was made on the 10<sup>th</sup> March 2022 and came into effect on the 21<sup>st</sup> April 2022. This Monitoring Report analyses progress made in the first year since the DLR County Development Plan 2022-2028 came into effect. In broad terms, based on the analysis undertaken, it is considered that the DLR County Development Plan 2022-2028 is operating effectively.

In terms of next steps, Section 15(2) of the Planning and Development Act 2000 (as amended) provides that the Planning Authority shall, not more than 2 years after the making of a Development Plan, give a report to the Elected Members on the progress achieved in securing the objectives of the Plan. In accordance with the provisions of Section 15(2) of The Act, the 2 year Progress Report of the dlr County Development Plan 2022-2028 shall be prepared for March 2024.

In terms of content of the 2 Year Progress Report, the DLR County Development Plan 2022-2028 includes a comprehensive Chapter on 'Implementation, Monitoring and Evaluation' (Chapter 15) which provides a framework for measuring the outcomes of the Policy Objectives of the Development Plan. It is intended that the 2 Year Progress Report will comprise both an analysis of the annual plan monitoring data and also of progress in achieving identified Development Plan objectives, as per Chapter 15 of the County Development Plan. Furthermore, it is intended that the 2 Year Progress Report will include information in relation to monitoring any significant environmental effects of implementation of the Development Plan.