



Comhairle Contae
Átha Cliath Theas
South Dublin County Council

South Dublin County Council DEVELOPMENT PLAN 2010 - 2016

Written Statement Including Variations 1 & 2

South Dublin County Council
DEVELOPMENT
PLAN 
2010-2016

South Dublin County Council



DEVELOPMENT PLAN

Written Statement
Including Variations 1 & 2

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6th October 2010

South Dublin County Council Comhairle Chontae Átha Cliath Theas

The Council of an Administrative County consists of a Mayor and Councillors.
South Dublin has a total of 26 Councillors who are elected from 5 electoral areas
- Clondalkin, Lucan, Tallaght Central, Tallaght South, and Terenure/Rathfarnham.

County Council Members, October 2010

Clondalkin Electoral Area

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Robert Dowds, *The Labour Party*
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Lucan Electoral Area

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Derek Keating, *Fine Gael*
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Tallaght Central Electoral Area

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Mick Duff, *The Labour Party*
Pamela Kearns, *The Labour Party*
Dermot Looney, *The Labour Party*
Eamonn Walsh, *Fianna Fail*

Tallaght South Electoral Area

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John Hannon, *Fianna Fail*
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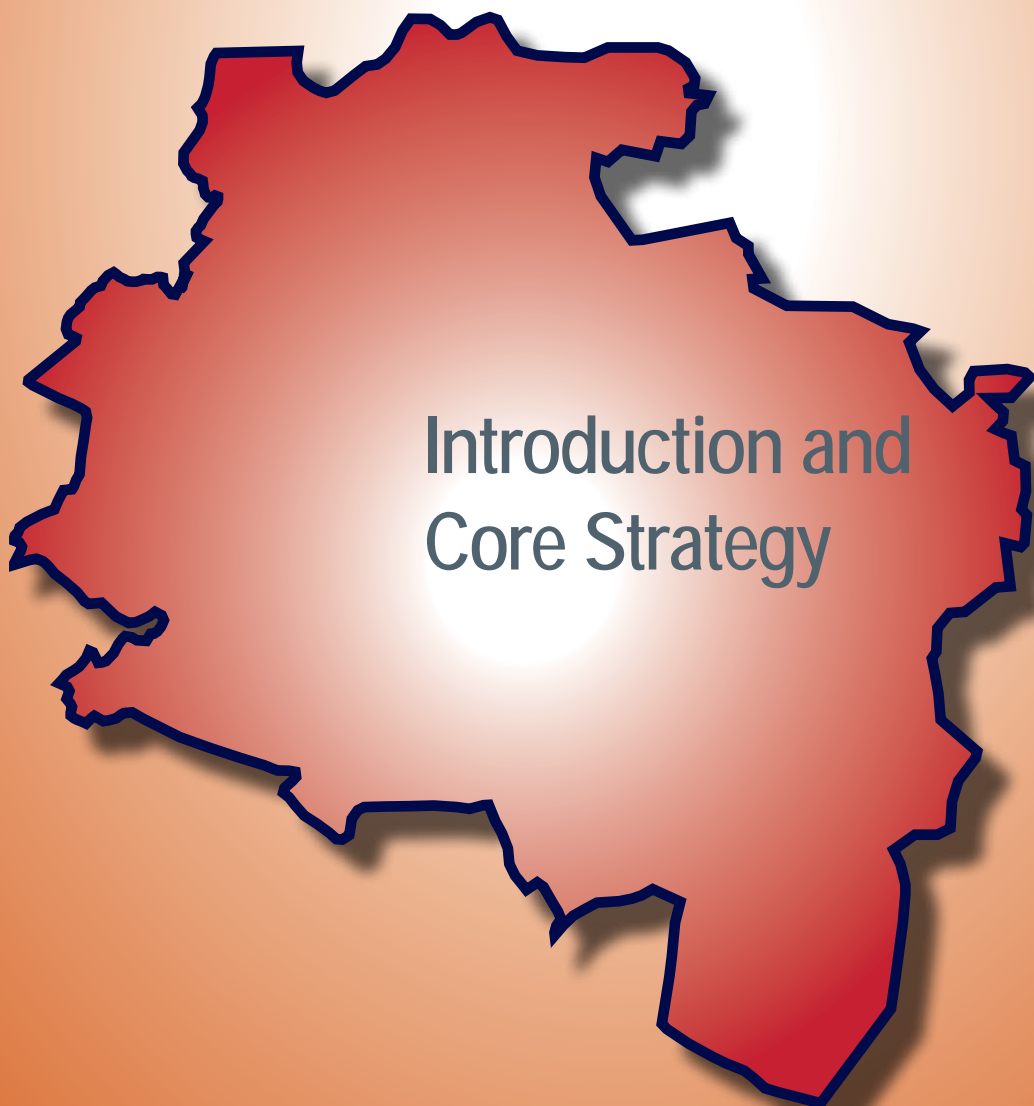
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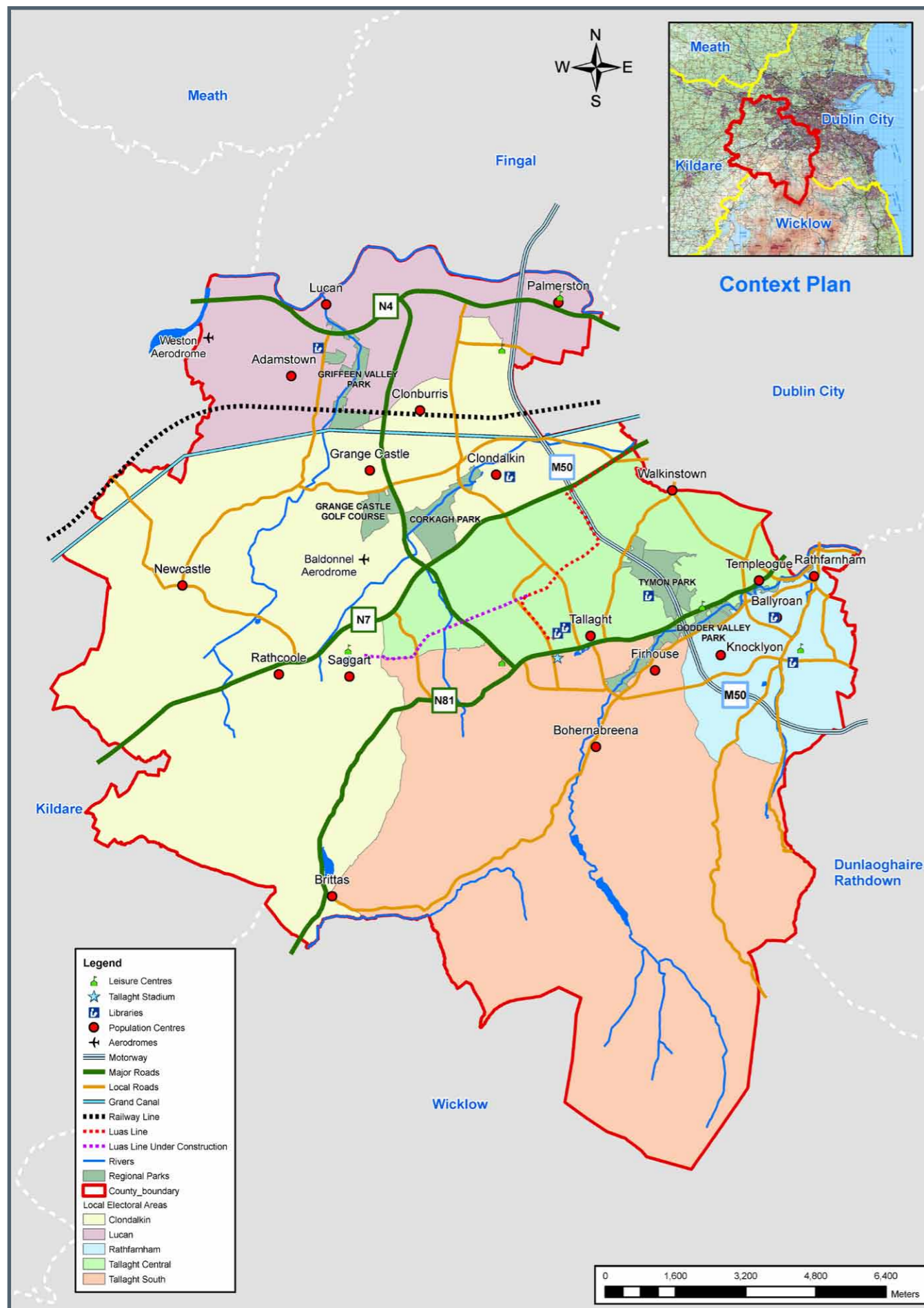
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Introduction and Core Strategy

COUNTY CONTEXT PLAN



0.1 INTRODUCTION

0.1.1 Background

The Introduction and Core Strategy Section of the *South Dublin County Council Development Plan 2010 – 2016* sets out the role of the Development Plan and the main policy drivers behind the Plan, including a County census profile. Central to this section is the laying out of the core land-use strategy for the County Development Plan.

Also contained in this section are policies in relation to general Development Plan objectives, and reference to the major national, regional and organisational policies that this Development Plan should as far as practicable, be consistent with.

The Development Plan sets out South Dublin County Council's policies and objectives for the development of the County from 2010 to 2016. The Plan seeks to develop and improve in a sustainable manner the social, economic, cultural and environmental assets of the County. The Plan concentrates on a six year period from the making of the Plan within the context of the longer term requirements of the County.

The Plan covers the administrative area of South Dublin County, which is 223 sq. kilometres in extent and is located approximately 16 kilometres south-west of Dublin City Centre. The County extends from the Dublin Mountains to the River Liffey and includes Brittas, Clondalkin, Edmondstown, Lucan, Newcastle, Palmerstown, Rathcoole, Rathfarnham, Rockbrook, Saggart, Tallaght and Templeogue.

0.1.2 Form and Content of the Plan

The *South Dublin County Council Development Plan 2010 – 2016* has been prepared in accordance with the requirements of the *Planning and Development Acts 2000 - 2007*. The Plan replaces the *South Dublin County Council Development Plan 2004-2010*.

The County Development Plan is set out in a written statement, as detailed below, with accompanying zoning maps. The maps give a graphic representation of the proposals of the Plan, indicating land-use and other control standards together with various objectives of the Council. They do not purport to be accurate survey maps from which site dimensions or other survey data can be determined.

Should any conflict arise between the Written Statement and the Maps, the Written Statement shall prevail.

For ease of reference the written statement of the *County Development Plan 2010-2016* is laid out into the broad sections outlined below. While the County Development Plan is a holistic interconnected document, there are policy areas that have a strong relationship including policies surrounding where people live and work, infrastructural issues and policies relating to the protection of the natural and built environment. The setting out of the County Development Plan policies and objectives reflect these general classifications which are detailed below.

0.1.3 Living Place

This section sets out policies, objectives, and zoning, that apply to the promotion of residential and integrated community development, open space and rural housing development.

0.1.4 Busy Place

This section sets out policies, objectives and zoning in relation to the promotion of economic and enterprise development including employment areas; retailing; urban and town centre policies; tourism; rural economic development and advertising.

0.1.5 Connected Place

This section sets out policies and objectives in relation to the provision of infrastructure including; public transport infrastructure; roads, car parking and cycling; waste management; waste water treatment; water supply; and telecommunications and energy.

0.1.6 Protected Place

This sets out policies, objectives and where appropriate, zoning in relation to the preservation and protection of the built and natural environment.

0.1.7 Specific Local Objectives and Local Zoning Objectives

Specific Local Objectives and Local Zoning Objectives relate to particular sites, areas or locations within a broad zoning category or specific site where a specific objective is sought.

0.1.8 Schedules and Appendices

This section sets in detail areas such as: Record of Protected Structures and Record of Monuments and Places; Definition of Use Classes; Housing Strategy; House Extension Design guide and policies in relation to Special Amenity Area Orders.

0.1.9 Strategic Environmental Appraisal (SEA) (separate document)

In accordance with EU and national legislation a formal separate process of Strategic Environmental Assessment (SEA) has been carried out as part of the preparation of this Development Plan. The policies of this Development Plan have been systematically assessed and where necessary environmental mitigation measures have been included. The SEA document is a separate document to be read in parallel with this plan.

0.2 CORE STRATEGY

The *South Dublin County Council Development Plan 2010-2016* sets out a coherent spatial planning framework for the County within the context of national and regional policies. This section sets out the core strategy of this Development Plan which will be amplified and expanded upon in the policies and objectives contained within the rest of the Plan.

The fundamental aim of this Development Plan is to respond in a coherent sustainable spatial fashion to the challenges facing this County while building on its strengths and introducing resilience to wider effects of climate change.

This Plan strategy and content is framed against a wider economic downturn that, while severe, must be seen in the context of the six year horizon for the Development Plan. The main challenges facing this County are the maintenance and improvement of a sustainable economic base; the maintenance of existing jobs and the creation of new employment opportunities and the exploitation, development and delivery of renewable energy; the tackling of inequality, discrimination and disadvantage in order to enable all citizens and communities to participate fully and equally in society; the accommodation of our population in sustainable and integrated communities; the balancing of our natural environment with sustainable and appropriate development and the promotion of a built environment that is adaptable and resilient to climate change. It also articulates, at a County level, national and regional spatial

policies as expressed in the *National Spatial Strategy (2002)* and the *Dublin and Mid East Regional Planning Guidelines*.

Notwithstanding these challenges this County has significant strengths to build on during the period of this Development Plan. The County has a strong diverse economic base that is well connected both to the rest of the country and wider international markets. Considerable progress has been made on the promotion of sustainable communities in close proximity to fixed public transport routes; particularly along the improved main Dublin-Cork railway line, and our prime natural amenities, the Dublin Mountains, the Liffey Valley, the Dodder Valley and our Canal Waterway are protected with robust policies and guidelines.

As set out above, the fundamental role of the County Development Plan is to set out a coherent spatial policy framework for the future development of this County. In short, the core strategic aim of this Development Plan is to promote a more consolidated and compact urban form for this County. This will entail the following:

- The consolidation/strengthening of our designated town centres particularly the County Town of Tallaght;
- Supporting our county villages, including supporting and encouraging the participation of local communities, in the preservation and maintenance of our traditional villages consistent with their continued function and the existing zoning of the lands concerned;
- Supporting our existing urban areas including the redevelopment of brownfield lands;
- The promotion of significant new economic development along defined economic corridors based on fixed and developing public transport corridors;
- Supporting continued agricultural activity in the west of the County and facilitating new activities including market gardening;
- Identifying and maintaining our green infrastructure;

- Promoting and supporting more sustainable forms of transport particularly public transport;
- Supporting, promoting and actively developing sources of renewable energy and
- Promoting equality, diversity and social inclusion through the delivery of quality services for all.

These strategic policies further build on the 2004 - 2010 County Development Plan policies and promote access to both community and economic services in a sustainable way. The core strategy of this Development Plan gives direct, coherent effect to the central strategic spatial policy of the Regional Planning Guidelines which is to promote a more compact and sustainable urban form.

In identifying the scale of population which needs to be accommodated in a sustainable manner the following population and housing targets, as set out by the Regional Planning Guidelines for the Greater Dublin Area 2010-2022, are the foundation of Development Plan policy.

Table 0.1.1: Population Target for Local Authorities

Council	2006 Census	2016	2022
Dublin City	506,211	563,512	606,110
Dun Laoghaire Rathdown	194,038	222,800	240,338
Fingal	239,992	287,547	309,285
South Dublin	246,935	287,341	308,467
Kildare	186,335	234,422	252,640
Meath	162,831	195,898	210,260
Wicklow	126,194	164,280	176,800
GDA Total	1,662,536	1,955,800	2,103,900

Source Regional Planning Guidelines 2010 - 2022

Table 0.1.2: Housing Allocation for Local Authorities

Council	2006 Census	2016	2022
Dublin City	223,098	265,519	319,903
Dun Laoghaire Rathdown	77,508	98,023	117,893
Fingal	89,909	118,646	142,144
South Dublin	87,484	115,373	137,948

Note: The Department of Environment, Heritage & Local Government may issue revisions to regional population projections which would require the RPGs to update the population and housing figures for each Local Authority, as occurred in 2007 with regard to the 2004 RPGs.

Table 0.1.3: RPG Population and Housing Distribution Table for Target Year 2016

Total Metropolitan Population	Metropolitan Population to be Accommodated by each Region	Metropolitan Population Allocated to each Council (existing & proposed)	Housing Increase Proportion of Total Allocated to be Directed to the Metropolitan Area66
GDA: Minimum of 1,373,900 Provided For: 1,424,877	Dublin 1,287,914	Dublin City 563,512	42,421 (100%)
		Dun Laoghaire Rathdown: 206,322	19,284 (94%)
		Fingal: 236,157	24,426 (85%)
		South Dublin: 281,923	27,610 (99%)
	Mid East: 136,963	Kildare: 67,012	8,718 (35%)
		Meath: 13,738	2,032 (11%)
		Wicklow: 56,213	8,090 (42%)

Table 0.1.4: Overall Disposition of Zoned Lands capable of accommodating residential capacity and their overall capacity based on the already stated figures of land availability and overall capacity.

Area	Available Development land (no extant permissions)	Housing allocations (approx.)
SDZ's/Lucan Palmerstown¹	296 (47%)	18300
Clondalkin/ Newcastle	81 (13%)	2500
Saggart/ Rathcoole/ Citywest	91 (14.5%)	3600
Tallaght/ Rathfarnham	159 (25%)	10600 ²
Total	627 ha	35000 units

¹ Predominantly located in the two SDZ areas of Adamstown and Clonburris

² Mainly includes planned provision as part of Tallaght Town centre LAP and Naas Road framework.

Having considered the Regional Planning Guideline population figures in the light of residential land capacity, other opportunities for residential development and the national guidelines on housing densities, it is considered that the Development Plan has sufficient lands to accommodate its regional population share during the lifetime of this plan and to allow for a clear direction to be given to the accommodation of the medium term (2022) projected population.

In detail, the core strategy of South Dublin County Council's Development Plan 2010-2016 is as follows:

0.2.1 A Living Place

Existing zoned residential land and other zoned lands where residential development is permitted or open for consideration (Town Centre, District Centre, Local Centre and Enterprise Priority One areas) can accommodate approximately 35,000 dwelling units (see Table 0.1.4). This figure is based on lands available for residential development (627ha) and capacity for development in locations such as the Strategic Development Zone areas of Adamstown and Clonburris, Tallaght Town Centre and Enterprise Priority One areas. In considering the capability of the available lands to accommodate residential demands the core strategy of this Development Plan has had regard to:

- a) The requirements of the Regional Planning Guidelines;
- b) The promotion of mixed-use areas, based on framework plans, in the interests of promoting vibrant, flexible economic opportunities within the context of the redevelopment of underutilised lands well sited to sustain and consolidate the urban area of the County;
- c) Average house completions over the last decade (approx. 2,500 dwelling units per year);
- d) Current house completions (under 2,000 units);
- e) Opportunities for infill housing in existing established neighbourhoods;
- f) Outstanding approved but not commenced residential development and
- g) Completed but unoccupied dwellings.

Given the above, and the existing availability and location of zoned residential land, coupled with the widespread opportunity for mixed-use and infill development within the County it is considered that, at this time, no expansion, other than small urban infill of residentially zoned land is required.

With respect to medium and longer term residential development it is Development Plan policy to consider

future residential expansion sequentially and in the context of its proximity to stations on the main railway line. This builds on the existing Development Plan strategy of promoting more sustainable linked communities. With respect to residential development future expansion will be based on the foundation of the promotion of choice, both in tenure and dwelling type, linked with density appropriate to location and residential amenity. The promotion of new large communities along the rail corridor allows for the provision of integrated public transport linkage both now through existing committed development, the Kildare Route Project and future infrastructural links including Metro West and the Interconnector Rail Tunnel.

With respect to existing residential communities, particularly in the long established areas of the County, Development Plan Policies seek to promote and improve the services contained within them. This will include policies to deal with, in so far as is possible through the planning system, the continued population decline within these areas. Policies seek to support existing community development and identify appropriate infill development while protecting appropriate residential amenity that would protect and enhance the quality of life.

South County Dublin has significant areas that are essentially rural in character albeit in close proximity to the city. These areas include standalone villages such as Rathcoole and Newcastle. The Development Plan will support development within these villages consistent with their continued function and the existing zoning of lands concerned. With regard to the wider rural area the Development Plan promotes policies that balance development within the rural area with the protection of rural character and in line with Government guidance. Overarching this is the zoning objectives for the area which is to provide for the development of agriculture and to protect and enhance the outstanding natural character of the Dublin Mountain area.

Having considered the Regional Planning Guideline's population figures in the light of residential land capacity, other opportunities for residential development and the national guidelines on housing densities, it is considered that the Development Plan has sufficient lands to accommodate its regional population share during the lifetime of this plan.

0.2.2 A Busy Place

Central to Development Plan policy in this area is the promotion of knowledge based employment and enterprise that integrate with these population nodes, particularly linking into public transport nodes, including our town centres that provide essential civic and retail functions. This will be balanced against the development of areas for industry that are less-employee intensive and that are dependent on good road links for movement of goods and material.

With respect to economic development the County Development Plan sets out three overlapping zoning objectives:

- 1) A top tier (Enterprise Priority One zoning) located at rail based public transport nodes and around town centres. These areas have the capacity and capability for locating people intensive service and knowledge based economic development. These areas function as locations that are compact, well connected and have a range of embedded services and allow for mixed-use development.
- 2) Middle tier areas (Enterprise Priority Two zoning) are established economic/industrial clusters with significant levels of capital intensive industry. These are areas comprising mainly high end business campuses, which are primarily served by bus based public transport and have significant capabilities for attracting FDI and indigenous industry. These are areas where high end manufacturing, Research and Development, and facilities that are part of global supply networks could be located.
- 3) The final tier (Enterprise Priority Three zoning) will provide for industrial and economic development that could be classed as traditional light industry or logistics based. These are uses that are land hungry, employ less people per hectare and require rapid and easy access to the national roads network.

In terms of uses the bias in the zoning matrix is toward people intensive uses in Enterprise Priority One areas and land hungry uses in Enterprise Priority Three areas. In considering further lands for zoning, particularly in relation to Enterprise Priority Three areas, Development Plan policy balances the sustainable development of these lands, with the promotion of a more compact urban form and the underlying demand trend that such uses are becoming more limited.

Retailing forms an important economic activity in the County. Policies in relation to retailing are included in Section 3.4 of the Busy Place Theme. The retailing policies articulate national and regional guidance on retailing in South County Dublin.

While the County Development Plan continues to support existing economic development, it does, in the interests of supporting and promoting new County and regional economic opportunities, particularly seek to:

- Promote the development of an integrated mixed-use development corridor that is concentrated on the area along the main Dublin-Cork rail line and the Naas Road area that links with Dublin City Council and
- Build on the existing cluster of economic activity that extends north from Citywest along the outer ring road to Grangecastle.

0.2.3 A Connected Place

Central to the core strategy of the County Development Plan strategy is the promotion of more sustainable modes of transport that link more consolidated urban areas together. With respect to water, drainage and waste services Development Plan policies support the respective regional strategies. Telecommunications and energy supply are both crucial to the continued development of our County and the County Development Plan supports their continued improvement.

0.2.4 A Protected Place

The County Development Plan continues to support and maintain our natural and human heritage through the continuation of existing policies including the protection of the Dublin Mountain uplands, the Liffey Valley and the Dodder Valley.

0.2.5 Adaptation to Climate Change

The County Development Plan seeks to promote a series of policies that will ameliorate the effects of climate change and introduce resilience to its effects. The Plan reflects the acceptance by the Council of responsibility to contribute, as a Planning Authority and otherwise, to policies and actions which will mitigate against contributing to climate change; in this regard the Plan supports the exploitation and development of renewable energy and more compact urban forms. The latter provides for the maintenance and improvement of amenities for the County's citizens, provides services in a coherent and economic fashion and provides the opportunity for reducing private car trips, which is the County's major contributor to greenhouse gases.

The Plan also reflects the acceptance of the Council of responsibility to develop and implement locally relevant adaptation strategies and implementation plans, and in particular commits to provide, in the County Development Plan, for policies and measures that ensures areas at risk of flooding may be regulated, restricted and controlled, as stated in the National Climate Change Strategy. The Council notes that the National Climate Change Adaptation Framework will provide a basis for the integration of adaptation considerations into decision making at national and local level.

0.2.6 Overall Core Development Plan Focus

The County Development Plan sets out a holistic and considered spatial planning framework for the County. The strategy of the County Development Plan is to promote:

- A coherent and ordered strategic framework for the development of the County through the consolidation, maintenance and improvement of the urban area, including linkages to the natural environment.
- Areas within and adjacent to our town centres and at nodes along our fixed public transport routes to increase employment density including the introduction of appropriate mixed-uses to increase service provision.
- The development and support of clustering of compatible economic activity along the Naas Road and the Dublin-Cork rail line corridor to re-enforce and encourage sustainable development that will deliver both "green" sustainable solutions, including energy and economic opportunities.

- Policies that encourage support and facilitate the promotion of improved communities.
- The amelioration and resilience to the effects of climate change through the development of a County that allows for choice in accessing living, employment and community facilities without reliance on the private car.

The core strategy sets out a settlement pattern that is based on consolidating the existing built urban area through planned redevelopment and infill development particularly along rail based corridors (the Luas line and main Dublin-Cork rail line) and within existing urban areas. The core strategy gives direct effect to the policies and strategy of the Regional Planning Guidelines and promotes the sustainable and balanced development of the South Dublin County.

0.3 National, Regional, Local and Environmental Policy Context for the Preparation of the Development Plan

0.3.1 National Policies and Strategies

The *Planning and Development Acts 2000 – 2007* require that a Development Plan shall, so far as is practicable, be consistent with national plans, policies and strategies, which relate to the proper planning and sustainable development of the area covered by the Plan. In addition, Development Plans should as far as is practicable, be consistent with any guidelines issued by the Minister for the Environment, Heritage and Local Government, which would have a bearing on proper planning and sustainable development. Many of these policies, plans and guidelines have arisen from Ireland's international obligations e.g. the Kyoto Protocol (1997) which committed the developed world to begin taking action in relation to climate change. The UN Conference on Environment and Development held in Rio de Janeiro (1992) endorsed the concept of sustainable development.

As stated in the *Development Plan Guidelines for Planning Authorities* (2007) the Development Plan must be part of a systematic hierarchy of land-use and spatial plans including the *National Spatial Strategy* (2002) and Regional Planning Guidelines. It must also be informed by the plans and strategies of the Government and other public agencies in general.

Some of the principal guidelines, policies and strategies relating to planning are noted below. Other documents such as the various Guidelines for Planning Authorities issued by the Minister for the Environment, Heritage and Local Government are dealt with in the relevant sections of the Plan. A more comprehensive list is given in Appendix 2.

0.3.2 National Development Plan 2007-2013, Transforming Ireland- A better Quality of Life for All (2007)

The National Development Plan (NDP) is designed to keep economic growth as strong as possible, to build a fairer society and to ensure that all regions of the country benefit. The Plan also promotes environmental sustainability and underpins greater co-operation. The NDP invests in training and employment programmes, business supports, education, healthcare, social housing and physical infrastructure and contains strategic objectives for the Southern and Eastern Region as well as ongoing support for local initiatives and programmes.

The *National Development Plan 2007-2013* aligns the *National Spatial Strategy (2002)* (NSS) centrally within it through a specific horizontal chapter on balanced regional development. This will place the NSS at the heart of capital infrastructure decisions over the period.

0.3.3 National Spatial Strategy for Ireland 2002 – 2020, People, Places and Potential (2002)

The National Spatial Strategy (NSS) is a 20 year planning framework to guide policies, programmes and investment. It is designed to achieve a better balance of social, economic and physical development and population growth between regions. The focus of the NSS is on closer matching of where people live with where they work, so that different parts of Ireland will be able to sustain a better quality of life for people; a strong, competitive economic position and an environment of the highest quality.

0.3.4 Sustainable Development: A Strategy for Ireland (1997)

The national strategy for sustainable development provides a framework for the achievement of sustainability at the local level. It calls on planning authorities to incorporate the principles of sustainability into their Development Plans and to ensure that planning policies support its achievement.

0.3.5 EU Sustainable Development Strategy (2006)

In June 2006 the European Council approved the new EU Sustainable Development Strategy. The Strategy aims at bringing about a high level of environmental protection, social equity and cohesion, economic prosperity and active promotion of sustainable development worldwide.

The renewed strategy sets out overall objectives, targets and actions for seven priority challenges for the period up to 2010, with the aim of meeting current needs without making the quality of life worse for future generations. These relate to:

- Climate change and clean energy;
- Sustainable transport;
- Sustainable consumption and production;
- Conservation and management of natural resources;
- Public health;
- Social inclusion, demography, migration and
- Global poverty.

The Strategy recognises that there are multiple inter-linkages between the key challenges, for example between the use of renewable energy and climate change, or climate change and poverty, and that solutions must take this into account.

0.3.6 Towards 2016 - Ten year Framework for Social Partnership Agreement 2006-2015 (2006)

The overall goal of this agreement is to achieve the National Economic and Social Council vision of a dynamic, internationalised and participatory society and economy, founded on a commitment to social justice and economic development that is both environmentally sustainable and internationally competitive.

The main objectives of the strategy are to:

- Nurture the complementary relationship between social policy and economic prosperity;
- Develop a vibrant, knowledge-based economy and stimulate enterprise and productivity;
- Re-invent and reposition Ireland's social policies;
- Integrate an island-of-Ireland economy and
- Deepen capabilities, achieving higher social and economic participation rates and more successfully handling diversity, including immigration.

The lifecycle approach adopted in the strategy takes on the perspective of the citizen as the centrepiece of building a new social policy approach, within this ten-year framework agreement. The key lifecycle phases include children, people of working age, older people and people with disabilities.

0.3.7 Ireland National Climate Change Strategy 2007-2012 (2007)

This strategy builds on the commitment to sustainable development set out in *Towards 2016* and the *National Development Plan 2007-2013* and is one of a number of interrelated Government Initiatives that will address climate change issues. The strategy sets out a range of measures, building on those in place in the original 2000 strategy and there are close synergies between the strategy and other key policy statements such as the *White Paper on Energy*, (2007).

The purpose of the Strategy is twofold:

- To show clearly the measures by which Ireland will meet its 2008-2012 climate change commitments under various international agreements at a local and national level and
- To show how these measures position us for the post-2012 period, and to identify the areas in which further measures are being researched and developed to enable us to meet our eventual 2020 commitment.

The Strategy recognises that decisions by local authorities on the location, design and construction of domestic and commercial developments and of related economic and social activity, can have a significant affect on greenhouse gas emissions.

The Strategy is based on the following principles:

- The need to take a long-term view having regard to likely future commitments and the economic imperative for early action;
- The promotion of sustainable development, through the integration of climate change considerations into all policy areas;
- The protection of economic development and competitiveness, utilising market-based instruments with the exploitation of new markets and opportunities;
- The maximisation of economic efficiency both on a macro-economic basis and within sectors and
- An equitable approach to all sectors, having regard to the relative costs of mitigation between sectors.

0.3.8 Towards Sustainable Local Communities: Agenda 21 (2001)

Local Agenda 21 aims to promote sustainable development at local and regional level. *Towards Sustainable Local Communities: Guidelines on Local Agenda 21* (2001) sets out a range of options for action covering economic, social and environmental issues which should be considered by local authorities in developing and advancing Local Agenda 21.

In relation to planning and development these include a number of actions:

- Reducing the demand for additional transport infrastructure by reducing the need to travel;
- Resisting scattered settlement patterns, which are costly to service;
- Having a clear demarcation in development plans between urban and rural land-use to help prevent urban sprawl and help maintain the rural landscape;

- Adopting “neighbourhood” community planning and promoting higher residential densities, particularly in redeveloping brown field sites, and in proximity to town centres, public transport nodes and access points and
- Increasing emphasis on adequate open space for out-door recreation and on planting and landscaping.

0.3.9 National Anti-Poverty Strategy: *Building an Inclusive Society* (2002)

The revised *National Anti-Poverty Strategy: Building an Inclusive Society* (2002) (NAPS) provides a framework for anti-poverty initiatives within local authorities and its implementation enhances the work that local authorities already carry out. The main objective of NAPS is to ‘reduce substantially and, ideally, eliminate poverty in Ireland and to build a socially inclusive society’. The Development Plan, with its range of strategies including promoting access to housing, social and community facilities, and public transport has an important role in advancing some of the main objectives of NAPS for disadvantaged communities in the County.

0.3.10 National Action Plan for Social Inclusion 2007- 2016 (2007)

The *National Action Plan for Social Inclusion 2007- 2016* sets out the strategy for social inclusion based on the lifecycle approach set out in *Towards 2016*. This strategy places greater emphasis on services and activation as a means of tackling poverty and social inclusion. The involvement of Local Authorities and County Development Boards are key elements in ensuring the delivery of social inclusion. County Development Boards and Social Inclusion Units and RAPID programmes have a key local role in co-ordinating public service delivery and social inclusion activities.

0.3.11 Regional Planning Guidelines for the Greater Dublin Area

A Planning Authority is required to have regard to any regional planning guidelines in force for its area when making and adopting a Development Plan. The Council has had regard to the *Regional Planning Guidelines for the Greater Dublin Area* and other regional plans and strategies in the preparation of this Development Plan.

The Greater Dublin Area (GDA) comprises the Dublin City Council area and the counties of Dun Laoghaire-Rathdown, South Dublin, Fingal, Kildare, Meath and Wicklow. Within the GDA, a distinction is made in the Guidelines between the existing built up area of Dublin City and its immediate environs (the Metropolitan Area) and the remainder of the GDA (the Hinterland Area). The South Dublin County area lies within the designated Metropolitan Area with the exception of the Dublin Mountains Area which is designated as part of the Hinterland Area.

The *Regional Planning Guidelines for the Greater Dublin Area* give regional effect to the National Spatial Strategy and provide a long term strategic planning framework for the development of regions and in turn for Development Plans.

The Guidelines provide an overall strategic context for the Development Plans of each local authority in the Greater Dublin Area (GDA), and also provide a framework for future investment in sanitary services, transportation and other infrastructure.

The Guidelines propose a strategy for the Metropolitan Area, within which South Dublin County is located, that will lead to a more compact urban form and facilitate the provision and use of an enhanced public transport system.

The projected additional population and households in the Metropolitan Area will be accommodated through measures including:

- Consolidation of the three western towns of Tallaght, Lucan-Clondalkin and Blanchardstown to their approximate design populations;
- The development of a limited number of new areas contiguous to existing centres and to public transport corridors;
- Re-development of brownfield sites and infill development within the existing built-up area and
- Increasing occupancy rates in existing residential areas.

The Guidelines focus on economic and settlement sustainability and the importance of attracting inward investment in the Greater Dublin Area by providing:

- High quality economic infrastructure;
- A large and varied labour market;
- Availability of appropriate education infrastructure and
- A high quality built environment.

Local Authorities have an important role in economic generation and employment attraction and the guidelines state they should:

- Encourage mixed use settlement forms, in which jobs and residences are relatively close, encouraging short trips and greater use of walk and cycle modes and discouraging dispersed settlement patterns and extensive car use;
- Ensure the provision of adequately zoned and serviced industrial and commercial sites, at high quality locations preferable to industry, within centres selected for future growth;
- Facilitate high quality transportation and other economic infrastructure;
- Promote the delivery of a high quality built environment in the urban centres to ensure the attractiveness of these centres to employers;
- Provide good education and research facilities in appropriate centres and
- Encourage and foster local enthusiasm, enterprise and initiative.

0.3.12 Retail Planning Guidelines for Local Authorities (2005)

The revised Retail Planning Guidelines for Planning Authorities states that the challenge for the development plan system is to establish the optimum location for new retail development, that is accessible to all sections of society and is of a scale that allows the continued prosperity of traditional town centres and existing retail centres.

The Guidelines identify six matters which are to be included in development plans, these include:

- i. Confirmation of the retail hierarchy, the role of centres and the size of the main town centres;
- ii. Definition in the Development Plan of the boundaries of the core shopping area of town centres;
- iii. A broad assessment of the requirement for additional retail floorspace;
- iv. Strategic guidance on the location and scale of retail development;
- v. Preparation of policies and action initiatives to encourage the improvement of town centres and
- vi. Identification of criteria for the assessment of retail developments.

0.3.13 Retail Strategy for the Greater Dublin Area 2008-2016 (2008)

The *Retail Strategy for the Greater Dublin Area 2008-2016* proposes a five-tier hierarchy of retail centres in the Greater Dublin Area based on the *Retail Planning Guidelines for Planning Authorities* (2005).

A critical part of delivering the overall vision for the retail strategy is the recognition of the retail hierarchy as a core spatial policy around which future growth, rejuvenation and expansion in the retail sector needs to be focused in order to achieve the goal of vibrant and successful town centres. For the success of the strategy any proposed new retail provision in the County will be made in line with the retail hierarchy.

The main policies of the strategy are that:

- Adequate and suitable provision be made to meet the needs of the growing and changing population, both overall and locally, and provide for healthy competition and consumer choice;
- Retail developments should be provided in suitable locations that integrate within existing growth areas and underpin public transport investment and
- Avoid significant overprovision, which would place more marginal locations under severe pressure and undermine sustainability driven policies aimed at revitalising town centres.

In the metropolitan area the key policy objective is consolidation with a much enhanced multi-modal transport system. The retail strategy for South Dublin County is determined within the context of the *Retail Strategy for the Greater Dublin Area 2008-2016*.

0.3.14 Transport 21

Transport 21 is the capital investment framework agreed by Government under the National Development Plan for the development of transport infrastructure for the period 2006 to 2015. This framework provides for investment in national roads and public transport and is made up of two investment programmes – a national programme and a programme for the Greater Dublin Area (GDA).

0.3.15 Transport Strategy for the Greater Dublin Area

The Dublin Transportation Office (DTO) strategy *A Platform for Change* outlines an integrated transportation strategy for the Greater Dublin Area for the period 2000–2016. It was prepared to support and complement the strategic land-use planning framework outlined in the Regional Planning Guidelines. The DTO is now superseded by the National Transport Authority (NTA) which is currently preparing a new Strategy and Implementation plan for the Greater Dublin Area for the period 2010-2030.

0.3.16 Adjoining Local Authorities

The Planning Acts require that a Planning Authority shall have regard to the Development Plans of adjoining planning authorities and shall co-ordinate the objectives in the Development Plan with the objectives in the plans of those authorities, except where the planning authority considers it to be inappropriate or not feasible to do so. The relevant Development Plans for South Dublin County Council are those of Dublin City and the counties of Dun Laoghaire-Rathdown, Fingal, Wicklow and Kildare.

0.3.17 South Dublin Plans, Strategies and Studies

South Dublin County Council policy documents/plans are also relevant to the Development Plan. These include the Corporate Plan, the County Development Board Strategy, Local Area Plans and Studies.

0.3.18 South Dublin County Council's Corporate Plan (2004)

South Dublin County Council's Corporate Plan, *Connecting with Communities 2004-2009* (2004) sets out the high level strategy for South Dublin County Council for the period 2004 – 2009. The County Development Plan reflects the objectives of the Corporate Plan, and any new plan, and acts as the land-use basis for securing its implementation.

0.3.19 South Dublin County Development Board Strategy (2002)

In 2002 the South Dublin County Development Board published an overall Strategy for South Dublin County, *South Dublin: A Place for People*. It is a 10 year strategy for the social, economic and cultural development of the County up to the year 2012. It aims to improve the quality of life of people who live or work in, or visit, South Dublin County. The vision underpinning the Strategy is to achieve “a County confident in its sense of identity, creating social, economic and cultural inclusion for all and providing access to lifelong learning and health services to support self-sustaining development. The County we envision will be environmentally friendly and based on the values of equity, creativity, participation and inclusiveness”. Strategic goals and objectives set out in the Strategy have been taken into account in the preparation of the County Development Plan.

0.3.20 Local Area Plans, Studies and Strategies

Local Area Plans and approved plans are prepared by the Council for new development areas and for older areas if required. They set out in greater detail the Council's requirements for new development, including such factors as density, layout and design requirements, public transport and road infrastructure, community facilities, open space and recreational facilities. Plans have been prepared for the following:

Tallaght Town Centre, Liffey Valley Town Centre, Fortunestown/Garters Lane, Ballyboden, Killinarden-Kiltipper, Ballycullen-Oldcourt, Newcastle, Rathcoole, Newcastle North, Saggart, Grange Castle, Cooldown Commons, Tootenhill.

Other local plans and studies include the Adamstown Strategic Development Zone (SDZ) Planning Scheme, Clonburris SDZ Planning Scheme and Local Area Plan, Integrated Area Plans (IAP), Revitalising Areas through Planning, Investment and Development (RAPID), West Tallaght Study and the Glenasmole/Bohernabreena Housing and Planning Study.

It is the intention of the Council to continue its programme of preparing Local Area Plans and other plans and studies as appropriate.

0.3.21 South Dublin County Council Climate Change Strategy

It is the intention of South Dublin County Council that the principles of sustainable development as well as the adaptation to and mitigation of Climate Change will inform all the objectives, policies, decisions and actions of the Council for the period of the County Development Plan.

South Dublin County Council through the Environment Strategic Policy Committee (SPC), in accordance with the *National Climate Change Strategy* has prepared a Climate Change Strategy for South Dublin County. This was formally adopted in May 2009. The purpose of this strategy is to promote best practice in relation to climate change issues. This will be manifested through the Council's strategic corporate documents.

The strategy recognises that while South Dublin County Council is committed to limiting the future impacts of climate change it is a transboundary and advanced problem and therefore there is a focus on the need to consider adaptation measures. The publication of the *National Policy on Adaptation Measures* will be incorporated into the County Climate Change Strategy on publication.

The strategy sets out five focus sections: - energy, planning, transport, waste management and biodiversity. The actions which are currently being undertaken by South Dublin County Council are also highlighted.

The *Climate Change Strategy* for South Dublin County is in accordance with the *National Climate Change Strategy* and with other agencies and State Departments. Close co-operation with all the local authorities in the Dublin Region is envisaged. The strategy will cover the years 2009-2012 in the short-term, but also takes into account a medium-term view to 2020 and beyond. The strategy will be reviewed and updated on an annual basis.

South Dublin County Council, through the Development Plan can address the issue of Climate Change through measures such as:

- Appropriate location, scale and mix of development, development layout and densities, sustainable travel catchment areas;
- Recognition that brownfield sites usually represent significant opportunity to redevelop at higher densities particularly where located close to existing or future public transport corridors and may offer the opportunity to utilise Combined Heat and Power (CHP);
- Recognition that greenfield sites are a finite resource and it is vital to gain maximum efficiency in land-use and
- Integrating transport and land-use planning.

0.3.22 Environmental Policy Context

There are two EU Directives that require the assessment of the Development Plan in terms of its impact on the environment. These are the SEA Directive and the Habitats Directive.

Strategic Environmental Assessment (SEA) is a formal process, involving the systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision has been made to adopt it. The assessment is undertaken in accordance with the EU SEA Directive (Directive 2001/42/EC) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004. SEA is a valuable tool that influences decision-making at each stage in the County Development Plan Review process, improves the overall environmental sustainability of the 2010 - 2016 Plan and will raise awareness of the potential environmental consequences of its implementation so that these consequences may be mitigated or avoided altogether. It also gives the public and other interested parties an opportunity to comment and to be kept informed.

The 'Habitats' Directive (Directive 92/43/EEC) requires that an "appropriate assessment" be undertaken for any plan or project that is likely to have an impact on a Natura 2000 site i.e. a Special Area of Conservation (SAC) or a Special Protection Area for Birds (SPA). There are two SACs located in the Dublin Mountains area of South Dublin County: Glenasmole Valley, and that part of the Wicklow Mountains SAC that extends across the border into South Dublin County. There are currently no SPAs designated for the County. In effect, the Directive requires South Dublin County Council to undertake an appropriate assessment of the ecological implications of the Development Plan on Natura 2000 sites both within or outside the County.

A short account of the two assessment processes, their key findings and of how they were integrated into the Plan preparation is outlined in Appendix 7.

0.4 GENERAL GUIDANCE - DEVELOPMENT MANAGEMENT

0.4.1 Non-conforming Uses

Throughout the County there are uses that do not conform to the zoning objectives for the area. These are uses which:

1. were in existence on 1st October, 1964;
2. have valid permissions or
3. have no permission and which may or may not be the subject of enforcement proceedings.

Extensions to and improvement of premises referred to in categories 1 and 2 above may be permitted. This would apply where the proposed development would not be seriously injurious to the amenities of the area and would not prejudice the proper planning and development of the area.

0.4.2 Material Contravention

The Council has a statutory obligation to take such steps as may be necessary to secure the objectives of the Development Plan. In appropriate circumstances the Council may permit a material contravention of the Development Plan. The granting of a permission that materially contravenes the Development Plan is a reserved function of the Elected Members of the Council, exercisable following a public consultation process.

0.4.3 Development Contributions

The Council will require financial contributions in accordance with a development contributions scheme adopted by the Council under S.48 of the *Planning and Development Acts 2000-2007* (or other relevant legislation as may be enacted from time to time). Such contributions are in respect of the capital expenditure necessary for the provision of public infrastructure and facilities benefiting development in the County, and that is provided, or that it is intended will be provided, by or on behalf of the Council.

Public infrastructure and facilities includes the acquisition of land; the provision of open spaces; recreational and community facilities and amenities and landscaping works; bus corridors and lanes, bus interchange facilities (including car parks for those facilities); public transport infrastructure, cycle and pedestrian facilities, and traffic calming measures; the provision, refurbishment, upgrading enlargement or replacement of roads, car parks, car parking places, sewers, waste treatment facilities, drains or watermains; and any matters ancillary to the above. The Council may require development contributions in accordance with a supplementary development contributions scheme adopted by the Council under S.49 of the *Planning and Development Acts 2000-2007* (or other relevant legislation as may be enacted from time to time) towards the cost of public infrastructure projects or services. These include the provision of particular rail, light rail or other public transport infrastructure, including car parks and other ancillary development; and the provision of particular new roads, sewers, waste water and water treatment facilities, drains or watermains and ancillary infrastructure. The Act also makes provision for special contributions for particular works necessitated by a development. In March 2009 South Dublin County Council adopted a Special Development Contribution Scheme for the proposed Metro West Orbital rail Corridor linking Tallaght Town Centre to the airport. The connections provided by the Metro West scheme will greatly benefit the residents of South Dublin County Council by improving the connectivity of the town centres and development areas within the county and contributing towards a new integrated city wide transport network.

0.4.4 Environmental Assessment

0.4.4.i Environmental Impact Assessment

The Council may require the submission of an Environmental Impact Statement in accordance with the provisions of the *Planning and Development Regulations, 2001* (or as may be amended from time to time). This will be done to facilitate the proper assessment of development proposals in circumstances where it is considered that a proposed development would be likely to have significant effects on the environment.

0.4.4.ii Strategic Environmental Assessment

The Council is committed to ensure full compliance with the SEA Directive (Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment) as transposed into Irish Law through the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004)

0.4.5 Applications for Planning Permissions

Prior to making planning applications consultation with the Council is of benefit in clarifying objectives, reducing the need for additional information and minimising delays. The Council will endeavour to facilitate pre-application discussions.

The carrying out of consultations shall not prejudice the performance by the Council of any other of its functions under the *Planning and Development Acts 2000-2007* (or as may be amended from time to time), or any regulations made under the Act, and cannot be relied upon in the formal planning process or in legal proceedings.

0.4.6 Enforcement

To ensure that the integrity of the Planning System is maintained and that it operates for the benefit of the whole community, the Council will take enforcement action in cases of unauthorised development, where it is appropriate to do so, consistent with the provisions of Part VIII of the Planning and Development Act, 2000.

Under planning legislation any development which requires permission and does not have that permission is unauthorised development, as is development which has been or is being carried out in breach of conditions specified in a planning permission.

In carrying out its enforcement functions, the Council will :

- Issue Warning Letters, in relation to any non-minor unauthorised development of which it becomes aware, within 6 weeks;
- Carry out an investigation into alleged unauthorised development, after the issuing of a Warning Letter;
- Make a decision, as expeditiously as possible, as to whether or not to issue an Enforcement Notice. This decision to be made within 12 weeks of the issue of a Warning Letter;
- Enter any decision to issue an Enforcement Notice, including the reasons for it, in the Planning Register;
- Notify complainant(s) regarding the decision to issue an Enforcement Notice. Where the decision is not to issue an Enforcement Notice the developer and the complainant will be informed of the reason for this decision, and
- May carry out periodic site visits in order to ascertain compliance.

Proceedings for non-compliance with and Enforcement Notice will be taken in the District Court in most cases. However, where appropriate, injunctions will be sought in the Circuit Court or High Court.

In all cases involving legal proceedings the Council will seek to recover its costs, in addition to any fines imposed by the courts.

0.4.7 Approved Plans Guiding Planning Consent

Where an approved local plan is required by this Development Plan the approved plan will be a Local Area Plan, a Strategic Development Zone Planning Scheme or another appropriate masterplan as recommended by the Manager. The type of plan shall be agreed by the elected members prior to the commencement of its preparation.

0.5 ZONING OBJECTIVES

0.5.1 Land Use Zoning

The purpose of land use zoning is to indicate the planning control objectives of the Council for all lands in its administrative area. Fifteen such zones are indicated in this Plan. They are identified by letter on the zoning matrix and by colour on the Development Plan Maps. The land use zones used and the various objectives for these areas are summarised in the table 'Development Plan Zoning Objectives' at the end of this section.

The Land Use Zoning Tables located at the end of relevant sections of the Plan and the Zoning Objectives Matrix below are intended as guidelines in assessing the acceptability or otherwise of development proposals. However, they relate only to land-use. Factors such as density, height, massing, traffic generation, public health, landscape character and features, design criteria, visual amenity and potential nuisance by way of noise, odour and pollution are also of significance. These are important in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area. General guidelines are set out elsewhere in this Plan.

The tables and matrix list the land use activities most commonly encountered in the County and each is defined in Schedule 3 of this Written Statement. They are intended as a general guideline and the uses listed are not exhaustive.

The Plan also sets out a number of Local Zoning Objectives. These relate to particular sites/areas located within a broad zoning category where, notwithstanding the overall zoning of the area, the Council is seeking to achieve a specific objective.

0.5.2 Transitional Areas

The maps of the Development Plan show the boundaries between zones. While the zoning objectives and development control standards indicate the different uses and densities, etc., permitted in each zone, it is important to avoid abrupt transitions in scale and use in the boundary areas of adjoining land use zones. In dealing with development proposals in these contiguous transition areas, it is necessary to avoid development that would be unduly detrimental to the amenities of the more environmentally sensitive zone, regard having been given to the appropriate statutory guidelines. For instance, in zones abutting residential areas or abutting residential development within mixed use zones, particular attention

must be paid to the use, design, scale and density of development proposals in order to protect the amenities of these residential properties.

0.5.3 Permitted in Principle

Land uses designated under each zoning objective as 'Permitted in Principle' are, subject to compliance with the relevant policies, standards and requirements set out in this Plan, generally acceptable.

0.5.4 Open for Consideration

The category 'Open for Consideration' includes uses which may or may not be acceptable depending on the size or extent of the proposal and to the particular site location. Proposals in this category will be considered on their individual merits and may be permitted only if not materially in conflict with the policies and objectives of the Development Plan and if they are consistent with the proper planning and sustainable development of the particular area.

0.5.5 Not Permitted

Uses listed in the tables and matrix as 'Not Permitted' are, except in exceptional circumstances as determined by the Planning Authority, not acceptable.

0.5.6 Other Uses

Other uses not mentioned throughout the Land Use Zoning Tables and Matrix will be considered in relation to the general policies of the Plan and to the zoning objectives

for the area in question.

Table 0.1.5 Development Plan Zoning Objectives

Zone	Objective
A	To protect and/or improve Residential Amenity
A1	To provide for new Residential Communities in accordance with approved Area Plans
B	To protect and improve Rural Amenity and to provide for the development of Agriculture
CT	To protect, improve and provide for the future development of the County Town of Tallaght
TC	To protect, provide for and/or improve Town Centre facilities
DC	To protect, provide for and/or improve District Centre facilities
LC	To protect, provide for and/or improve Local Centre facilities
EP1	To facilitate opportunities for intensive employment uses complemented by mixed-use development based on a principle of street networks and in accordance with approved plans
EP2	To facilitate opportunities for manufacturing, Research and Development facilities, light industry, and employment and enterprise related uses in industrial areas and business parks
EP3	To provide for distribution, warehouse, and logistics and related industry facilities which require good access to the major road network within a good quality environment
F	To preserve and provide for Open Space and Recreational Amenities
G	To protect and improve High Amenity Areas
GB	To preserve a Green Belt between Development Areas
H	To protect and enhance the outstanding natural character of the Dublin Mountains Area
I	To protect and enhance the outstanding character and amenity of the Liffey Valley and to preserve its strategic importance as a green break between urban settlement areas

Land Use Zoning Objectives Matrix

The Matrix below lists the land-use activities referred to under each zoning objective. It indicates the acceptability or otherwise (in principle) of the specified land uses in each zone.

Use Classes	Use Zones														
	A	A1	B	CT	TC	DC	LC	EP1	EP2	EP3	F	G	GB	H	I
Abattoir	X	X	O	X	X	X	X	X	√	√	X	X	X	X	X
Advertisements and Advertising Structures	X	O	X	√	√	√	√	√	√	√	X	X	X	X	X
Aerodrome/Airfield	X	X	√	X	X	X	X	X	X	X	X	O	√	O ^d	X
Agricultural Buildings	X	O	√	X	X	X	X	O	O	O	O	O	O	O	O
Bed and Breakfast	O	O	O	√	√	√	√	O	O	O	O ^a	O ^a	O ^a	O ^{a,d}	O ^a
Betting Office	O	√	O ^b	√	√	√	√	X	X	X	X	X	X	X	X
Boarding Kennels	X	X	√	O	O	O	O	X	O	O	O	O	O	O ^d	O
Car Park	O	√	O	√	√	√	√	√	√	√	O	O	O	O ^d	O ^h
Caravan Park-Holiday	X	O	√	X	X	X	X	X	X	X	O	O	O	O ^d	X
Caravan Park-Residential	O	√	X	X	X	X	X	X	X	X	X	X	X	X	X
Cash and Carry/ Wholesale Outlet	X	O	O ^b	O	√	O	O	O	√	√	X	X	X	X	X
Cemetery	O	O	√	X	X	X	X	X	X	X	O	O	X ^e	O ^d	O
Childcare Facilities	O	√	O ^b	√	√	√	√	√	O	O	O	O	O	O ^a	O ^a

Use Classes	Use Zones														
	A	A1	B	CT	TC	DC	LC	EP1	EP2	EP3	F	G	GB	H	I
Community Centre	O	√	O	√	√	√	√	O	O	O	√	O	X	O ^d	O ^a
Concrete/Asphalt Plant in or adjacent to a Quarry	X	X	√	X	X	X	X	X	O	O	X	O	O	O ^d	X
Cultural Use	O	√	O	√	√	√	√	O	O	X	√	O	O ^a	O	O
Dance Hall/ Discotheque	X	O	O ^b	√	√	√	O	O	O	O	X	X	X	X	X
Doctor/Dentist	O	√	O	√	√	√	√	O	O	O	X	O ^a	O ^a	O ^{a,d}	O ^a
Education	O	√	O	√	√	√	√	√	O	X	O	O	O	O	O
Enterprise Centre	O	√	O ^b	√	√	√	√	√	√	√	X	X	X	X	X
Funeral Home	O	√	O ^b	√	√	√	√	O	O	X	X	X	X	X	X
Garden Centre	O	√	O	√	√	√	√	O	O	O	O	O	X	O ^d	X
Guest House	O	√	O	√	√	√	√	X	X	X	O ^a	O ^a	O ^a	O ^{a,d}	O ^a
Health Centre	O	√	O ^b	√	√	√	√	√	O	X	X	X	X	O ^a	X
Heavy Vehicle Park	X	O	O	X	X	X	X	X	√	√	X	X	X	X	X
Home Based Economic Activities	O	O	O	O	O	O	O	√	O	X	O	O	O	O ^{a,d}	O ^a
Hospital	X	O	O	√	√	√	X	O	O	X	O	O	O	O ^{a,d}	X
Hotel/Motel	X	O	O	√	√	√	O	√	O	X	O	O	O	O ^{a,d}	O ^a
Household Fuel Depot	O	O	O ^b	O	√	√	O	X	√	√	X	X	X	X	X

Use Classes	Use Zones														
	A	A1	B	CT	TC	DC	LC	EP1	EP2	EP3	F	G	GB	H	I
Industry-Extractive	X	X	√	X	X	X	X	X	0	0	0	0	0	0 ^d	X
Industry-General	X	0	0 ^b	0	0	0	0	0	√	√	X	X	X	X	X
Industry-Light	0	√	0	√	√	√	√	√	√	√	X	X	X	X	X
Industry-Special	X	X	0	X	X	X	X	X	√	√	X	X	X	X	X
Motor Sales Outlet	X	0	0 ^b	√	√	√	0	√	√	√	X	X	X	X	X
Nursing Homes	√	√	√	√	√	√	√	X	X	X	X	0 ^a	0 ^a	0 ^{a,d}	X
Office Based Industry	0	0	0 ^b	√	√	√	0	√	√	X	X	X	X	X	X
Offices less than 100m2	0	√	0 ^b	√	√	√	√	√	√	√	X	X	X	X	X
Office 100m2-1,000m2	X	0	X	√	√	√	0	√	0	X	X	X	X	X	X
Offices over 1,000m2	X	0	X	√	√	0	X	√	0 ⁱ	X	X	X	X	X	X
Off-Licence	0	0	X	0	0	0	0	0	X	X	X	X	X	X	X
Open Space	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Petrol Station	0	√	0 ^b	√	√	√	√	√	√	√	X	X	X	X	X
Places of Worship	0	0	√	0	0	0	0	0	0	0	0	0	√	0 ^d	0
Primary Health Care Centre	0	√	0 ^b	√	√	√	√	0	0	X	X	X	X	X	X
Public House	0	√	0 ^b	√	√	√	√	0	0	0	X	X	X	X	0 ^a
Public Services	√	√	√	√	√	√	√	√	√	√	0	0	0	0	0

Use Classes	Use Zones														
	A	A1	B	CT	TC	DC	LC	EP1	EP2	EP3	F	G	GB	H	I
Recreational Buildings-Commercial	0	√	0 ^b	√	√	√	√	√	0	0	0	X	X	X	X
Recreational-facility/Sports Club	0	√	0	√	√	√	√	0	0	0	√	0	0	0 ^d	X
Recycling Facilities	0	√	0	√	√	√	√	√	√	√	0	0	0	X	X
Refuse Landfill/Tip	X	X	0	X	X	X	X	X	0	0	0	0	0	0 ^d	X
Refuse Transfer Station	0	0	0	X	0	0	0	0	√	√	X	X	X	X	X
Residential	√	√	0 ^c	√	√	√	√	√ ^f	X	X	0	0 ^c	0	0 ^{c,d}	0 ^a
Residential Institution	0	√	0	√	√	√	√	X	X	X	X	0 ^a	0 ^a	0 ^{a,d}	X
Restaurant	0	√	0	√	√	√	√	0	0	0 ^g	0	0	0 ^a	0 ^{a,d}	0 ^a
Retail Warehouse	X	X	X	√	√	0	X	0	√	X	X	X	X	X	X
Retirement Home	√	√	0	√	√	√	√	X	X	X	X	X	X	X	X
Rural Industry - Cottage	X	X	√	X	X	X	X	X	X	X	X	0	0	0 ^d	0 ^a
Rural Industry - Food	X	X	√	X	X	X	X	X	X	X	X	0	0	0 ^{a,d}	0 ^a
Science and Technology Based Enterprise	0	0	0	0	0	0	0	√	√	0	X	X	X	X	X
Scrap Yard	X	X	X	X	X	X	X	X	√	√	X	X	X	X	X
Service Garage	0	√	0 ^b	0	√	√	√	√	√	√	X	X	X	X	X

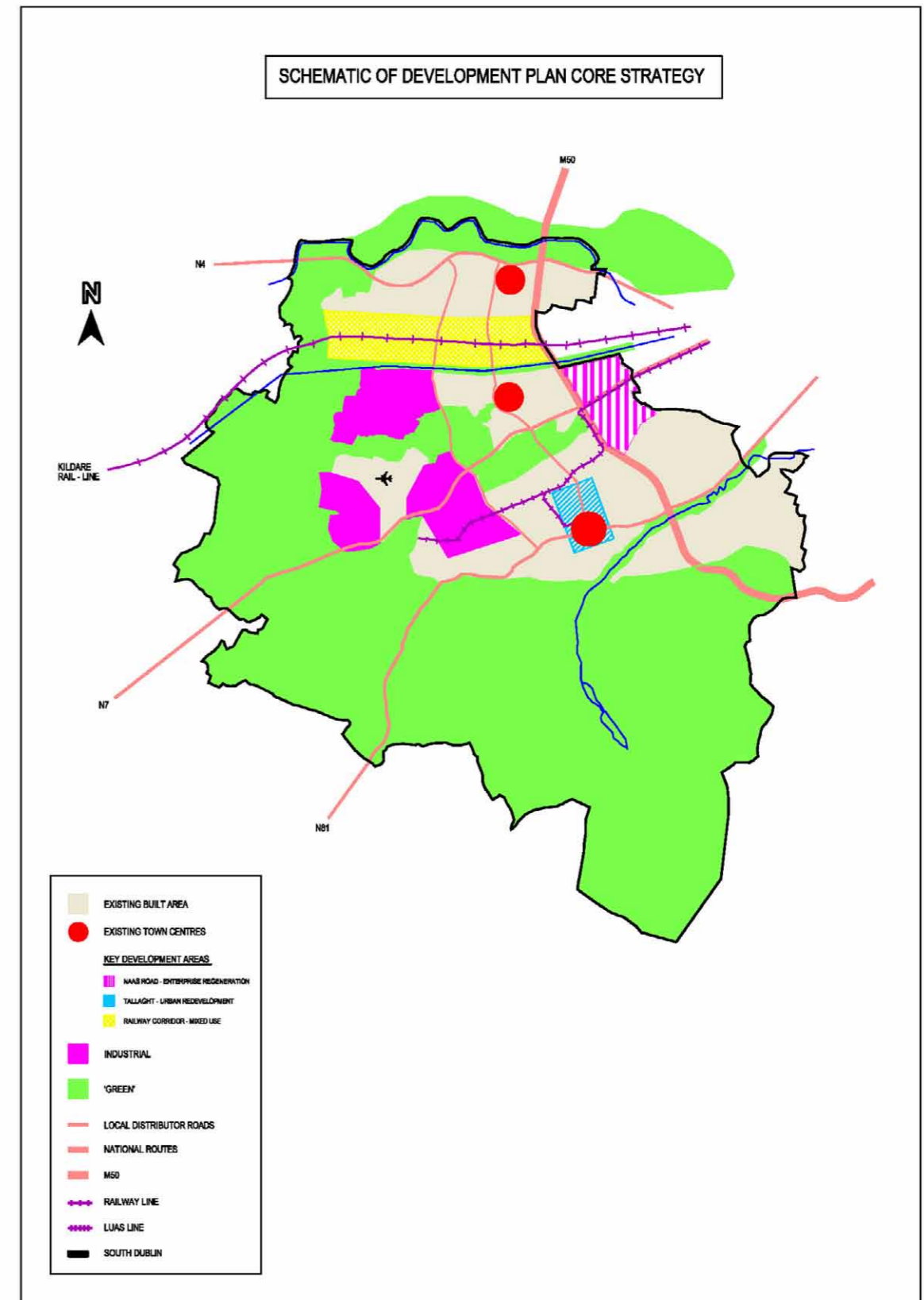
Use Classes	Use Zones														
	A	A1	B	CT	TC	DC	LC	EP1	EP2	EP3	F	G	GB	H	I
Shop-Discout Foodstore	X	O	O ^b	√	√	√	√	O	X	X	X	X	X	X	X
Shop - Local	O	√	O ^b	√	√	√	√	√	√	√ ^g	X	X	X	O ^{a,d}	O ^a
Shop-Major Sales Outlet	X	O	X	√	√	√	X	X	X	X	X	X	X	X	X
Shop-Neighbourhood	O	√	O ^b	√	√	√	√	O	O	O ^g	X	X	X	X	X
Transport Depot	X	X	O	X	O	O	X	O	√	√	X	X	X	X	X
Traveller Accommodation	√	√	√	O	O	O	O	√	√	√	√	√	√	O ^d	O
Veterinary Surgery	O	√	O	√	√	√	√	O	O	O	X	O ^a	O ^a	O ^{a,d}	X
Warehousing	X	X	X	O	O	O	X	O	√	√	X	X	X	X	X

Permitted in Principle √
 Open For Consideration O
 Not Permitted X

- a In existing premises
- b In villages to serve local needs
- c In accordance with Council policy for development in rural areas
- d Not permitted over 350m contour
- e A lawn cemetery is permitted in principle in a 'Green Belt' Zone ('GB' Zone)
- f In accordance with a Local Area Plan
- g To service the local working population only
- h For small-scale amenity or recreational purposes only
- i In accordance with Policy for Offices over 1,000m² in EP2 areas

Note:
 In relation to zoning objective A1 it should be noted that 'Permitted in Principle' relates to uses included or likely to be included in the Area Plan for that area. Following adoption of the Area Plan or when development has taken place proposals within this zone will then be regarded as falling within the zoning Objective 'A'.

SCHEMATIC OF DEVELOPMENT PLAN CORE STRATEGY





THEME 1
A Living Place



Section 1
Introduction

LIVING PLACE

1.1 Introduction

Successful and inclusive planning is about creating vibrant places that accommodate a variety of needs and activities including housing, employment and recreation, and above all about the enhancement of quality of life. The Development Plan with its range of strategies to create a better physical environment and to promote access to housing, community facilities, public transport, etc., has an important role in reducing social exclusion in the County.

Housing Policies are focused on the Lifecycle Approach whereby individuals are placed at the centre of policy development and in the provision of housing the policies of the Development Plan aim to provide for the different lifecycle stages including children, people of working age, older people and people with disabilities. Housing is integral to developing Sustainable Communities and places where people want to live and work, now and into the future. The concept of sustainable communities is central to the Government's Housing Policy Statement outlined in *Delivering Homes, sustaining communities (2007)* whereby Sustainable Communities are considered to meet the needs of existing and future residents, are sensitive to their environment, and contribute to a good quality of life. They are safe and inclusive, well-planned, built and run, offer equality of opportunity and good services to all. The theme of Sustainable Communities is core to the Development Plan.

The fundamental aim of delivering sustainable communities is strategically focused to develop a housing sector that delivers better quality housing responses and recognises the positive potential that housing can contribute to overall social and economic well being. Improved housing can be achieved through the integration of land-use (including mixed uses) and transportation, applying urban design principles, improved space standards and promoting energy efficiency. Housing policies focus on a joined-up, multi-disciplinary and holistic approach. The core objective of Irish Housing Policy is to enable every household to have available an affordable dwelling of good quality, suited to its needs in a good environment and as far as possible at the tenure of its choice.

South Dublin County has benefited from a range of Integrated Area Plans and Urban Renewal Schemes which assisted in the regeneration of disadvantaged areas and the provision of community facilities. Through the policies

of the Development Plan the physical, economic, social and environmental regeneration of identified areas will continue. It is a core aim of the Plan to enable the improved access to education, healthcare, social activities and recreation for all those who live and work in the County.

The direct impact of planning on the well-being of individuals and communities is recognised and reflected in the Development Plan. Many of the policies and objectives set out in this Plan will have a positive impact on social inclusion. The provision of social, educational, cultural, recreational and leisure facilities as well as providing for open space will be achieved while adapting to and mitigating the impacts of climate change.



Section 2 Housing

1.2 HOUSING

1.2.1 Aim

To protect and improve residential amenity in existing housing areas; to ensure the provision of high quality new residential environments with sustainable layout and design, with adequate public transport links and within walking distance of community facilities; to require high quality landscape assessment of development in sensitive rural and urban areas; to provide an appropriate mix of house sizes, types and tenures in order to meet different household needs; and to promote balanced communities.

1.2.2 Population and Household Size

The 2006 Census revealed that the population of the County increased by 3.4% to 246,935 persons in 2006 compared to a 9.2% population increase between 1996 and 2002. While the number of households increased by 9.6%, the average household size decreased from 3.21 in 2003 to 3.03 in 2006. Household size is falling due to the formation of smaller households, the impact of population growth and social changes including more elderly people living alone and marital breakdown. However, the average household size in South Dublin County remains the highest in the Dublin Region, and is equal to that of Kildare and Meath.

Census results indicate that the fastest growing area in South Dublin County has been the Lucan-Esker Electoral Division (ED) where population has grown by 733.4% between 1991 and 2006, followed by Firhouse-Ballycullen (148.3%), Saggart (98.3%), Tallaght-Jobstown (98.1%) & Firhouse Village (97.6%), all of which have grown about twice their population since 1991. The EDs characterised by the greatest population decline are Terenure-St. James (-33.1%), Tallaght- Millbrook (-29.5%), Tallaght - Avonbeg (-29.2%), Clondalkin - Rowlagh (-24.9%) and Rathfarnham - Ballyroan (-23.6%).

A significant population trend is the net out-migration from the County in the intercensal period 2002-2006. Although population in the County rose by 8,100 persons, natural increase in South Dublin County was 13,796 persons (i.e. births minus deaths) resulting in net out-migration from the County of 5,696 persons. It is possible that the relatively long lead in time to some of the new development areas in the County such as Adamstown has resulted in a slower

population increase. The further development of these areas will likely result in significant in-migration to South Dublin County in the next intercensal period.

Nationally, 22% of households comprise one person households. In South Dublin County, established areas such as Palmerstown Village (23.6%), Rathfarnham (including Ballyroan (22.7%), Butterfield (22.1%) and Village (29.9%)), Saggart (23.8%) have a slightly above national average percentage of one person households.

Nationally, 18.3% of households comprise a married or cohabiting couple. In areas of South Dublin County, there are a strikingly high number of two person households. This is evident in Lucan-Esker, Lucan Heights, Newcastle and Saggart but this can largely be explained as areas that attract young couples to 'starter homes'. However, as indicated in Table 1.2.1. below, areas such as Palmerstown, parts of Tallaght, Templeogue, Rathfarnham and Terenure have households comprising married or cohabiting couples that represent a range of 20% - 39% of all households.

Table 1.2.1

Area	Percentage of Households comprising Husband and Wife/ Cohabiting Couple Households
State	18.3%
Palmerstown Village	25%,
Palmerstown West	20%,
Rathfarnham Ballyroan	26%,
Rathfarnham Butterfield	27%,
Rathfarnham St. Enda's	39.7%,
Rathfarnham Village	20.5%,
Tallaght Millbrook	22.1%,
Tallaght Oldbawn	20%,
Templeogue Cypress	19.5%,
Templeogue Limekiln	22.3%,
Templeogue Orwell	20.6%
Templeogue Village	24.8%
Terenure Cherryfield	20.9%
Terenure Greentrees	24.6%
Terenure St.James	33.8%

As indicated in the table above, the reduced household size is most noticeable in the long established residential areas of the County. This is due to the changing composition of households, whereby young family members move away to establish independent household units and increased life expectancy resulting in decreased population. The reduction in population density in long established areas is a continuing trend and is of serious concern as it may threaten the viability of facilities in these areas and may also result in a disproportionate component of older people in certain areas rather than a balanced mix of population that leads to, and maintains, sustainable communities.

As a result of land availability and rising car ownership much of the population and household increase in the County over the past fifteen years was located in areas along the suburban fringe. This resulted in extensive suburban development at densities which were relatively low by European standards. It also indicated that people were moving from areas of developed infrastructure to areas where infrastructure and facilities were yet to be developed. This pattern of development was not compatible with the principles of sustainable development. The 2006 census results have shown that for the most part, large scale population increases in the outer urban areas has slowed considerably, with the exception of Saggart. The Strategic Development Zone (SDZ) Planning Schemes at Adamstown and Clonburris will ensure that a sustainable pattern of development will be achieved both in terms of the integration of land-use and public transportation and the provision of social infrastructure in tandem with housing.

1.2.3 Housing Need

Existing zoned residential land and other zoned lands where residential development is permitted or open for consideration (Town Centre, District Centre, Local Centre and Enterprise Priority One areas) can accommodate approximately 35,000 dwelling units. This figure is based on lands available for residential development (627ha) and capacity for development in locations such as Tallaght Town Centre and Enterprise Priority One areas. Therefore, given the existing availability and location of zoned residential land, coupled with the widespread opportunity for mixed-use and infill development within the County, it is considered that, at this time, no large-scale expansion of residential zoned land is required and this forms the basis of the settlement strategy for the County.

As outlined above, enough land has been zoned in South Dublin County Councils' area to accommodate

future housing needs as set out in the Regional Planning Guidelines for the Greater Dublin Area. It should be noted that this does not take account of extant planning permissions for residential development not carried out to date or the current reduction in housing demand. On that basis it is considered that there is both sufficient capacity and wide distribution of zoned land around the County to provide housing choice and to meet demand to accommodate the County's future population.

1.2.4. Social Housing

The existing and projected demand for social housing in South Dublin County to the end of the period covered by the Development Plan in 2016 is in the order of 9,000 housing units. Groups generating this need include: homeless people; travellers; older people; people in unfit or overcrowded accommodation and people who cannot afford the accommodation they are occupying. This demand will be partially dealt with by:

- Provision of social housing through the Rental Accommodation Scheme and Leasing Arrangements;
- Provision of social homes under Part V of the *Planning and Development Acts 2000-2007*;
- Provision of social housing in partnership with voluntary housing bodies;
- Accommodation being returned to the Council for re-letting (i.e. casual vacancies);
- Construction of new accommodation, including social housing, on existing or future South Dublin County land banks in a socially integrated way;
- Purchase of new/second hand housing dwellings as appropriate.

1.2.5 Affordable Housing

The need for the introduction of special measures to provide affordable housing came about due to the significant increase in house prices commencing in 1994, especially in the Greater Dublin Area. House prices increased substantially in the late 1990s and in the first half of this decade, however, because of the downturn in the economy, and in particular the sharp contraction in residential construction activity, there has been a substantial

improvement in affordability. However, until confidence and job security are restored, improved affordability means little to many prospective buyers. S.94 of the *Planning and Development (Amendment) Act 2010* provides that a Housing Strategy shall, inter alia;

- Take into account the need to ensure that housing is available for persons who have different levels of income and
- Include an estimate of the amount of affordable housing required in the area of the County during the period of its Development Plan.

South Dublin County Council sourced affordable homes for in excess of 1,800 families during the period 2003 to 2008, using various initiatives. In 2005 South Dublin County opened the Property Path office, which is a modern contemporary estate agent type office, where affordable housing applicants can visit when purchasing their affordable home. Sales of affordable homes are processed through South Dublin County Council and also via the direct sales route i.e. directly through the developer.

1.2.6 Sustainable Development

Sustainable development policies will support the implantation of low carbon energy through more intensive land-use planning, which in turn will be supported by Government legislation in relation to energy requirements for buildings. The development potential of zoned areas should be fully utilised, including the encouragement of appropriate infill development in existing built-up areas and concentration of higher density development in areas with good public transport links. Greenfield land is a valuable and non-renewable resource which must be carefully managed to ensure optimal use. Housing development has an important role to play in mitigating climate change. Locations for housing should be convenient to transport, services and amenities. The Development Plan seeks the integration of land-use and transportation and therefore the bulk of zoned lands in South Dublin County are located along public transport corridors and within the consolidated area. In addition to more intensive land-use planning the Council promotes and supports a range of appropriate renewable domestic energy resources including the exploitation of renewable energy particularly, but not only, the fitting of solar panels, the use of micro renewables, geothermal energy, district heating, and the Plan also promotes housing layouts that maximise passive energy and seeks to maximise and strengthen the concept of climate sensitive design in housing developments.

1.2.7 Design of New Housing Areas

Housing development must empower personal choice. Development Plan policies promote housing development, in new and existing residential areas, which focus on the Lifecycle Approach. Individuals are placed at the centre of policy development and housing provides for different lifecycle stages including children, people of working age, older people and people with disabilities. It also provides for delivery of Sustainable Communities, including the provision of, and ensuring continued viability of, facilities in tandem with housing in order to address issues facing the County. Good quality housing is vital to South Dublin County's economic progress in terms of improving and sustaining competitiveness and therefore the County must be seen locally, nationally and internationally by businesses and service providers as a place which offers good and affordable housing and creates areas with a strong sense of place in order to deal with issues of out-migration.

The challenge is to design residential environments that impact positively on quality of life and comprise attractive safe streets with a mix of house types, sizes and designs; that have good pedestrian, cycling and public transport links; and where housing is within walking distance of neighbourhood centres, community facilities and open space. In this regard all developments will be expected to adhere to Sustainable Neighbourhoods in Section 1.4.

The concept of Sustainable Neighbourhoods is based on indicators of sustainability derived from a review of best practice across Europe and Ireland and aims to create sustainable communities rather than just housing developments. This is a holistic approach for small and large-scale development proposals that integrates:

- Urban Design
- Land Use
- Housing Type
- Sustainable Transport
- Provision of appropriate supporting facilities
- Ecology and Landscape
- Energy Efficiency
- Phasing of Development

The Plan sets out clear guidance in Sustainable Neighbourhoods in Section 1.4. This section provides clarity as to what constitutes acceptable design quality facilitating the delivery of good quality new development.

1.2.8 Social Integration and House-Types, Sizes and Tenures

In the past, residential development has been characterised by large tracts of single-type housing, which has resulted in areas of social exclusion and disadvantage. Policies are set out in this Plan which seek to counteract social segregation through the integration of social, affordable and private housing and which seek a mix of house types and sizes to reflect the changing needs of the population.

In terms of dwelling mix South Dublin County has the highest percentage of semi-detached dwellings and the lowest percentage of apartments of the four Dublin Authorities. Although the concentration of dwelling construction during the South Dublin County Development Plan 2004-2010 period was in the form of apartment development and the proportion of households accommodated in a purpose built apartment block has more than doubled to 7.4%, nonetheless approximately 85% of all dwellings in the County are houses. Apartments should be designed to provide good quality, permanent and sustainable living accommodation and should not be predicated on the assumption that apartment living is a transient phase in the life of people who will eventually move to a house. The Department of Environment, Heritage and Local Government have published a number of guidelines recently that address apartment development including, *Sustainable Urban Housing: Design Standards for New Apartments (2007)*, *Sustainable Residential Development in Urban Areas (2009)* and *Quality Housing for Sustainable Communities (2009)*. The objectives and recommendations of these guidelines are incorporated into the Development Plan.

1.2.9 Rural Housing

In terms of Development Plan policy, the issues faced by the rural area relate primarily to balancing the need for local social and economic development and ensuring the continued viability of rural communities, with protecting the area against pressures for development generated by the proximity of the city. These include pressures for expansion of the suburbs and construction of one-off housing. The impact of such development is particularly acute in the Dublin Mountain areas, where the pressures of the last

twenty years have resulted in a density of development in some areas which threatens the rural character and high amenity value of that area. Strict management will continue to be maintained over the development of one-off housing and development will be diverted into existing village nuclei wherever possible.

1.2.10 South Dublin County Council Housing Strategy 2010 - 2016

The purpose of the Housing Strategy is as follows:

- Identify the existing and likely future need for housing in the area of South Dublin County;
- Ensure that sufficient zoned and serviced land is provided to meet the different needs of different categories of households;
- Ensure that South Dublin County provides for the development of sufficient housing to meet its obligations as set out in the Regional Planning Guidelines;
- Counteract undue segregation between persons of different social backgrounds.

All tenures are taken into account when assessing need i.e. owner-occupier, social housing and private rented accommodation. When examining the Housing Strategy, a key objective is to ensure that the strategy meets the diverse needs of existing and future residents, is sensitive to their environment, and contributes to a high quality of life. The *Housing Policy Framework – Building Sustainable Communities (2005)* set out the Government's vision for housing policy over the coming years. The key objective outlined in the policy framework is to build sustainable communities and to meet individual accommodation needs in a manner that facilitates and empowers personal choice and autonomy. Sustainable communities are places where people want to live and work, now and in the future. High standards of residential development to include lifetime adaptable design are critical to the quality of life of residents in South Dublin County.

The aims and objectives of the Housing Strategy 2010-2016 will continue to provide and support the development of innovative programmes to deliver good quality homes in South Dublin County at affordable prices. It is considered appropriate that a reservation for social and affordable housing should continue to be applied to

proposed residential developments in the County. The Housing Strategy 2004-2010 required 15% of residential developments to be reserved for Social/Affordable housing purposes. The roll-out of this strategy has proved successful and is being pursued and continues to receive high levels of co-operation. Having regard to the flexibility introduced in the *Planning and Development Acts* and having regard to all of the relevant factors, a net countywide requirement of 15% Social/Affordable Housing in private residential developments is appropriate. Regard will have to be had of the changing needs of South Dublin County Council during the period of the Housing Strategy 2010-2016, changing market and economic conditions and the most suitable options available to South Dublin County Council under the relevant legislation and housing schemes.

1.2.11 South Dublin County Council Traveller Accommodation Programme.

South Dublin County has one of the highest numbers of Traveller families in the state with a per capita population that is the highest in the Greater Dublin Area and significantly ahead of the National average. The *South Dublin Traveller Accommodation Programme 2009-2013* envisages the provision of 177 units of accommodation of all types by the end of 2013 (residential caravan park bays, group houses and standard social houses).

The Traveller Accommodation Programme 2009-2013 will make provision for prioritising where possible developments that were due to be commenced and completed in the Traveller Accommodation Programme 2004-2009 but were not delivered on. It is likely that the *Traveller Accommodation Programme 2014-2018* will comprise any unfinished objectives of the 2009-2013 Programme plus additional proposals to cater for new family formations, including those anticipated in the 2009-2013 Programme which have not yet materialised.

The implementation of the Programme will mean that the Council will provide group and standard housing options as well as residential caravan park bays, for the accommodation of Travellers who are indigenous to South Dublin County, in accordance with the Assessment of Need carried out under the Traveller Accommodation Act (1998). In so providing the Council recognises Travellers' cultural identity as a minority group some of whom travel, and strives to accommodate Travellers in a culturally appropriate way catering for their social needs.

1.2.12 Strategy

The Development Plan strategy for housing is set out below. In drawing up this strategy, the Council has had regard to the issues identified in the Issues Brochure and Background Issues Paper produced during the pre-draft consultation process including adapting to climate change, quality of life concerns, and the need to consolidate the County, as well as issues raised in the public consultation exercises.

The Development Plan strategy reflects in the policies and objectives national planning guidance including the *Regional Planning Guidelines for the Greater Dublin Area*, the *National Spatial Strategy 2002-2020*, the *National Development Plan 2007-2013*, *Sustainable Development – A Strategy for Ireland* (1997), *Ireland National Climate Change Strategy 2007-2012*, *Sustainable Residential Development in Urban Areas Guidelines (2008)*, *Delivering Homes, Sustaining Communities (2007)*, *Quality Housing for Sustainable Communities (2007)*, *Sustainable Rural Housing Guidelines (2005)*, the Council's Housing Strategy 2010-2016, and *Traveller Accommodation Programme 2009-2013* (and any subsequent updates).

The strategy of the Council for residential development in the County is as follows:

- **Provide sufficient zoned land to accommodate the growing population.**
- **Secure the implementation of the Council's Housing Strategy and Traveller Accommodation Programme.**
- **Promote Sustainable Communities that deliver quality well-designed housing responses that recognise the positive potential housing can contribute to overall social and economic well being within the County.**
- **Ensure that all new residential development complies with Council policies regarding Sustainable Neighbourhoods and Urban Design principles so that Sustainable Communities are developed to meet the needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life.**

- **Promote higher residential densities only at appropriate locations where such development ensures a high standard of protection of existing residential amenities and the established character of areas and encompasses appropriate design and amenity standards, having regard to public transport infrastructure and guidelines on *Sustainable Residential Development in Urban Areas (2008)*.**
- **Provide for changing household sizes and promote an appropriate mix of dwelling types, sizes and tenures and different densities to empower personal choice and to meet the needs of different lifecycle stages and facilitate the creation of balanced communities.**
- **Provide for changing housing needs, and promote the provision of affordable and social housing and housing for groups with particular needs including sheltered housing, housing for people with disabilities and housing for homeless people, in accordance with the Council's Housing Strategy.**
- **Counteract social segregation and facilitate the development of balanced communities through promoting mixed social/affordable/private housing development.**
- **Promote the consolidation of existing built-up areas with falling population by facilitating good quality appropriate infill development which would maintain the viability of local services whilst protecting essential amenities and valued open space and consider investigating the carrying out of a planning study assessing options for downsizing in established areas.**
- **Strictly manage the spread of one-off housing and the expansion of the suburbs into the rural, mountain, Liffey Valley and high amenity zones whilst consulting and listening to the concerns and coherent arguments of the rural communities concerned.**
- **Promote public participation.**

- **Secure the implementation of the Clonburris Strategic Development Zone (SDZ) Planning Scheme and continue the implementation of the Adamstown Strategic Development Zone (SDZ) Planning Scheme and work closely with service-providers in order to ensure delivery of the necessary infrastructure for the successful implementation of the SDZ Planning Schemes.**

1.2.13 Residential Density

Improving quality of life for residents of the County and adapting to climate change is integral to the principles of proper planning and sustainable development. Consolidating the County by making the best use of land will result in a reduction in commuting times and will reinforce capital investments, such as public transport infrastructure. Higher residential densities will be encouraged at appropriate locations, however, such development must ensure a balance between reasonable protection of existing residential amenities and the established character of areas, with the need to provide for sustainable residential development.

1.2.13.i Appropriate Locations for Increased Densities:

In general, increased densities will be encouraged on residentially zoned lands and particularly in the following locations:

- Town centres.
- Brownfield sites.
- Public transport corridors.
- Inner suburban/ infill – where appropriate.
- Institutional lands.

1.2.14 POLICY

1.2.14.i Policy H1: Higher Residential Densities

It is the policy of the Council to encourage higher residential densities at suitable locations, particularly close to existing or proposed major public transport corridors and nodes, and in proximity to major centres of activity

such as town and district centres. In promoting more compact higher density forms of sustainable residential development it is Council policy to have regard to the policies and objectives contained in the following guidelines, and any new guidelines published during the lifetime of the Development Plan:

- *Sustainable Residential Development in Urban Areas (2009)*
- *Urban Design Manual – A Best Practice Guide (2009)*
- *Quality Housing for Sustainable Communities (2007)*

1.2.14.ii Policy H2: Town Centre Densities

It is the policy of the Council to maximise town centre population growth, and therefore there will in general be no upper limit on the number of dwellings that may be provided within any town, subject to the safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.

1.2.14.iii Policy H3: Brownfield Sites Densities

It is the policy of the Council to maximise any land which has been subjected to building, engineering or other operations, excluding temporary uses or urban green spaces and in particular to maximise **redundant industrial lands identified as Enterprise Priority One zoned lands to consolidate the County and where such sites are identified that are close** to existing or planned future public transport corridors, the opportunity for their redevelopment to higher densities will be promoted, subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 and in accordance with Local Area Plans or Approved Plans.

1.2.14.iv Policy H4: Public Transport Corridors Densities

It is the policy of the Council to maximise public transport investment and promote sustainable settlement patterns. Walking distances from public transport nodes **will be used to define public transport corridors**. Increased densities will be promoted within 500m walking distance of a bus stop, or within 1km of a light rail stop or a rail station. The capacity of public transport will be taken into account. In general, minimum net densities of 50 dwellings per hectare, subject to appropriate design and amenity standards, will be applied to public transport corridors, with the highest densities located at rail stations/bus stops, and decreasing with distance from such nodes. Development at such locations will be subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.

1.2.14.v Policy H5: Inner suburban/ infill Densities

It is the policy of the Council to promote the provision of additional dwellings on appropriate sites within inner suburban areas, proximate to existing or due to be improved public transport corridors, particularly to eliminate where there is proven anti-social behaviour in **the area, by facilitating infill residential development or sub-division of dwellings** subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.

1.2.14.vi Policy H6: Inner suburban/ infill Densities on Council Owned Land

It is the policy of the Council to identify sites for small-scale **infill housing development on** lands in Council ownership which are no longer considered appropriate for retention as open space and/or recreational areas (i.e. **lands subject to zoning objective 'F'**).

These are areas of open space in some estates which are of little amenity value due to their size, location or configuration. Open spaces which are not overlooked by housing can also become the focus of anti-social behaviour. The Council will identify suitable sites for appropriate infill development, having regard to protection of the amenity of existing residents, and the availability of alternative usable space in close proximity. This policy will only be pursued where in-depth consultation takes place with the relevant communities concerned and when examining nearby alternative usable open space takes account all age groups. This policy will be pursued in accordance with the same standards as apply to private estates i.e. building heights, building lines etc. An Approved Plan will be drawn up and adopted to control any such proposed infill development, where the area of land considered for development is greater than 2 hectares.

1.2.14.vii Policy H7: Institutional lands Densities

Where lands in institutional use, (such as education, health, residential or other such use), are proposed for redevelopment, it is the policy of the Council to retain the open character of their lands wherever possible, subject to the context of the quality and provision of existing or proposed open space in the area generally. In the development of such lands, average net densities at least in the range of 30-50 dwellings per hectare should prevail and the objective of retaining the open character of the lands achieved by concentrating increased densities in selected parts (up to 70 dwellings per hectare where appropriate). Development on institutional lands will be subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or a masterplan outlining proposals for the entire landholding.

1.2.14.viii Policy H8: Outer Suburban/ 'Greenfield' sites Densities

It is the policy of the Council to ensure the **greatest efficiency of land usage on such** lands through the provision of net residential densities in the general range of 35-50 dwellings per hectare, involving a range of housing types where possible. Development

at net densities less than 30 dwellings per hectare will generally be discouraged in the **interests of land efficiency, particularly on sites in excess of 0.5 hectares. Development in Outer Suburban/ 'Greenfield' sites will be subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.**

1.2.14.ix Policy H9: Provision for Lower Densities in Limited Cases

It is the policy of the Council to facilitate a choice of housing types within urban areas and therefore a limited provision may be made for lower density schemes provided that, within a neighbourhood or district as a whole, average densities achieve any minimum standards outlined in the policies above.

1.2.15 High Quality Design

A central function of land-use planning is to ensure that new residential development presents a high quality living environment for its residents, in terms of the standard of individual dwelling units and of the overall layout and appearance of the scheme.

In any pre-application consultations, the Council will place emphasis on the importance of qualitative standards in relation to design and layout of high-density schemes, so as to ensure adequate residential amenity both for prospective residents of new higher density developments and for residents of existing adjoining developments.

1.2.16 POLICY

1.2.16.i Policy H10: High Quality Design and Layout in New Residential Development

It is the policy of the Council to promote a high quality of design and layout in new residential development and ensure that all development complies with the safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or be in accordance with Local Area Plans or Approved Plans.

1.2.17 Protection of Residential Amenity in Existing Areas

In order to protect residential amenity, the zoning objectives for residential areas are framed so as to exclude non-compatible uses. In addition, the standards set out in the Plan seek to ensure that any new development in existing residential areas (e.g. extensions, additional houses in side gardens, etc.) would have a minimal impact on residential amenity.

1.2.18 POLICY

1.2.18.i Policy H11: Residential Amenity in Existing Residential Areas

It is the policy of the Council to protect and improve residential amenity in existing residential areas.

1.2.19 Conservation of Housing Stock

The existing housing stock provides a valuable resource in terms of meeting the needs of a growing population and its retention is of considerable importance. Protection of the existing stock is a recognition that suitable greenfield development land is a finite resource which must be managed carefully if we are to protect the County's rural/mountain/Liffey Valley and high amenity hinterland and achieve sustainable development.

There may be a preference to retain existing houses that, while not Protected Structures, do have their own merit and/or contribute beneficially to the area in terms of visual amenity, character, or accommodation type.

In larger proposals, for demolition of existing structures, the balance between the greater energy efficiency ratios of the new build, its size for running costs/impacts, and resources used for its construction, and those of the existing dwelling and the embodied energy lost in its demolition will be considered.

1.2.20 POLICY

1.2.20.i Policy H12: Conservation of Existing Housing Stock

It is the policy of the Council to conserve the existing housing stock of the County wherever possible. Replacement dwelling

units will be considered taking into account the character of the area and scale of proposed development.

Implementation of this policy will involve the use of the Council's powers under planning/housing and associated legislation to:

- curtail the change of use of existing housing to other uses;
- reduce dereliction/decay of existing dwellings;
- promote the retention of residential uses in existing centres such as Rathfarnham, Tallaght, Clondalkin, and Lucan;
- encourage residential use of the upper floors of commercial properties in town, district and local centres and
- prevent any new development or change of use which would seriously reduce the amenity of nearby dwellings.

1.2.21 Vitality of Established Residential Areas

It is recognised that there is a need to retain residential services and amenities in built-up areas which could be affected if the critical mass of population in these areas continues to decline. It is important therefore, to promote supplementing existing population levels by permitting additional dwelling units in these areas, encompassed under the principles of urban consolidation and sustainability. Intensification in this fashion should help redress population decline in some of the mature, long established residential areas, where the long term pattern of low density and falling occupancy rates could adversely impact on the delivery of local services and could also undermine existing social infrastructure such as schools, shops and public transport provision. New households in existing residential areas may be catered for in a number of ways, including through the promotion of:

- Additional, often small-scale, accommodation;
- Development of under-utilised and under-developed sites and
- The sub-division of exceptionally large houses on relatively extensive sites.

1.2.22 POLICY

1.2.22.i Policy H13: Sustainable Development of Existing Built-Up Areas

It is the policy of the Council to promote appropriate sustainable development of existing built-up areas in order to retain population levels and delivery of local services.

1.2.23 Infill Development in Residential Areas

Infill development concerns areas that are largely built-up and where the proposal is not of such a scale that it represents a major addition to, or redevelopment of, the existing physical fabric. These existing areas, be they older town or village centres, or established suburban residential or mixed-use areas possess individual character. Corner site development is not considered to be infill development for the purposes of this Plan.

Locations suitable for infill development include:

- Mature residential areas with falling populations
- Areas with existing under-utilised infrastructure

Infill development sites may be on small gap infill, unused or derelict land, backland areas, larger residual sites or sites assembled from multiple owners. A balance has to be struck between protection of amenities, privacy and established character and the need to provide residential infill.

Innovative and contemporary design solutions will be encouraged that maximise the characteristics of the site, subject to the protection and enhancement of residential amenity.

1.2.24 POLICY

1.2.24.i Policy H14: Infill Development in Residential Areas

It is the policy of the Council to encourage the consolidation of the County through well designed, responsive infill developments, located where there are good connections to public transport and services, and that are compliant with the policies and objectives of this Plan.

1.2.25 Backland Development

The development of individual backland sites (i.e. rear garden areas) can conflict with the established pattern and character of development in an area. It can constitute piecemeal development and inhibit the comprehensive redevelopment of a larger backland area where otherwise reasonable development potential exists.

Applications for individual houses in rear gardens will only be considered where the proposed development is supported by a site analysis, concept plan and design statement as outlined in section 1.4 which indicates how the dwelling can form part of a comprehensive plan for the entire backland area in the future.

1.2.26 POLICY

1.2.26.i Policy H15: Backland Development

It is the policy of the Council that backland development will generally only be permitted where development is carried out in a comprehensive redevelopment of the backland to secure a co-ordinated scheme.

1.2.27 Extensions to Dwelling Houses

Domestic extensions are an effective way for homeowners to provide extra space without having to move house when their accommodation needs change. A well-designed extension can personalise and enhance the appearance of the house. Proposals for domestic extensions should have regard to the House Extension Design Guide contained in Appendix 5 and safeguards set out in the Plan including the following:

- Contemporary design is promoted with a building language that is varied and forward-looking rather than repetitive and retrospective;
- The house and its extension should be used as a single dwelling unit;
- In all instances the design and scale of domestic extensions should have regard to adjoining properties;
- The extension should integrate fully with the existing building. External finishes should harmonise in colour, texture and materials with the existing building;

- In general, dormer extensions should not be such as to obscure the main features of the existing roof, i.e. should not break the ridge or eaves line of the roof. Dormer windows should be set back at least three tile courses from the eaves line and should be clad in a material matching the existing roof;
- The front extension should not protrude more than 1.5 metres forward of the existing building line unless it can be demonstrated that it will not have a negative impact on the visual amenity of the streetscape or on the residential amenity of an adjoining property due to overshadowing;
- Single storey rear extensions are generally acceptable provided they do not impact on the residential amenity of adjoining properties and
- In all cases a minimum private rear garden area must be retained.

1.2.28 POLICY

1.2.28.i Policy H16: Extensions to Dwelling Houses

It is the policy of the Council to support the extension of existing dwelling houses in principle subject to safeguards contained within this Plan and within the House Extension Design Guide document contained as Appendix 5.

1.2.29 Corner Site Development

Corner site development refers to the sub-division of an existing house curtilage to provide an additional dwelling in existing built up areas.

1.2.30 POLICY

1.2.30.i Policy H17: Corner Site Development

It is the policy of the Council to favourably consider proposals for the development of corner sites or wide side garden locations within established areas, subject to the following:

- Contemporary design is promoted with a building language that is varied and forward-looking rather than repetitive and retrospective;

- Scale that respects adjoining development;
- Gable walls should not be blank. Buildings should be designed to turn the corner and provide interest and variety to the streetscape;
- Compliance with standards set out in the Plan for both the existing and proposed dwelling;
- Maintenance of existing front building lines and roof lines where appropriate and
- Proximity to piped public services.

1.2.31 Family Flat

A 'family' flat refers to a temporary sub-division or extension of a single dwelling unit to accommodate a member of the immediate family for a temporary period (e.g. older parent or other dependent).

1.2.32 POLICY

1.2.32.i Policy H18: Family Flat

It is the policy of the Council to favourably consider family flat development where satisfied that there is a valid case, provided that the proposal does not otherwise detract from the residential amenity of the area, subject to the following:

- The proposed family flat should be linked directly to the main dwelling via an internal access door;
- The proposed family flat should be subordinate to the main dwelling and should generally not exceed 50% of the floor area of the main dwelling;
- In the case of a two-storey family flat, an internal connecting door will normally be required at both levels;
- External doors will normally only be permitted to the side and rear of the house, with the presumption against an independent front door. Access from an internal door only or by side doors well screened from the front elevation or to the front within an enclosed porch shared with the existing front door and

- A grant of permission will normally be conditioned that the premises be returned to a single dwelling unit when the flat is no longer required for the family member.

1.2.33 Sub-Division of Dwellings

New households in existing residential areas may be catered for through the sub-division of exceptionally large houses on relatively extensive sites.

1.2.34 POLICY

1.2.34.i Policy H19: Sub-Division of Dwellings

It is the policy of the Council that the sub-division of houses into a number of units is acceptable in suburban areas which are characterised by exceptionally large houses on relatively extensive sites where populations are generally falling and which are well served by public transport. In all cases Development Plan standards set out in Sustainable Neighbourhoods in Section 1.4 must be met.

1.2.35 Housing for Older People including Nursing Homes

The proportion of the population aged 65 and over in South Dublin County increased from 6.3% in 2002 to 7.2% in 2006. Given the change in demographics as a key social policy area, housing is a function that needs to adapt in order to meet the needs of a more ageing population.

1.2.36 POLICY

1.2.36.i Policy H20: Housing for Older People including Nursing Homes

It is the policy of the Council to support the concept of independent living for older people, to provide specific purpose-built accommodation to promote the opportunity for older householders to avail of the option of 'downsizing' and to facilitate the provision of nursing/care facilities for older people at appropriate locations.

1.2.36.ii Policy H21: Locations for Housing for Older People

It is the policy of the Council that proposals for accommodation for older people should be located in existing residential areas well served by infrastructure and amenities such as footpath networks, local shops, public transport in order not to isolate residents and allow for better care in the community, independence and access. This preference and presumption towards convenient locations applies to any scheme whether provided by communal set-ups or similar, facilities providing higher levels of care, self-contained units or a mix of these.

1.2.37 Strategic Development Zones

The *Planning and Development Acts 2000-2007* introduced *Strategic Development Zone (SDZ) Planning Schemes* to facilitate specified development of economic or social importance to the State. Under Part IX of the *Planning and Development Acts 2000-2007*, the Government designated 223.5 hectares of land at Adamstown to the south west of Lucan, and 180 hectares of lands at Clonburris as sites for an SDZ Planning Scheme.

The Planning Scheme for the Adamstown SDZ indicates the types of development that may be permitted in the SDZ. Adamstown will be primarily a residential development area with significant community and commercial elements focused on a new railway station, a new district centre and at least two new local centres.

The form of development in the Adamstown SDZ as set out in the Planning Scheme is based on a traditional urban town and village format, with a lively and interconnecting network of streets, squares, public parks and gardens, varied and interesting buildings and a mix of residential, commercial, public and community uses, all in close proximity. The development will be well-served by public transport, including a new station on the upgraded 'Kildare Route' (Heuston to Cork railway line), and the layout will facilitate pedestrians and cyclists.

The Planning Scheme for the Clonburris SDZ will be an exemplar of best practice in sustainable development, place-making and urban design. It will realise the full potential of its high accessibility by public transport, its canal-side location, and its critical mass. This will be a new

eco-district that will set new standards for environmental urban expansion and act as a focus for new mixed-use development in the Greater Dublin Area.

1.2.38 POLICY

1.2.38.i Policy H22: Adamstown and Clonburris Strategic Development Zones

It is the policy of the Council to continue the implementation of the Adamstown Strategic Development Zone Planning Scheme, and secure the implementation of the Clonburris Strategic Development Zone Planning Scheme, both of which were adopted by South Dublin County Council and approved by An Bord Pleanála and form part of this Development Plan in accordance with the Planning and Development Acts 2000-2007.

1.2.39 Housing Strategy

The South Dublin County Council Housing Strategy 2010-2016 forms part of this Development Plan and is contained at Schedule 6. The aim of the Strategy is to identify the overall need for housing in the area of the Development Plan and to ensure that South Dublin County Council provides for the development of sufficient housing to meet its obligations as set out in the *Regional Planning Guidelines for the Greater Dublin Area* and subsequent reviews or updates.

1.2.40 POLICY

1.2.40.i Policy H23: Housing Strategy

It is the policy of the Council to implement the South Dublin County Council Housing Strategy 2010-2016, prepared in accordance with Part V of the *Planning and Development Acts 2000-2007*.

1.2.41 Social and Affordable Housing

A 15% social and affordable housing requirement will be applied in relation to all sites that are residentially zoned or on lands that permit for a mixture of residential development.

1.2.42 POLICY

1.2.42.i Policy H24: Social and Affordable Housing

It is the policy of the Council to promote and encourage the provision of social and affordable housing in accordance with the proposals outlined in the Council's Housing Strategy.

The Council will require the provision of 15% of the land zoned for,

(i) residential use, i.e. use zones 'A' or 'A1',

Or

(ii) for a mixture of residential and other uses, i.e. use zones 'LC', 'DC', 'TC' or 'CT' or Enterprise Priority One zoned lands.

1.2.43 Mix of House Types and Sizes

A mix of dwelling types, sizes and tenures empowers personal choice and meets the needs of different lifecycle stages and facilitates the creation of balanced communities. Further details regarding the Council's requirements in relation to mix of house types and sizes are contained in Sustainable Neighbourhoods in Section 1.4.

1.2.44 POLICY

1.2.44.i Policy H25: Mix of House Types and Sizes

It is the policy of the Council to promote Dwelling Mix to ensure the provision of a wide range of house types and sizes to cater for the different needs of the population, in accordance with the provisions of the Housing Strategy, including:

- Larger houses for families,
- Apartments, duplex units and town houses,
- Two-bedroom units and sheltered housing for older people within their own communities,
- Lifetime adaptable housing/housing for disabled people,

- Housing for homeless people,
- Women's refuges.

1.2.45 Counteracting Social Segregation

S.94 of the *Planning and Development Acts 2000 - 2007* states that a Housing Strategy shall take into account the need, inter alia, to counteract undue segregation in housing between persons of different social backgrounds. South Dublin County Council aims to combat social exclusion by targeting resources to areas of high disadvantage. The Council has developed socially integrated housing developments throughout the County consisting of affordable, social, private and voluntary housing.

1.2.46 POLICY

1.2.46.i Policy H26: Counteracting Social Segregation

It is the policy of the Council not to allow the provision of large tracts of single class housing and to encourage the development of mixed and balanced communities so as to avoid areas of social exclusion.

1.2.47 Traveller Accommodation Policy

The Council's *Traveller Accommodation Programme 2009-2013* sets out Council policy regarding the provision of Traveller Accommodation. It is unlikely that all of the specific objectives as set down in that Programme will be completed by the end of 2013, and accordingly, it is likely that a new Traveller Accommodation Programme for the period 2014-2019 will be proposed.

Tables setting out existing and proposed Traveller accommodation as contained in the Traveller Accommodation Programme are set out below. This information is also contained on the Development Plan maps.

Because of the serious need to provide accommodation for Travellers and the difficulties associated with such provision, it is the intention of the Council to avail of all opportunities for implementing the Traveller Accommodation Programme. Accordingly, in addition to the sites and areas set out above, no area of the County can be excluded from consideration for this purpose and all developable sites in the County will be examined for their suitability as the demand requires and particularly as the *Traveller Accommodation Programme 2014-2019* is prepared.

The design and layout of accommodation will be undertaken in conjunction with members of the Travelling community and will have regard to:

- General policy requirements concerning siting and design criteria as set out in this Plan;
- *'Revised Guidelines for Residential Caravan Parks for Travellers'* (1997, or as may be amended from time to time) and
- *'Guidelines for Group Housing for Travellers'* (2002, or as may be amended from time to time).

In accordance with Government policy, a transient site to cater for nomadic/non-indigenous Travellers will be provided at a location yet to be identified as part of a Greater Dublin Strategy whereby comprehensive but complementary provision will be made to cater for this need spread across the seven local authority administrative areas in the Dublin and Mid-East regions.

1.2.48 POLICY

1.2.48.i Policy H27: Traveller Accommodation Programme

It is the policy of the Council to implement the *Traveller Accommodation Programme 2009-2013* (and subsequent updates). In accordance with the Programme, residential caravan parks and Traveller specific group housing schemes will be provided for the accommodation of Travellers who normally reside in the County and who are included in the most recent assessment of need for Traveller-specific accommodation, in addition to providing standard social housing to meet their needs.

Table 1.2.2: Existing Traveller Accommodation

Permanent Parks	Residential Caravan	Traveller Specific Group Housing	Mixed development – Group Houses & RCPs
Cherryfield, Knocklyon		Oldcastle Drive, Clondalkin	Hazel Hill, Kiltalown
Owendoher, Ballyboden		Greenhills Grove, Tymon	Kishogue Park, Lucan
		Kiltipper, Tallaght	Lynchs Park, Lucan
		Kimmage Manor	
St. Aidan's Brookfield		Daletree, Firhouse	
Ballyowen, Lucan		St. Aidan's Close, Brookfield	
Belgard Road		McUlliam Gardens, Fortunestown	
Turnpike		Haydens Place, Lucan	
Belgard Park		Tay Lane, Newcastle	
Stocking Hill, Stocking Lane (nearing completion)		Newcastle Lyons, (nearing completion)	
		Coldcut Road (nearing completion)	

Table 1.2.3: Traveller Accommodation (under construction)

Permanent Parks	Residential Caravan	Traveller Specific Group Housing	Mixed development – Group Houses & RCPs
Stocking Hill, Stocking Lane (nearing completion)		Newcastle Lyons, (nearing completion)	
		Coldcut Road (nearing completion)	

Table 1.2.4: Proposed Traveller Accommodation

Specific Location	General Locations (sites yet to be selected)
Adamstown (3 sites as identified in SDZ planning scheme)	Rathcoole
Turnpike, Redcow	Bustyhill
Ballyowen Lane, Ballyowen	Blackchurch
Oldcastle Park	Brittas
Belgard Road	
Lock Road	
Owendoher Haven (further development of facility)	

Note: RCPs - Residential Caravan Parks

1.2.49 Radon Gas

Technical Guidance Document C of the current Building Regulations provides technical information on the importance of radon prevention measures within dwellings and how they should be installed effectively. In an era of increasing sustainability of design and air tightness of construction systems, it is increasingly important that correct measures to deal with radon are fully implemented at the preliminary design stage.

1.2.50 POLICY

1.2.50.i Policy H28: Radon Gas

It is the policy of the Council, in partnership with other relevant agencies, to promote best practice in the implementation of radon prevention measures.

1.2.51 Management of One-Off Housing in Rural Areas

The Council acknowledges the distinctive characteristics of the rural communities of the County, supports their way of life, and through its policies will endeavour to ensure their continued existence as viable communities subject to the principles of sustainability.

In order to protect the character and amenity value of the rural, mountain, Liffey Valley and high amenity zones and to promote the achievement of sustainable development, it is necessary to restrict the growth of urban generated one-off housing. In addition to the policy criteria set out below, all applications for housing will be subject to other relevant policy considerations and to such siting, design, density, occupancy or other development management requirements as may be appropriate.

Development proposals will be evaluated in accordance with the following policy criteria.

1.2.52 POLICY

1.2.52.i Policy H29: Management of One-Off Housing in Rural Areas

It is the policy of the Council to restrict the spread of one-off housing into the rural, mountain, Liffey Valley and high amenity zones (zones 'B', 'H', 'I' and 'G') and to

encourage such housing, where acceptable, into existing village nuclei subject to availability of the necessary services.

The Council will seek to facilitate the development of a cluster-type residential housing development at an appropriate location within Brittas Village in an effort to satisfy local housing need for applicants who do not have access to appropriate sites in the general Brittas area.

The Council will seek to facilitate a cluster-type residential development on Council owned land at Bohernabreena, in an effort to satisfy local housing need for applicants who do not have access to appropriate sites in the general Bohernabreena/Glenasmole area.

1.2.52.ii Policy H30: Rural Housing Policies and Local Need Criteria

It is the policy of the Council that in accordance with the Sustainable Rural Housing Guidelines (April 2005) issued by the Minister for the Environment, Heritage and Local Government and in accordance with Circular SP 5/08 Rural Housing Policies and Local Need Criteria in Development Plans: Conformity with Articles 43 and 56 (Freedom of Establishment and Free Movement of Capital) of the European Community Treaty issued by the DOEHLG on 30th September, 2008, "persons who are an intrinsic part of the rural community" or "persons working full-time or part-time in rural areas" as described under Section 3.2.3 (Rural generated housing) of the Sustainable Rural Housing Guidelines (April 2005) shall be favourably considered in relation to rural housing.

Rural generated housing arises where the applicant is indigenous to the rural area or has close family links to the rural area or who works in a type of employment intrinsic to the rural economy, which requires the applicant to live in the rural area, to be close to their rural-based employment. Urban generated housing arises where the applicant has no indigenous links with the rural area, currently lives and works in the urban area and wishes to live in the rural area.

1.2.52.iii Policy H31: Rural Amenity and Agricultural Zone

It is the policy of the Council that within areas designated with Zoning Objective 'B' ("to protect and improve rural amenity and to provide for the development of agriculture") new or replacement dwellings will only be permitted on suitable sites where,

- Applicants can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community)

Or

- Applicants have close family ties with the rural community.

1.2.52.iv Policy H32: Dublin Mountain Zone

It is the policy of the Council that within areas designated with Zoning Objective 'H' ("to protect and enhance the outstanding natural character of the Dublin Mountain Area") new or replacement dwellings will only be permitted where the:

- Applicant is a native of the area and,
- Applicant can demonstrate a genuine need for housing in that particular area and,
- Development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming and
- Development would not prejudice the environmental capacity of the area, and that it would be in keeping with the character of the mountain area.

These criteria are in accordance with the Sustainable Rural Housing Guidelines (2005), having regard to the outstanding character of the area and to its exceptional landscape quality.

1.2.52.v Policy H33: Exceptional Housing Need in Dublin Mountain Zone

It is the policy of the Council within areas designated with Zoning Objective 'H' ("to protect and enhance the outstanding natural character of the Dublin Mountain Area") to consider permitting a new or replacement dwelling on a suitable site where exceptional health circumstances exist, whether such circumstances relate to the applicant themselves or where the applicant is a person such as a Registered General Nurse caring, nurturing and looking after the health and well being of an immediate elderly family member or relation in the community in a professional capacity that would otherwise require hospitalisation.

1.2.52.vi Policy H34: High Amenity Zone

It is the policy of the Council that within areas designated with Zoning Objective 'G' ("to protect and improve high amenity areas") new or replacement dwellings will only be permitted where the;

- Applicant can demonstrate a genuine need for housing in the area and
- Development is directly related to the area's amenity potential or to its use for agriculture.

1.2.52.vii Policy H35 : Liffey Valley Zone

It is the policy of the Council that within areas designated with Zoning Objective 'I' "to protect and enhance the outstanding character and amenity of the Liffey Valley and to preserve its strategic importance as a green break between urban settlement areas" development will be limited as follows:

1. Development directly related to the area's amenity potential or to its use for agriculture, but not to impinge on the landscape, or vistas of the valley or compromise its biodiversity or amenity.
2. New or replacement dwellings; which shall be limited to:

- the replacement of existing structures by structures of a similar size;
 - the provision of extensions or alterations to existing structures – not to exceed 50% of the original structure
 - the provision of domestic garages, greenhouses, shed or similar non-residential structures for uses incidental to the enjoyment of the dwelling house as such
3. The use of land for recreational purposes, including recreational buildings, subject to such not impinging on the landscape or vistas of the valley, or compromising its biodiversity
 4. Redevelopment or extensions of existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity, subject to such being of scale, design, type and overall impact as not to impinge on the landscape, or vistas of the valley or compromise its biodiversity or amenity.

1.2.52.viii Policy H36: Glenasmole/Bohernabreena Area

It is the policy of the Council that development is generally prohibited within the restricted areas as shown on Figure 6 of the Bohernabreena/Glenasmole Housing and Planning Study (2002, or as may be reviewed and amended from time to time) following consultation with local residents and Elected Representatives, in accordance with Development Plan Policy SCR3, Community Information and Consultation. This includes significant areas of the reservoir catchment which is used as a water supply for domestic use and human consumption. Any proposed development within the Study Area will be subject to criteria and constraints as set out in the Study, giving due regard to the assessment requirements of the Habitats Directive regarding the protection of the integrity of Natura 2000 sites. The area covered by the Study is outlined on the Development Plan maps. The full text of The Study is included in Appendix 8.

1.2.52.ix Policy H37 : Rural Communities of Glenasmole / Bohernabreena /Ballinascorney /Brittas

It is the policy of the Council to seek to ensure the long term viability of the rural communities of Glenasmole/Bohernabreena/ Ballinascorney/Brittias and to this end, will facilitate local residents who wish to build a family home in their local area.

1.2.52.x Policy H38: Green Belt Areas

It is the policy of the Council that where residential development is proposed in Green Belt areas, only individual single storey dwellings on lands comprising at least 4 hectares per dwelling and with a road frontage of a least 200m will be favourably considered.

Dwellings or other buildings must be set back at least 70m from the road boundary and the area between the road and building shall be suitably maintained so as to retain the open rural character of the area. To ensure this type of low density development, necessary to comply with the objective of maintaining the open character of these lands, Council policy with respect to dwellings in rural areas may be waived in 'Green Belt' areas.

Applications for other uses will be considered subject in all cases to the overall objective of maintaining the open character of these lands.

1.2.52.xi Policy H39: Replacement Dwellings in Rural Areas

It is the policy of the Council, when considering planning applications for the refurbishment or replacement of existing dwellings in Liffey Valley, rural, mountain and high amenity zones,

- To be satisfied that there is a genuine need of replacement and/ or refurbishment.
- To be satisfied that the roof, internal and external walls of the dwelling are substantially intact.

- Require that in mountain, Liffey Valley and high amenity zones the replacement house shall be constructed substantially on the footprint of the existing house, unless there is a strong planning reason to allow alternative siting to be permitted (e.g. existing house within 200m of a stream or watercourse).

1.2.52.xii Policy H40: Sterilisation of Land

It is the policy of the Council, in appropriate circumstances, to enter into a legal agreement with a landowner to restrict or regulate the development of land by sterilisation in accordance with the provisions of S.47 of the *Planning and Development Acts 2000 - 2007*, or other relevant legislation as may be enacted from time to time, as a condition in the grant of permission for development in rural, mountain and high amenity zones, where such an agreement would be consistent with the Council's policy for dwellings in such areas.

Sterilisation agreements will generally apply for a 10-year period.

1.2.52.xiii Policy H41: Occupation Condition

It is the policy of the Council that conditions attached to the grants of permission for housing in rural, mountain or high amenity zones will include the stipulations that the house must be first occupied as a place of permanent residence by the applicant and/or by members of his/her immediate family.

When imposing a condition to the above effect, the Council will normally stipulate that the first occupation of the dwelling shall be for a minimum period of seven years or such other longer period of time as is considered appropriate.

1.2.52.xiv Policy H42: Dwellings in Rural Areas

It is the policy of the Council that where rural housing is in accordance with the Council's policies on rural housing, such development will be considered in accordance with the following criteria:

- Clustering or grouping of housing is preferable to one-off housing as this development pattern facilitates a more sustainable integration of development in the rural landscape. Where clustering cannot be achieved, a site should have a road frontage of at least 60m so as to preserve the rural or high amenity quality of the area and to avoid a suburban form of development;
- Dwellings shall be subservient to the rural landscape to protect rural amenity. Site analysis, which informs dwelling location and ancillary grounds design, is to be submitted with a planning application. The traditional field pattern should be preserved and roadside and field boundary hedges retained or reinstated. A tree and hedgerow planting scheme will generally be required in order to enhance rural amenity. Access roads and driveways should respect site contours. Recessed gateways should be constructed in local materials and in a style indigenous to the area;
- The Council will not insist on the use of particular architectural styles. A design which is incompatible with site conditions, to an extent that it would be dominant, intrusive or incongruous in the landscape, will not be permitted. Reconstituted stone finish is generally unacceptable. Buildings should not be located on a ridgeline or in an elevated position on a site. The site contours should be respected. Roof types and materials will be managed in the interest of visual amenity. In the Dublin Mountain Zone new dwellings should be low rise, generally single-storey structures and
- While the overall aim of protecting the rural areas is common to the Liffey Valley, High Amenity, Mountain, Green Belt and Agricultural land use zones, there are differing aspects of siting and design which are particularly important in each type of area. In managing development the Council will, therefore, have regard to the specific aspects of siting and design that are relevant in the individual areas. Guidelines on the siting and design of rural dwellings are set out in Appendix 3 of the Plan, or any future rural design guide.

1.2.52.xv Policy H43: Vehicular Access

It is the policy of the Council that vehicular access to rural dwellings will not be permitted on to national routes in the County; entrance gates shall be recessed and the wing walls or fences splayed so as to provide adequate sight distances in both directions depending on the traffic conditions and the characteristics of the roadway at that location; Existing roadside hedges should, however, be retained as far as possible.

1.2.52.xvi Policy H44: Water Supply

It is the policy of the Council that where no public water main is available, a potable water supply must be provided in accordance with Council requirements. The location of any well or spring on the site must be carefully selected, and the well or spring lined to such a depth that no contamination can occur from any wastewater treatment units on or adjacent to the site.

1.2.53 Domestic Effluent Disposal

The Council acknowledges the availability of various proprietary wastewater treatment systems for the treatment of domestic effluent. Where such treatment systems are proposed, the Council will adjust the technical qualifying criteria pro-rata to the proven performance of these systems, subject to the Council being satisfied that appropriate arrangements have been made to secure on-going long-term maintenance protocols suitable for such systems. The Council will require that satisfactory evidence be submitted regarding the necessary commitment to such long-term maintenance protocols.

On sites where a treatment plant is proposed, the treatment plant and the percolation area shall comply with the requirements of the Code of Practice 'Wastewater Treatment and Disposal Systems Serving Single Houses' (p.e. <10) (Environmental Protection Agency, 2009) or other relevant standards. Minimum distances from wells etc., and other relevant standards must comply with the requirements of the Wastewater Treatment Code of Practice.

Percolation areas should be designed and located so as not to cause pollution to groundwater, watercourses or adjoining land. Consequently, the position of nearby wells

and drinking water supplies and the position and density of on-site wastewater disposal and percolation areas must be considered in each case.

A detailed site suitability assessment report shall be provided with all planning applications. It shall include a visual assessment of the site, a trial hole test and percolation test results, and shall be certified by a qualified person approved by the Council. The Site Characterisation Form in Annex C of the Code of Practice 'Wastewater Treatment and Disposal Systems Serving Single Houses' (p.e. <10) (Environmental Protection Agency, 2009) shall be used for this purpose, regardless of the type of system proposed.

All septic tanks and proprietary treatment plants should be maintained regularly and serviced not less than once per year by a person qualified to service such plant. All systems may be subjected to an inspection by the Council or the Environmental Health Officers of the Health Services Executive, in the interests of pollution control, amenity and public health.

1.2.54 Rural Design Guide

It is an objective of the Council to prepare a detailed rural design guide.

1.2.55 Taking in Charge

The Council will continue the practice of taking new housing estates in charge and further resources will be allocated to ensure that the process is completed as quickly as possible following occupation of the first homes.

1.2.56 POLICY

1.2.56.i Policy H45: Managed Developments

It is the policy of the Council, that where a residential development is proposed to be a managed development, full details of the effective nature of the proposed Management Company shall be provided as part of the planning application.

1.2.57 Residential Caravan Parks

Proposals for residential caravan parks will not normally be considered favourably unless a genuine need can be established for such development.

The Council will distinguish between residential caravan parks and sites used as holiday caravan parks for the accommodation of holiday home type caravans, smaller trailer caravans and tents.

The residential caravan park is intended to accommodate caravans and mobile homes specially designed as homes for year-round occupation and which are adequately insulated and otherwise suitable for this purpose.

The most suitable location for a residential caravan park is within or on the edge of a residential area, within reach of community services. Informal layouts providing for cluster or angle arrangements are preferred. Good landscaping and screen planting, not only between clusters, but around the perimeter of the site itself will be required. The distance between each unit shall be sufficient so as to provide for domestic privacy. The minimum plot size will be 230m² per living unit. Public open space must be provided on the same basis as for residential development.

Depending on the scale of the proposed park, the Council may require community facilities such as an administrative office building, storage and laundry facilities. Car parking space must be provided at the rate of one space per mobile home or caravan. Each plot will be required to have a hard-standing under the entire area of the unit with additional paved areas at the caravan entrance. Any store provided for the caravan shall not exceed the height of the caravan itself. Piped water, sewerage and electricity connections will be provided for each caravan.

Suitable enclosures will be provided for refuse bins. Services will be underground throughout. Public lighting to residential area standards will be required. Roads and driveways must be designed and constructed to the Council's satisfaction. Looped access ways are preferable to cul-de-sacs and curve radii should be designed to accommodate the turning movements of large vans.

1.2.58 Holiday Caravan Sites

The Council recognises the need for properly developed sites to cater for holiday home type caravans, smaller trailer caravans and tents. The provision of these sites will generally be permitted in areas zoned objective 'B' ("to protect and improve rural amenity and provide for the development of agriculture") where the topography would permit their siting without injury to amenity or public health. In areas zoned 'G', 'GB' and 'H' (i.e. High Amenity, Green Belt, and Mountain Zones) holiday caravan sites are not 'permitted in principle' but are 'open for consideration' and as such, may be acceptable in special circumstances.

For the purposes of development management, the Council regards holiday caravan sites as sites for temporary dwellings. The layout and servicing of such sites will be required to conform to the standards set out in the *Registration and Renewal of Registration Regulations for Caravan and Camping Sites* (2009).

1.2.59 Pigeon Lofts

Within residential areas planning applications for the provision of pigeon lofts will be required to meet the following standards:

- Pigeon lofts must be of a good standard of external appearance and construction, have a concrete floor or sub-floor, be adequately ventilated, be easy to clean and rodent-secure;
- Lofts should not normally exceed 15 m² in area and have a maximum height of 4m with a pitched roof, or 2.5m with a flat roof;
- Open lofts which pigeons may enter or leave at any time will not be accepted;
- Lofts should be located as far away as possible from neighbouring dwellings; normally not less than 5m distant.

The number of existing lofts in the immediate locality will be taken into account in determining the acceptability of proposals. Any permission granted will normally be limited to two years in the first instance, to enable the development to be monitored and reviewed. Permissions will normally be conditional upon the continued occupation of the dwelling by the applicant.

1.2.60 Naming of Housing Developments

It is an objective of the Council that a body be set up in the County, during the lifetime of the Plan subject to the resources of the Council, to assist in the use of the Irish language in naming new housing developments.

1.2.61 POLICY

1.2.61.i Policy H46: Naming of Housing Developments

It is the policy of the Council that the naming of new residential development will reflect the local and historical context of its siting and should include the use of the Irish language.

Land-Use Zoning

Zoning Objective 'A' TO PROTECT AND/OR IMPROVE RESIDENTIAL AMENITY	
Use Classes Related to Zoning Objective	
Permitted in Principle	Nursing Home, Open Space, Public Services, Residential, Retirement Home, Traveller Accommodation.
Open for Consideration	Bed & Breakfast, Betting Office, Car Park, Caravan Park-Residential, Cemetery, Childcare Facilities, Community Centre, Cultural use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Household Fuel Depot, Industry-Light, Office-Based Industry, Offices less than 100m ² , Off Licence, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational-Commercial, Recreational Facility/Sports Club, Recycling Facility, Refuse Transfer Station, Residential Institution, Restaurant, Science and Technology Based Enterprise, Service Garage, Shop-Local, Shop-Neighbourhood, Veterinary Surgery.
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome/Airfield, Agricultural Buildings, Boarding Kennels, Caravan Park-Holiday, Cash & Carry/Wholesale Outlet, Concrete/Asphalt Plant in or adjacent to a Quarry, Dance hall/Discotheque, Heavy Vehicle Park, Hospital, Hotel/Motel, Industry-Extractive, Industry-General, Industry-Special, Motor Sales Outlet, Offices 100m ² -1,000m ² , Offices over 1,000m ² , Refuse Landfill/Tip, Retail Warehouse, Rural Industry Cottage, Rural Industry-Food, Scrap Yard, Shop-Discount Food Store, Shop-Major Sales Outlet, Transport Depot, Warehousing.

Zoning Objective 'A1' "TO PROVIDE FOR NEW RESIDENTIAL COMMUNITIES IN ACCORDANCE WITH APPROVED AREA PLANS"	
Use Classes Related to Zoning Objective	
Permitted in Principle	Betting Office, Car Park, Caravan Park-Residential, Childcare Facilities, Community Centre, Cultural Use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Industry-Light, Nursing Home, Offices less than 100m ² , Open Space, Petrol Station, Primary Health Care Centre, Public House, Public Services, Recreational-Commercial, Recreational Facility/Sports Club, Recycling Facility, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Local, Shop-Neighbourhood, Traveller Accommodation, Veterinary Surgery.
Open for Consideration	Advertisement and Advertising Structures, Agricultural Buildings, Bed & Breakfast, Caravan Park-Holiday, Cemetery, Dance hall/Discotheque, Home Based Economic Activities, Hospital, Hotel/Motel, Household Fuel Depot, Industry-General, Motor Sales Outlet, Office-Based Industry, Offices 100m ² -1,000m ² , Offices over 1,000m ² , Off Licence, Place of Worship, Science and Technology Based Enterprise, Shop-Discount Food Store, Shop-Major Sales Outlet.
Not Permitted	Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/Asphalt Plant in or adjacent to a Quarry, Industry-Extractive, Industry-Special, Refuse Landfill/Tip, Retail Warehouse, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard, Transport Depot, Warehousing.

Note: In relation to zoning objective A1 it should be noted that 'Permitted in Principle' relates to uses included or likely to be included in the Area Plan for that area. Following adoption of the Area Plan or when development has taken place proposals within this zone will then be regarded as falling within the zoning objective 'A'.



Section 3
Social Inclusion, Community
Facilities & Recreation

1.3 SOCIAL INCLUSION, COMMUNITY FACILITIES AND RECREATION

1.3.1 Aim

To promote social inclusion; to ensure the retention, provision and maintenance of accessible community and recreational facilities including local/ neighbourhood centres, parks and open spaces; and to ensure that these facilities are adequate to meet the needs of the communities they serve, are physically integrated with residential and employment areas and are provided concurrently with new residential development. It is the intention of the Council to achieve these aims while endeavouring to improve the quality of life for residents while adapting to and mitigating the impacts of Climate Change.

1.3.2 Background

Social Inclusion is the process which ensures that those at risk of social exclusion gain the opportunities and resources necessary to participate fully in economic, social and cultural life and enjoy a standard of living and well being that is considered normal in society in which they live.

Social Exclusion is defined by the Combat Poverty Agency as "The process whereby certain groups are pushed to the edge of society and prevented from participating fully by virtue of their poverty, inadequate education or lifeskills. This distances them from job, income and education opportunities as well as social and community networks and they have little access to power and decision-making bodies".

The National Action Plan for Social Inclusion 2007-2016 recognises the distinct groups in society - children, people of working age, older people, people with disabilities and communities and the needs of each in terms of achieving social inclusion and tackling poverty and access to quality services.

The lifecycle approach places the individual at the centre of the policy development and delivery by assessing the risks facing him or her and the supports available at key stages in their lives.

There are a number of areas in the County, particularly in parts of West Tallaght and North Clondalkin, which consistently experience high levels of social exclusion. In general, these communities are characterised by a large

young population, a high proportion of lone parents, severe educational disadvantage, high levels of unemployment and poverty, and a large unskilled/manual labour force.

Continuing economic growth since 1996 combined with initiatives such as the URBAN initiative, RAPID (Revitalising Areas through Planning, Investment and Development) and the Integrated Area Plan Funds (IAPs) have impacted positively on social exclusion.

The Tallaght and Clondalkin IAP Urban Renewal Schemes operated between 1999 and 2008. The IAP delivered on a comprehensive regeneration of neighbourhood centres in Kiltalown and Killinarden in West Tallaght and Rowlagh and Bawnogue in Clondalkin while also encouraging regeneration in Jobstown, Brookfield and Fettercairn neighbourhoods in West Tallaght and provided significant residential development in Deansrath and Balgaddy. The process also contributed to a major community facility in Quarryvale. The Community Linkage Contribution derived from the process has been used for the operation and management of programmes and facilities for social and economic rather than physical regeneration in these disadvantaged areas.

The Community Linkage Contribution provided a significant means for community groups and community development agencies to link into the IAP process. The Community Linkage Fund generated in the order of €0.5m in Clondalkin and was fully utilised after two phases of disbursement. The Community Linkage fund in Tallaght yielded approximately €8 million. These funds have yet to be fully utilised and therefore will be available to the community for a number of years.

The Council intends to continue to promote social inclusion through the planning process in a number of ways including:

- Implementing the provisions of the Housing Strategy including the requirement for social and affordable housing provision;
- Implementing the *Traveller Accommodation Programme 2009-2013* (and subsequent updates);
- Consulting widely regarding area plans and other strategies using participatory planning methods;

- Using the Council's Development Contribution Scheme to lever benefits to the community; including the provision of open space, recreational facilities, community facilities and traffic calming measures;
- Encouraging high quality layout and design in housing schemes and a mix of house types and sizes to cater for different housing needs;
- Requiring the provision of neighbourhood centres and community facilities within walking distance of, and concurrent with, new residential development;
- Requiring the provision of open space, sports and recreation facilities and play areas for children within new residential development;
- Promoting the development of and access to public transport, and safe pedestrian and cycle routes;
- Promoting design which creates a safe environment;
- Ensuring that relevant development proposals incorporate access to facilities for disabled people such as level access to buildings, dished kerbs, appropriate parking spaces and accessible toilet facilities;
- Ensuring that proposals for developments i.e. shopping centres provide facilities such as wide parent-and-child parking spaces; baby-changing and baby feeding areas accessible to both women and men; and drop-in crèche facilities.

1.3.3 Groups with Specific Design/Planning Needs

1.3.3.i Young People and Children

The 2006 Census indicates that South Dublin County has a comparatively youthful population with 38% under 25 compared with 31% in Dublin City and County. In the year 2006, South Dublin County's birth rate, at 18.0 births per 1,000 was one of the highest in the Dublin counties and above the national average of 15.0. The Constituency of Dublin Mid West-including Lucan Clondalkin, Rathcoole, Newcastle and Brittas has a higher than national average of children in the 0-4 age bracket at 19.5% versus 15.9% nationally.

These factors have a bearing on the present and future need for facilities such as childcare, play areas for children, sports facilities, schools and safe walking and cycling routes in the County.

1.3.3.ii Carers

The removal of any physical barriers to access and movement for parents, guardians or carers in the County for i.e. those with young children in buggies, is important for any new development or for the upgrading of the existing built environment. Therefore, level access to buildings, dished kerbs, parent-and-child parking facilities and baby changing and feeding facilities are important elements to consider. Access to services such as childcare, community facilities and public transport is also essential.

The general public are also less likely to frequent environments that are perceived as unsafe e.g. unlit lanes or open spaces that are not informally supervised by housing. As such, good design is important in creating a more accessible environment which promotes personal safety.

Guidelines for Designing out Anti Social Behaviour (2007) were produced by South Dublin County Council and provide criteria for proofing planning applications, local area plans, masterplans and planning studies against the potential for facilitating crime and anti-social behaviour. The premise for the guidelines is that in creating safe, secure and attractive environments the opportunity for crime and anti-social behaviour is minimised.

1.3.3.iii Older People

South Dublin County has a small, but growing, number of older people. The proportion of the population aged 65 and over increased from 6.3% in 2002 to 7.2% in 2006. The Housing Strategy proposes to cater for this group with the continued provision of appropriate housing including sheltered housing close to community facilities and public transport. Good design is also important in creating a safe and barrier-free environment which is easily negotiable by older people. It is furthermore the objective of the Council to ensure adequate development of appropriate commercial and community facilities and public transport in population centres with higher proportions of older people.

1.3.3.iv Disabled People

Disabled people in the County face particular physical barriers to access and movement. For people with mobility impairments, ensuring level/ramped access to buildings, dished kerbs and the provision of appropriate parking and toilet facilities are important. For people with visual impairments, tactile paving that can be felt underfoot and audible signals at pedestrian crossings are necessary.

South Dublin County Council has made significant progress in access and equality of opportunity in a wide variety of areas including staff training, provision of assistive technologies, provision of automatic access doors to public offices, redesign of public counters, adaptive work to Council houses, footpath and traffic signal improvements, accessible signage for people with visual impairments, works to cemeteries, parks and community centres.

1.3.3.v Travellers

There are approximately 1,761 members of the Travelling Community resident in South Dublin County which represents 7.1% of the County's population. South Dublin County has the highest number of traveller families per head of population in the Greater Dublin Area (GDA) and significantly higher number per head of population in the state. A detailed assessment of the need for Traveller Accommodation was carried out under the Traveller Accommodation programme 2009-2013. This identified the requirement to provide or assist in the provision of the order of 177 units of accommodation across a full range of accommodation types over the period of the programme.

South Dublin County Development Board in 2007 adopted the Interagency Traveller Strategy for the delivery of Traveller services. The vision for this strategy includes that:

By 2016 Travellers in South Dublin County will:

- Live in suitable accommodation;
- Have health status, life expectancy and quality of life similar to those of the settled community;
- Be full participants in the education system;
- Obtain access to mainstream employment;

- Participate as equals, achieve their full potential and have outcomes similar to those of their settled peers and
- Be respected for their own culture and identity and respect the culture of their neighbours.

The continuing implementation of the Traveller Accommodation Programme will address the provision of accommodation appropriate to the particular needs of Travellers. The promotion of mainstream public services that are accessible, relevant and welcoming to Travellers is vital as well as ensuring that members of the Travelling Community can easily access facilities such as shops, schools, childcare and community facilities.

1.3.3.vi Ethnic Minority Groups

Certain areas of the County have a more ethnic or culturally diverse population than others and service provision and community facilities in these areas should reflect the varying needs of the community. The integration of new communities and ethnic minorities in South Dublin County is central to the maintenance of sustainable communities.

1.3.4 Cultural, Recreational and Leisure Facilities

South Dublin County Council's Parks and Landscape Services maintains approximately 1,650 hectares of parks and open spaces, providing for both active and passive recreation. This includes regional parks: Tymon Park in Tallaght; Corkagh Park in Clondalkin; Griffeen Valley Park in Lucan; Dodder Valley Park in Rathfarnham and Lucan Demesne, Waterstown Park. In addition, there are 50 neighbourhood parks under the management of the County Council.

There is also a good range of sports and cultural facilities available in the County, including the National Basketball Arena, several swimming pools, all-weather pitches and libraries and the Civic Theatre, Tallaght. There are 29 community centres, 3 sports and leisure centres and 8 neighbourhood centres in the County. There are 7 libraries, mobile libraries and the newly opened Rua Red, South Dublin Arts Centre. Tallaght and Clondalkin Sports and Leisure Centres have recently opened and provide swimming pools, gym activities and playground facilities to the surrounding communities. The opening of Tallaght Stadium further adds to the sporting infrastructure of the county. It is the objective of this Council to facilitate and promote social inclusion and community development through sport, leisure and the arts.

A number of new playgrounds as well as the upgrading of existing ones have been provided in the County over the past number of years including those in Rathfarnham, Jobstown, Killinarden, Brookfield, Collinstown Park, Kiltalown, Fettercairn, Griffeen Valley Park, Sean Walsh Park, Tymon Park as well as existing facilities upgraded in public parks throughout the County to provide residents and visitors alike with a range of sporting and recreational opportunities. The provision of such facilities is underpinned by national and county Policies to ensure future maintenance and further provision for communities.

1.3.5 Local Development/Community Development Groups

The County Development Board which is representative of the major statutory and voluntary/community sectors is the main driver of integrated service delivery at local level and promotes partnership and collaboration across the County.

South Dublin County Council, and in particular Community Services, works to eliminate disadvantage and improve the quality of life for all residents in the County particularly those living in communities experiencing social disadvantage, disabled people and other relevant target groups. The Community Services Department through a wide range of projects including the RAPID Programme, the Social Inclusion unit, Sports and Recreation and the Arts provides services to communities, helps build the capacity of local groups, empowers individuals and promotes participation in community activity through collaborative work with the statutory and voluntary agencies and community groups.

The community and voluntary sector in South Dublin County is well-established. There are now two Area Based Partnerships, Dodder Valley Partnership (formerly Tallaght Partnership) and C.P.L.N. Partnership (formerly Clondalkin Partnership) working to alleviate social exclusion throughout the entire County. The Community Platform and the Community Forum, Local Drugs Task Forces, Community Councils and Residents Associations together with over 1,200 local community and voluntary groups are active across a range of areas including community development, health, environment, youth, community safety, education, sports and recreation, arts and music. There now exists in the County a network of community buildings which provide accommodation and services to residents and organisations.

1.3.6 Strategy

The Development Plan strategy for social inclusion, community facilities and recreation is set out below. In drawing up this strategy, regard was had to various national and local strategies including the *National Development Plan 2007 – 2013*, the *National Action Plan for Social Inclusion 2007-2016*, the *National Report on Strategies for Social Protection and Social Inclusion 2008-2010*, South Dublin County Council *Children's Play Policy 2006-2009*, *Childcare Facilities* (2001), the *National Children's Strategy* (2000), and the South Dublin County Development Board Strategy 2002-2012 *South Dublin County - A Place for People*, as well as the background issues as set out above.

The strategy for social inclusion, community facilities and recreation in the County is as follows:

- Promote the retention and enhancement of existing services, particularly in disadvantaged areas;
- Ensure that services and facilities are provided in tandem with housing developments (e.g. shops, businesses, schools, crèches, surgeries, community centres);
- Promote the provision of childcare facilities;
- Facilitate the provision of access and facilities for disabled people;
- Facilitate the integration of Ethnic-Minority groups in the County;
- Seek adequate amounts of good quality, well-located and functional areas of open space within new residential developments;
- Seek the provision of active and passive recreational facilities including play areas for children, as part of new residential developments;
- Continue the development of a network of parks of varying sizes, catering for a range of needs;
- Promote community participation in the planning process;

- **Utilise the Council's Development Contribution Scheme to form a basis for the improvement of existing community and recreational facilities and the funding of new facilities and**
- **Consider the existing landscape within the site and the landscape of the local area and generate an appropriate and sensitive response to that landscape when developing in an area.**

1.3.7 Social Inclusion and Community Development

The National Action Plan for Social Inclusion 2007-2016 recognises the distinct groups in society and the needs of each in terms of achieving social inclusion and tackling poverty and access to quality services.

The lifecycle approach identifies key life stages for focused service provision, support and risk assessment. These stages are Children, People of Working Age, Older People, People with Disabilities and Communities.

The Council recognises the direct impact of planning on the well-being of individuals and communities, and in particular the potential for good planning to promote social inclusion.

1.3.8 POLICY

1.3.8.i Policy SCR1: Social Inclusion

It is the policy of the Council to promote social inclusion through awareness campaigns, projects and initiatives.

1.3.8.ii Policy SCR2: Diverse Ethnic Groups

It is policy of the Council, recognising the diverse ethnic groups that now enrich the population of South Dublin County, to work towards establishing a conducive environment for promoting cross-cultural understanding, racial harmony, mutual understanding and appreciation of all religious and ethnic traditions across the County, and in a practical manner to promote and facilitate the provision of facilities and a platform for organising and providing due space for cultural events/festival celebrations and to work with voluntary and statutory bodies so as to assist new non-Irish residents in the County settle in and integrate into the community.

1.3.9. Community Information and Consultation

It is intended to promote public awareness of the functions and activities of the Council; to provide information in relation to its policies and objectives; and to engage in extensive consultation with local communities. The Council is already involved in a wide range of activities in this regard and it is intended to continue these activities and further expand them in the future in line with the County Development Board Strategy and the Council's Corporate Plan.

The Big Picture, the interactive exhibition centre for the County brings to life the current consultation process for new developments through reading, listening and seeing future developments and the Development Plan process. There is access for all and an opportunity for residents to voice their views in this new method of engagement.

1.3.10 POLICY

1.3.10.i Policy SCR3: Community Information and Consultation

It is the policy of the Council to develop and promote the use of consultation and community participation mechanisms in recognition of the fact that people in communities have a right to contribute to the shaping of the areas in which they live.

1.3.10.ii Policy SCR4: Digital Methods of Communication and Participation

It is the policy of the Council to continue to move to more digital methods of communication and participatory methods.

1.3.11 Disabled People

The Barcelona Declaration is a manifesto arising from a European Congress dedicated to disabled people and the living environment held in Barcelona in March 1995. Since its inauguration, some 350 cities and towns in Europe, including a number of Irish Local Authorities, have adopted the Declaration. South Dublin County Council signed the Declaration in June 2002.

The aim of the Barcelona Declaration is to encourage local government to make provision for the inclusion of disabled people in the community which it represents.

The Declaration contains agreed actions to be undertaken by Local Authorities in pursuit of barrier-free design in all environments.

The National Disability Strategy (2004) underpins the participation of disabled people in Irish Society. The Strategy builds on the existing strong legislative and infrastructural framework for equality. The Strategy adds to that framework of new supports for disabled people and establishes rights to assessments and services in the health and education sectors. The Strategy also gives statutory effect to the policy of mainstreaming public service provision for disabled people.

The key elements of the Strategy are:

- The Disability Act, 2005;
- The Citizen's Information Act, 2007;
- Six Sectoral Plans;
- The Education for people with Special Needs (EPSEN) Act, 2004;
- A multi-annual investment programme targeted at high-priority disability support services.

The Disability Act, 2005, places a number of requirements on public bodies, including Local Authorities and the Department of the Environment, Heritage and Local Government including:

- S.25 of the Act requires that public bodies ensure that their public buildings are, as far as practicable, made accessible to disabled people not later than 2015;
- S.26 of the Act requires that public bodies, where practicable and appropriate, ensure their mainstream public services are accessible for disabled people and provide assistance if requested, with Access Officers appointed to co-ordinate arrangements;
- S.27 of the Act requires that services supplied to public bodies are accessible to disabled people, unless it would not be practicable or justifiable on cost grounds or would result in an unreasonable delay;
- S. 28 of the Act requires that public bodies, as far as practicable, communicates in forms that are accessible;

- S.29 of the Act requires that heritage sites, to which the public has access, are accessible, as far as practicable, to disabled people;
- S.38, S.39 and S.40 of the Act specify complaints and inquiry procedures, including the appointment of Inquiry Officers; and
- S.47 of the Act requires that, in so far as practicable, all reasonable measures are taken to promote and support the employment by public bodies of disabled people.

Another principal component of the *National Disability Strategy*, in terms of delivering services to people with disabilities, is the suite of sectoral plans to be put into practice by six Ministers and their Government Departments. The six Departments are:

- Environment, Heritage and Local Government;
- Health and Children;
- Social and Family Affairs;
- Transport;
- Communications, Marine and Natural Resources; and,
- Enterprise, Trade and Employment.

The Department of the Environment, Heritage and Local Government's Sectoral Plan aims to promote and encourage equal opportunities for disabled people to take part in the economic, social and cultural life of the community.

The plan outlines the steps to be taken in relation to the improved provision of services to disabled people by the Department and Local Authorities and sets out national objectives and guidelines for access to services and built facilities. The plan also includes measures to be taken in the areas of the building and planning codes, heritage sites, public bodies under the department's aegis and arrangements for resourcing, monitoring, review and reporting. It is intended that the plan, developed with disabled people, will help the Department and Local Authorities by providing a clearer structure to deliver a society with accessible buildings, facilities, services and information for all.

South Dublin County Council is committed to the mainstreaming of all services. The goal of the Council is that every department will ensure that the services they provide and manage are accessible to the whole community, and that disabled people can access services at the same point and in the same way as non disabled people. This is achieved through the South Dublin County Council Disability Act Implementation Plan 2008-2010, *Enabling Access Ensuring Equality of Opportunity*.

Access requirements for disabled people must be incorporated into the design of shops and all other buildings, public spaces, facilities and services likely to be used by the general public. Such requirements include ensuring level/ramped access to buildings, the dishing of footpaths, the provision of accessible parking for disabled drivers/passengers with disabilities and toilet facilities, provision of appropriate hard surfaces, audible signals and tactile paving at pedestrian crossings.

The criteria necessary in designing for disabled people are set out in Part M of the Building Regulations and the National Disability Authority Guidelines *Buildings for Everyone*, (2002).

1.3.12 POLICY

1.3.12.i Policy SCR5: Disabled People

It is the policy of the Council to further promote the inclusion of disabled people in South Dublin County through the implementation of the Barcelona Declaration (1995) and the National Disability Strategy (2004 and any subsequent amendment as may be made from time to time) and to continue the provision and development of facilities which maximise the independent mobility of all disabled people.

1.3.12.ii Policy SCR6: Disability Act

It is the policy of the Council to continue to implement the provisions of the Disability Act, 2005 by creating an enabling environment underpinned by the principle of universal access.

1.3.13 Arts in the Community

The Council will prepare an Arts Development Plan for the period 2011 - 2015, as required under the Arts Act, 2003 (and subsequent Acts and amendments) to ensure a proper

foundation for the advancement of arts and culture in the County and to prioritise direction for future development. This Plan will be implemented and updated as resources permit.

In pursuing the development of public art in the County, the Council will encourage major new commercial developments in the County to incorporate an artistic feature into the scheme and this should take place in co-operation with the Arts Office. Public Art will also be developed through Local Authority construction schemes. This will be coordinated by the Arts Office and carried out in line with the Council's Public Art policy and the aims and objectives of its public art programme. The Council will also seek the incorporation of artistic features into the older villages of the County.

1.3.14 POLICY

1.3.14.i Policy SCR7: Arts in the Community

It is the policy of the Council to encourage and assist in the development of the arts and to support the ongoing development of cultural infrastructure throughout the County.

1.3.14.ii Policy SCR8: Access to Public Buildings

It is the policy of the Council to encourage public accessibility to publicly owned buildings in the County.

1.3.15 Community Facilities

There are 29 community centres, 3 sports and leisure centres and approximately 11 neighbourhood centres in the County. Neighbourhood centres are smaller-scale facilities than community centres, often consisting of one or two rooms, provided by the Council as part of new developments. They cater for a variety of uses, including after-school projects, crèches and meeting space for residents' associations.

Community Services provide a range of grant aid to assist in the provision and management of community facilities. The Tallaght and Clondalkin Integrated Area Plans provided funding for new community facilities for disadvantaged communities and the services associated with the centres provide opportunities for training, adult education, fitness classes, access to computers and opportunities for social interaction.

Each community facility has its own website which is set up, managed and maintained by centre staff and/or volunteers. The Council's Connect project provides technical assistance free of charge to Voluntary Groups to operate their websites.

1.3.16 POLICY

1.3.16.i Policy SCR9: Provision and Management of Community Facilities

It is the policy of the Council to continue to support the provision and the management of Community Centres, Neighbourhood Centres, Youth Cafes and other facilities which provide a range of social, cultural and educational facilities to communities and to ensure they are accessible to people of all needs.

1.3.16.ii Policy SCR10: Places of Worship

It is the policy of the Council having due regard to the diverse religious needs of the County's population, that measures be taken to enable and facilitate planning for the provision of a range of places of worship.

1.3.17 Local/Neighbourhood Centres

A local/neighbourhood centre has traditionally consisted of a small group of shops including such outlets as convenience grocery/newsagent stores, hairdressers, video rental shops, etc. The focal nature of local/neighbourhood centres, however, presents the opportunity to concentrate a wider variety of uses and to develop more innovative designs.

1.3.18 POLICY

1.3.18.i Policy SCR11: Local/Neighbourhood Centres

It is the policy of the Council to facilitate the enhancement of existing local/ neighbourhood centres and the development of new local/ neighbourhood centres which have a level of service provision that is adequate to meet the needs of the communities they serve; that are physically integrated with residential and employment areas; that are innovative in design; that are accessible to all sections of the community. The design of such centres should lend itself to creating a sense of place and identity.

1.3.19 School and College Sites

Both the Guidelines on *Sustainable Residential Development in Urban Areas Guidelines* (2008) and the *Provision of Schools and the Planning System, A Code of Practice for Planning Authorities* (2008) highlight the importance of the assessment of the need for schools arising out of new developments and the provision of schools in tandem with such development.

The Council may require the phased provision of such facilities, in accordance with the provisions of a Local Area Plan or other Area Plan or planning scheme or study.

The Institute of Technology Tallaght provides third level education in the County and part of the Institutes mission is to be a major contributor to the social, cultural and economic life in South Dublin County and the surrounding region. The Institute makes every effort to increase participation in higher education by those living in its immediate catchment area through initiatives such as the Schools Link programme and the encouragement of mature students.

1.3.20 POLICY

1.3.20.i Policy SCR12: School and College Sites

It is the policy of the Council to ensure that school and college sites are made available in accordance with the requirements of the relevant education authorities.

1.3.20.ii Policy SCR13: Provision of School Sites

It is the policy of the Council to support and assist the Department of Education and Skills in ensuring the timely provision of school sites and to continue to co-ordinate with the Department in accordance with the *Provision of Schools and the Planning System, A Code of Practice for Planning Authorities* (2008).

1.3.20.iii Policy SCR14: Co-operation with the Department of Education and Skills on a Rolling Schools Construction Programme

It is the policy of the Council to draw up a strategy to work with the Department of Education and Skills to ensure a rolling construction programme in the County on the basis of identified and evaluated community needs.

1.3.20.iv Policy SCR15: Co-operation with Existing Schools and the Department of Education and Skills in the Sustainable Development of existing Schools and Educational Institutions Sites

It is the policy of the Council to support and assist existing schools and the Department of Education and Skills in proposals for sustainable and appropriate development on existing school and educational institution sites within the County.

1.3.20.v Policy SCR16: New Residential Development and the Assessment of School Capacity

It is the policy of the Council that planning applications for substantial new residential development should be accompanied by an assessment of existing school capacity in the area and where necessary, the provision of new school facilities in tandem with the development. All planning applications comprising new residential development over 100 dwellings shall be accompanied by a report identifying the demand for school places likely to be generated and the capacity of existing schools in the vicinity to cater for such demand. Where such demand is not proved to the satisfaction of the planning authority, the planning authority may refuse such application or impose compliance conditions on the planning permission grant requiring the phased completion of the dwellings linked with the provision of additional school places.

1.3.20.vi Policy SCR17: Review of the Need for Schools within the County

It is the policy of the Council to review the need for primary and second level school sites in the Lucan, Palmerstown, Clondalkin, Newcastle, Rathcoole, Saggart and Brittas areas, particularly given the changes in population in these communities.

1.3.20.vii Policy SCR18: Shared Community and Childcare Facilities

It is the policy of the Council to consider the provision of shared community and childcare facilities on sites made available to the Department of Education and Skills for schools.

1.3.20.viii Policy SCR19: Third Level Education

It is the policy of the Council to support the development and ongoing provision of Third Level Education in the County and in particular the development of competences in innovation, product design and Research and Development in order to provide further opportunities for the County's workforce.

1.3.20.ix Policy SCR20: Sustainable Transport and Travel Plans for Schools

It is a policy of the Council to target schools for priority action on sustainable transport and travel plans, with scope for significant improvements to be made in conjunction with the VEC, school boards of management, principals, teachers, parents/guardians and pupils.

1.3.20.x Policy SCR21: Safe Queuing and Drop-Off Facilities

It is the policy of the Council to require applications for new and extended primary and secondary schools to provide details of safe queuing and drop-off facilities including the establishment of safety protocols. In the case of existing schools with inadequate queuing and drop-off provision the Council will encourage and co-operate in the exploration of all possible options to resolve this issue.

1.3.21 Childcare and Pre-School Facilities

Childcare is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out-of-hours. With the growing demand for childcare provision, there is equally a recognition that such provision must be of a suitably high quality and be inclusive of all children, including disabled children. Good quality, inclusive childcare can benefit children, their parents, employers and communities in general.

The South Dublin County Childcare Committee (SDCCC) was established under the National Childcare Investment Programme 2006-2010 with the specific objective of co-ordinating the delivery of better childcare (childbirth-14 years) to the citizens of South Dublin County. South Dublin Childcare Committee Strategic Plan 2007-2010 sets out the following 6 Strategic Objectives and actions to achieve the expected outcomes:

- Develop the role and profile of SDCCC in co-ordinating childcare in South Dublin County;
- Support the development of affordable and sustainable childcare in South Dublin County;
- Target resources for the development of childminding;
- Ensure a strategic approach to training provision in South Dublin County;
- Promote and support the quality development of childcare and
- Enhance management and HR practices.

The South Dublin Child Services Committee was incepted in 2007 and works towards creating a space in which agencies, engaged in service delivery to children, are facilitated in their work to deliver integrated services and interventions for children in the County.

Five key areas have been identified as priority areas of focus for progression by the Committee to 2016:

- Education and development;
- Safety and security;

- Family support;
- Child welfare and child protection and
- Systems and participation.

The Childhood Development Initiative prepared a 10 year strategy for the period 2006-2016 which is aimed at commonly supported outcomes of health, safety, learning and achieving and a sense of belonging for children in Tallaght West. This is based around six sets of activities which will provide new opportunities for a growing number of children by building on current services in Tallaght West as follows:

- Providing early childcare and education for all children in Tallaght West;
- Integrating service in schools and child and family centres in the four communities of Jobstown, Brookfield, Fettercairn and Killinarden;
- Developing new services targeted at the identified needs of children;
- Working together with those who work with children to improve quality and existing provision;
- Advocating to reduce major stresses on children and families and
- Evaluating what works and applying the learning.

There is an opportunity to link such school-age childcare services with those to be provided under the Government's commitment to redirect funding from the early childcare supplement to providing one year free pre-primary education for all Irish children guided by the principles of Siolta, the Early Years Care and Education Framework developed by the Centre for Early Childhood Development.

The Council, having regard to national policy on childcare, will promote through the planning system an increase in the number of childcare places and facilities available in the County and will seek to improve the quality of childcare services for the community. *The Childcare Facilities Guidelines* (2001) require the provision of at least one childcare facility for every 75 dwelling units in new housing areas with a capacity for 20 children. However, depending on circumstances this requirement may be varied, subject to criteria set out by this Council. The Council will require smaller developments to pay a development contribution to enable appropriate provision to be made elsewhere.

The *Childcare Facilities Guidelines* (2001) state that appropriate locations for childcare facilities include:

- Major new residential developments;
- Industrial estates and business parks and other locations where there are significant numbers working;
- In the vicinity of schools;
- Neighbourhood and district centres and
- Adjacent to public transport corridors.

The *Childcare Facilities Guidelines* (2001) also specify shopping centres and third level colleges as developments where consideration should be given to childcare provision.

1.3.22 Policy

1.3.22.i Policy SCR22: Childcare Facilities within Established Residential Areas

It is the policy of the Council that where childcare facilities are proposed to be located within established residential areas detached houses or substantial semi detached properties are the most suitable for childcare provision. Applications for such uses will be assessed having regard to the likely effect on the amenities of adjoining properties, the availability of space for off-street parking and/or suitable drop-off and collection points and outdoor play space, etc. In some cases, it may be appropriate to attach a condition that would require some residential content to be maintained in the premises, (not necessarily to be occupied by the operator of the childcare facility).

1.3.22.ii Policy SCR23: Childcare Facilities within New Development Areas

It is the policy of the Council that the preferred solution for childcare facilities in new development areas are purpose-built childcare facilities, with no requirement for a residential element.

1.3.22.iii Policy SCR24: Childcare facilities in Neighbourhood Centres

It is the policy of the Council that neighbourhood centres in residential areas, **premises/sites on primary traffic routes** close to public transport nodes (but away from busy junctions) and sites in the vicinity of schools are also suitable for childcare facilities. In all cases, space for off-street car parking and/or suitable drop-off and collection points for customers and staff should be available in addition to an outdoor play area.

1.3.22.iv Policy SCR25: Childcare Facilities in Employment Centres and Shopping Centres

It is the policy of the Council that in the assessment of planning applications for major employment centres i.e. business and industrial parks, third level colleges, the need for childcare facilities should be catered for. In the case of shopping centres, consideration should be given to the need for drop-in childcare facilities for shoppers. As a separate issue, the childcare requirements of staff should be catered for. All large-scale shopping centres should provide childcare facilities.

1.3.22.v Policy SCR26: Childcare Facilities

It is the policy of the Council to encourage, promote and facilitate the provision of childcare facilities and to seek to improve the quality of childcare services for the community in accordance with national policy and with the *Childcare Facilities Guidelines* (2001).

1.3.22.vi Policy SCR27: Childcare Facilities - Guidelines for Planning Authorities

It is the policy of the Council that childcare facilities in the County will comply with the provisions of the *Childcare Facilities Guidelines* (2001) and to the requirements of the *Child Care Act, 1991* and *Child Care (Pre-School) Regulations, 1996*.

1.3.22.vii Policy SCR28: Provision of Childcare Services in the County

It is the policy of the Council to support the South Dublin County Childcare Committee, South Dublin Child Services Committee and the Childhood Development Initiative-Tallaght West in their aims to improve the provision of childcare and child services in the County.

1.3.22.viii Policy SCR29: School-age Childcare Provision

It is the policy of the County Council to co-operate with the South Dublin County Childcare Committee in examining the issue of school-age childcare provision throughout the County and to facilitate the development of additional services.

1.3.22ix Policy SCR30: Social Inclusion in Childcare Provision

It is the policy of the Council to ensure that social inclusion representation is central in the provision of childcare, particularly in relation to disabled people, new communities or ethnic minorities.

1.3.22.x Policy SCR31: Provision for Parking & Drop-off for Childcare Facilities

It is the policy of the Council that space for off-street parking and/or suitable drop-off and collection points for customers and outdoor play space will be required in childcare facilities.

1.3.22.xi Policy SCR32: Assessment of Proposed Childcare Facilities

It is the policy of the Council that having regard to the *Childcare Facilities Guidelines* (2001) that the assessment of any proposed childcare facility should include the following:

- **The suitability of the site for the type of facility proposed;**
- **Availability of outdoor play areas and details of management of same;**

- **Convenience to public transport nodes;**
- **Safe access and convenient parking for customers and staff;**
- **Local traffic conditions;**
- **Number of facilities in the area;**
- **Intended hours of operation and**
- **Impact on residential amenity.**

1.3.22.xii Policy SCR33: Change of use of Purpose Built Childcare Facilities

It is the policy of the Council that any change of use permitted for purpose built childcare facilities in new developments will be temporary in nature and for community purposes only.

1.3.22xiii Policy SCR34: Location of Childcare and Pre-School Facilities.

It is the policy of the Council to facilitate and support through the planning process the location of childcare and pre-school facilities on the same campuses as primary and secondary schools, or adjacent to primary and secondary school campuses.

1.3.23 Surgeries for Medical Practitioners

Location of medical practices within housing areas is generally only appropriate for smaller-scale practices (excluding veterinary practices) involving not more than two medical practitioners. In assessing planning application issues such as size and type of house, location within the estate, relationship to adjoining properties and availability of parking will all be considered.

In some cases, it may be appropriate to devote an entire house to medical practice use, i.e. in the case of a detached house which has adequate parking provision and which is located on a main road, or on a public transport route.

In new development areas, medical practices should be provided for at the planning and design stage, either within the town, district or local/neighbourhood centres or within housing areas, preferably in purpose built premises, the locations of which should have minimal impact on residential amenity.

1.3.24 POLICY

1.3.24.i Policy SCR35: Surgeries for Medical Practitioners

It is the policy of the Council to support the provision of 'one stop' primary care medical centres and GP practices along public transport routes and at locations easily accessible to members of the wider community.

1.3.25 Libraries

Through the use of new technologies, both on the internet and within branch libraries, the library service will continue to bridge the digital divide through the provision of open access to lifelong learning for all.

South Dublin County Libraries will continue to involve stakeholders in the planning of social inclusion strategies and will work with citizens across all areas of the lifecycle to ensure focused service delivery to all communities.

The public library service is an important focal point at the heart of the local community and aims to be pro-active and dynamic in addressing a variety of needs, particularly in the areas of information, culture and heritage, literature and lifelong learning. It is also intended that the public library service will facilitate and support re-training, re-skilling and up-skilling for those seeking new employment.

The County Library in Tallaght has recently been remodelled and extended and along with adults, childrens and local studies section, there is also a dedicated IT space, a conference room, digital training suite and exhibition area. South Dublin County Libraries will secure the provision of new public libraries in suitable locations in accordance with an agreed programme (*Library Development Plan 2007 – 2011*). This will include the development of libraries at Adamstown and Clonburris as part of the Strategic Development Zone Planning Schemes. The provision of a library facility in North Clondalkin subject to resources becoming available is also planned along with extensions to

the existing libraries at Ballyroan and Clondalkin. Provision of a library in the Rathcoole/Newcastle area is included in the building programme. The development of a Library/Digital Hub at Palmerstown, subject to the acquisition of a suitable site and to satisfying Department of Environment, Heritage and Local Government criteria, is the first priority of the Library Building Programme. The development of a Library/Digital Hub at Palmerstown, subject to the acquisition of a suitable site is the first priority of the Library Building Programme. All library projects funded by the Department of the Environment, Heritage and Local Government must satisfy the criteria as outlined by the Department.

1.3.26 POLICY

1.3.26.i Policy SCR36: Libraries

It is the policy of the Council to provide an innovative, community focused public library service to all who live, work or study in South Dublin County. The Council will ensure that public libraries are welcoming, accessible buildings and gateways to knowledge and information.

1.3.27 Development Contribution Scheme

S.48 of the *Planning and Development Acts 2000–2007* provides for the making of a development contribution scheme and specifies that development contributions may be levied in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority, that are provided, or that it is intended will be provided, by or on behalf of the Council.

South Dublin County Council's Development Contribution Scheme will be used as a source of funding for inter alia, the provision of open space, recreational facilities, community facilities and traffic calming measures, as provided for in the legislation.

1.3.28 POLICY

1.3.28.i Policy SCR37: Development Contribution Scheme

It is the policy of the Council to levy contributions as appropriate, for the provision of public infrastructure and facilities, including community and recreational facilities, in accordance with an agreed Development Contribution Scheme.

1.3.29 Development and Renewal of Disadvantaged Areas

Development and renewal of disadvantaged areas will be achieved through the following measures:

- The implementation of commitments outlined in the RAPID (Revitalising Areas through Planning, Investment and Development) Programmes for North Clondalkin and West Tallaght;
- The utilisation of the remaining funds acquired through the Community Linkage element of the Integrated Area Plan process to provide facilities in disadvantaged areas, including management and maintenance of those facilities and
- The utilisation of the Council's Development Contribution Scheme to form a basis for the improvement of existing community and recreational facilities and the funding of new facilities in disadvantaged (and other) areas.

The Council is involved in a range of cross-sectoral initiatives with various public, private and voluntary agencies (e.g. County Enterprise Board, Partnerships, Chamber of Commerce) to help tackle the problems of disadvantaged areas and will continue to play a central role in this regard. The Council has also been involved in the preparation of plans/studies including the West Tallaght Study, RAPID and IAPs. The Childhood Development Initiative have also produced a ten year strategy, *A place for Children - Tallaght West* (2005) which aims to improve access to education, healthcare and social activities for children which will have the effect of improving the overall outcomes for children of the area. The Council will prepare further plans/studies for particular areas where appropriate. These plans will address issues such as the physical, economic, social and environmental regeneration of identified areas.

1.3.30 POLICY

1.3.30.i Policy SCR38: Development and Renewal of Disadvantaged Areas

It is the policy of the Council to encourage and promote the renewal of disadvantaged areas, with specific reference to the principle of targeting investment in disadvantaged areas outlined in the South Dublin County Development Board Strategy 2002 – 2012, *South Dublin County – A Place for People*.

1.3.31 Open Space

The County is relatively well served with public open space having regional parks at Tymon, Corkagh, Griffeen Valley, Dodder Valley and Liffey Valley. Facilities in these parks include playing pitches, tennis courts, playgrounds, and an athletics track, a skate park, Ireland's only baseball field, fishing facilities and ornamental gardens.

The Council engages in numerous activities which will aid adaptation to and mitigate the impacts of climate change such as:

- Flora and Fauna Survey: detailed survey carried out on the County in 1999;
- Tree Planting: over 192,000 trees and shrubs planted in the County since 2002;
- Green Roofs: Corkagh and Saggart park depots and the Green Machine building in Lucan have had green roofs installed and
- Public Awareness: participation in initiatives such as National Tree Week, Eco Week, Wildflower Week and Heritage week.

South Dublin County Council's *Climate Change Strategy* (2009) contains indicators and actions to survey the indications and mitigate the effects of climate change in relation to the green spaces, habitats and biodiversity of the County.

The 55 public parks and numerous open spaces throughout the County, many of which are linked and interconnected, provide valuable wildlife corridors which form a significant green infrastructure in the County.

Public open space provision will be based on a hierarchy of spaces. This allows the function of open space to be clear and a variety of public open spaces available to serve a range of recreational needs within close proximity to homes and workplaces.

The hierarchy is as follows:

- Green Networks (canals, river valleys, green corridors and providing cycling and walking routes);
- Regional Parks;

- District Parks;
- Local/Neighbourhood Parks;
- Pocket Parks;
- Homes Zones and
- Squares and Plazas.

Green Networks:

Green Networks function as long distance walking and cycling routes as well as ecological corridors such as canals. Green networks are vital to the maintenance and facilitation of ecological corridors such as those found along major transport routes. Their main function is to link parks and other 'green' infrastructure.

It is an objective of the Council that an assessment of Green Networks within the County will be carried out so that areas can be highlighted where greater linkages between such networks can be created. A balance needs to be struck when designing for the safety of users and surveillance to ensure that the character of the green network is retained. Where a development is proposed along Green Network routes care should be taken to retain and enhance the route through the development by, for example, ensuring passive surveillance of the open space.

Regional Parks:

Regional Parks are large parks, serving the County, which people travel to for a wide range of intensive recreational activities. These parks also serve an important function at the regional level in terms of biodiversity as their size provides for a range of ecosystems. The conservation of these ecosystems is important and therefore care should be taken when locating recreational activities such as sports pitches and large playgrounds within the park. Play facilities, to include those for different age groups including YCAPs (Young Childrens' Areas for Play), LEAPs (Local Equipped Areas for Play) and NEAPs (Neighbourhood Equipped Areas for Play), should be located in robust parts of the park and preferably should be served by a network of public transport. A fuller explanation of the different categories of play facilities is contained in Appendix 6.

District Parks:

District Parks should normally be located on public transport routes as well as walking and cycling routes. They should contain a wide range of activities and a mix of passive and active recreation such as allotments/community gardens, a large play area which includes facilities for older and younger children (YCAP and LEAPs). Teenager facilities should be included, but they do not necessarily need to be located as part of or adjacent to a playground. Teenager facilities could include hang-out areas located away from houses provided that they are well lit and in view of the wider community. Informal play areas should also be located with District Parks.

Local/Neighbourhood Parks:

A Local/Neighbourhood Park should normally be a small hard or soft landscaped place located within 10 minutes walk from home (serving homes within a 400m radius of the park). It should contain activities such as a small playground for younger children, (LEAPs) or a small community garden if the community wishes to develop it. They should preferably be located close to a local shop and be overlooked thereby providing a meeting place for locals and a seating area in the sun.

Pocket Parks:

Pocket parks are normally located very close to houses, are small but well overlooked and can contain facilities for very young children (YCAPS) but not play equipment. Pocket parks can be characterised by a small seating area and by items that can be touched or looked at and they tend to be a focus for local life. They should be approximately 100m² and be adjacent to and overlooked by the homes which they serve.

Home Zones:

Home Zones are residential streets in which the road space is shared between motor vehicles and other road users. The aim is to improve the quality of life in residential streets by making them for people, not just for vehicular traffic. The design of the street should emphasise a change of use, so that motorists are aware that they should give informal priority to other road users. Home zones should be designed to include measures to allow visually impaired users to negotiate a safe route through them.

Squares and Plazas:

Squares and Plazas are defined as civic spaces and are normally located within urban centres close to a civic or institutional building or located at significant nodes. They can consist of hard paving with planting and are used mostly for meeting, sitting, people watching and can be fronted by active uses such as cafés.

In areas where open space deficiencies are identified within a scheme the Council may seek financial contributions for the provision of or enhancement of open space elsewhere within the vicinity of the development or alternatively the provision of on-site indoor recreational facilities.

Open space should have character and a defined shape and serve a clear function. It should be outlined by adjacent buildings, walls, fencing, trees and hedges and be overlooked and surrounded by a variety of uses. Public open space should form the heart of a development, there should be something to do in a park, semi-private open space should be clearly designed to belong to a certain community or group and private open space designed to be such.

The design, layout and taking in charge of open spaces in the County shall be as set out in the Council's document *Guidelines for Open Space Development and Taking-in-Charge* (2000, or as may be amended from time-to-time).

The qualitative standards as recommended in the *Sustainable Residential Development in Urban Areas* (2009) will be incorporated into the assessment of open space provision in new developments.

Indicators of quality open space provision include:

- **Design:** layout and facilities to meet range of user needs, supervision/passive surveillance, public lighting and boundary treatment, left over spaces unacceptable, durable materials;
- **Accessibility:** local parks located within ten minutes walk of majority of homes, district parks on public transport routes and pedestrian/cycle paths, playgrounds carefully sited, accessible and easily overlooked;
- **Variety:** range of open space types within context of existing facilities, balance between active and passive recreational facilities;

- Shared use: maximise use of open spaces i.e. shared use with nearby schools;
- Biodiversity- provide for a range of natural habitats and the preservation of flora and fauna;
- Sustainable Urban Drainage Systems (SuDS): use of SuDS to reduce the impact of urban runoff on the aquatic environment;
- Provision for allotments and community gardens: of particular value in higher density areas where appropriate.

1.3.32 POLICY

1.3.32.i Policy SCR39: Open Space Provision

It is the policy of the Council that good quality open space, preferably as part of a larger linked network, should be available for all age groups and accessible to everyone, at a convenient distance from their homes and places of work.

1.3.32.ii Policy SCR40: Accessibility to Parks and Open Spaces

It is the policy of the Council that all parks and open spaces be accessible to everyone, including to people with mobility impairments.

1.3.32.iii Policy SCR41: Open Space Provision in New Residential Developments

It is the policy of the Council to require the provision of good quality, well located and functional open space in new residential developments in accordance with the standards recommended in *Sustainable Residential Development in Urban Areas* (2009) and the accompanying *Urban Design Manual - A Best Practice Guide*.

1.3.32.iv Policy SCR42: Public Open Space and Childrens' Play Areas

It is the policy of the Council that public open space will be provided in new developments at a minimum rate of 14% in areas zoned objective 'A1' and 10% of the total site area in all other cases.

1.3.32.v Policy SCR43: General Management of Open Space

It is the policy of the Council to manage all its **public parks, playing fields and public open spaces** to a high standard and to seek to address problems of anti-social behaviour.

1.3.32.vi Policy SCR44: Future Improvements in Open Space

It is the policy of the Council to continue to improve, landscape, plant and develop more intensive recreational facilities within its parks and open spaces subject to mitigation of any increased run-off through Sustainable Urban Drainage Systems.

1.3.32.vii Policy SCR45: Development on Areas of Accessible Open Space

It is the policy of the Council to protect from development areas of accessible open space in or adjoining residential estates not currently taken-in-charge by the council where the open space in question was included within the planning application boundary of an adjoining residential development.

This protection shall however not apply where all of the following criteria are met:

- **The planning application for the original residential development containing the open space was granted within the preceding seven years;**
- **The open space was not required to meet the planning authority requirements for open space provision for the original residential development;**
- **The documentation submitted with the planning application for the original residential development explicitly stated that this open space would be subject to a future separate planning application.**

1.3.32.viii Policy SCR46: Open Space Network

It is the policy of the Council to seek a usable and varied network of open spaces that will provide a focus for those who live, work and visit the County.

Funds raised by way of contributions in lieu of open space provision as a condition of planning permission will be used to further this policy.

1.3.32.ix Policy SCR47: Green Routes Network

It is the policy of the Council to continue the Green Routes programme and to achieve the creation of a network of cycling and walking routes throughout the County, as detailed in Green Routes in South Dublin **County Council's: A Proposal For Connected Walking And Cycling Routes Through The Parks, Open Spaces and Roads Of South Dublin County (2006)**, by utilising links through parks, open spaces and roads and where appropriate through lands subject to large scale development or regeneration under approved plans and through well-landscaped Enterprise Priority Two zoned lands which have the purpose of facilitating secure, safe and attractive connections for schools, work and leisure purposes.

The Green Routes project can be further improved by the creation of networked parks and open spaces that achieve not only social and recreational connections but also ecological corridors that aid retention of biodiversity. Proposed developments that are located adjacent to or on these green routes should retain and enhance the route through that portion of the development area and ensure the design of the development contributes to the passive surveillance of the route.

1.3.33 Urban Forestry

Urban Forests can regulate the microclimate, enhance the visual and aesthetic aspects of the region and contribute to the protection and enhancement of the environment. Care must be taken in the selection of species and location of plantations as views, prospects and overshadowing must be taken into consideration. The necessary site analysis will inform such considerations.

1.3.34 POLICY

1.3.34.i Policy SCR48: Urban Forestry

It is the policy of the Council to develop urban forests and woodlands within suitable parks and public open spaces and to encourage the development of urban forests and woodlands where visual or physical screening is appropriate.

1.3.35 Recreation

It is the intention that lands with established recreational uses be retained in open space use and that their condition be managed in such a way as to be conducive to the maintenance or improvement of the amenity of the area in which they are situated. In the event of permission for development being granted on these lands, open space provision in excess of normal standards will be required to maintain the open character of such parts of the land as are considered necessary by the Council.

Development proposals will be required to provide recreational facilities in tandem with new residential developments, as deemed necessary by the Council. Types of facilities to be provided will be dependent upon factors such as the size of a given development proposal and the availability of facilities (if any) in the area. Facilities that may be appropriate include informal kick-about areas, full-size playing pitches, all-weather pitches, tennis and basketball courts, smaller playing pitches and play areas for children. These facilities should be fully fitted out with changing rooms (where appropriate), goalposts, fencing, etc.

1.3.36 POLICY

1.3.36.i Policy SCR49: Retention of Open Space

It is the policy of the Council to retain in open space use, lands with established recreational uses where practicable.

1.3.36.ii Policy SCR50: Recreation

It is the policy of the Council to cater for all age groups and abilities in the population of the County through the facilitation of both active and passive recreational activities.

1.3.36.iii Policy SCR51: Recreational Facilities

It is the policy of the Council to support and facilitate the development of indoor and outdoor recreational facilities to cater for all age groups on suitable sites, and to ensure that these facilities are accessible to disabled people.

1.3.36.iv Policy SCR52: Sporting Facilities

It is the policy of the Council to provide the required sporting and recreational facilities, including pitches, for clubs in this County that are endeavouring to provide sporting opportunities.

1.3.36.v Policy SCR53: Facilities for Children and Teenagers

It is the policy of the Council to review the need for facilities for children and teenagers in South Dublin County, particularly given the changes in population.

1.3.36.vi Policy SCR54: Skateboard Parks

It is the policy of the Council to continue to provide Skateboard Parks in each Electoral Area within the County. The location and nature of these parks will be developed in consultation with potential users of such facilities, local Councillors and local residents.

1.3.36.vii Policy SCR55: Horse Project in Clondalkin

It is the policy of the Council to carry out a study to determine the need and availability of land at a suitable location for a Horse Project in the North Clondalkin Area, subject to funding being available.

1.3.36.viii Policy SCR56: Dressing Room Facilities for Sports Clubs

It is the policy of the Council to support the fit out of dressing room facilities for sports clubs.

1.3.36.ix Policy SCR57: Need/Demand for Sports and Community Facilities

It is the policy of the Council to investigate the need and demand for the provision of sports/community facilities in the County.

1.3.36.x Policy SCR58: Additional Capacity in Playing Pitches

It is the policy of the Council to provide **additional capacity in playing pitches for field sports in the County, including pitches and facilities for minority sports including cricket and baseball.**

1.3.36.xi Policy SCR59: Swimming Pools

It is the Policy of the Council to endeavour to provide swimming pools in urban centres **served by public transport to meet identified community needs in South Dublin County. It is an objective to have at least one swimming pool in each electoral area within the County.**

1.3.36.xii Policy SCR60: Recreational Facilities in New Residential Developments

It is the policy of the Council to require the provision of recreational facilities concurrent with new residential developments.

1.3.36.xiii Policy SCR61: Tourism Recreation

It is the policy of the Council to promote the use of natural tourism assets of the County for recreation purposes for both residents and visitors in co-ordination with all relevant stakeholders.

As part of the sustainable management of tourist attractions in the County the Council shall formulate an Asset Management Plan to sustain, promote and actively manage sensitive landscapes and habitats, walking routes and linkages between the urban, rural and mountain areas.

1.3.37 Children's Play Facilities

In the provision of children's play facilities the Council will ensure the aims of *Ready Steady Play! A National Play Strategy* (2004) are achieved. Objectives of this National Policy include:

- Improving the quality and safety of playgrounds and play areas;
- Ensuring that children's play needs are met through the development of a child-friendly environment;
- Giving children a voice in the design and implementation of play policies and facilities and
- Maximising the range of public play opportunities available to all children, particularly children who are marginalised, disadvantaged or who are disabled.

Children's Play Facilities policies in the Development Plan are also informed by *Developing Play in South Dublin County 2006-2009* (2006), the countywide policy on the Development and Management of Playgrounds and Play Areas. This document focuses on the specific needs of children up to 12 years old. A framework is provided by which play provision for children in the County can be developed and expanded including:

- To facilitate and support the provision of appropriate, accessible safe playgrounds and play areas for young people in South Dublin County;
- To encourage the active involvement of communities and consultations with young people in the planning, design and development of playgrounds and play areas and
- To ensure that provision of playgrounds and play areas shall be based on the needs of the community and that the provision of any facilities shall serve the common good of the community.

Where playgrounds and play areas are proposed the Council will be informed by *Planning Guidance on the Provision of Children's Play Facilities in New Developments* (2006) in relation to:

- The type and scale of new developments that will be expected to incorporate children's play facilities and

- The hierarchy and type of play facilities that should be provided in new developments.

The Disability Equality Specialist Support Agency (DESSA) document, *Play for All - Providing Play Facilities for Disabled Children*, identifies ways to address play and disability issues and provides practical information in the design and outfitting of truly inclusive play spaces. The strategy is aimed at Family Resource Centres, Community Development Projects and other community based organisations however the overarching principles will be supported in the Development Plan in policies relating to the provision of Children's Play Facilities.

In addition to major children's play areas, the Council will consider the provision of small, safe play areas in suitable locations including local parks where security and caretaker facilities are available. The Council will endeavour to ensure that such facilities are inclusive and accessible to all children.

While all new public open spaces should be designed with the needs of all users in mind, it is considered that approximately one-third of the 14% or 10% public open space provision required in new developments should be designed specifically to facilitate children's play by incorporating formal equipped play areas.

Where lands in institutional use are proposed for redevelopment it is the policy of the Council to retain the open character of their lands wherever possible, subject to the context of the quality and provision of existing or proposed open space in the area and in accordance with Policy H7 of this Plan. The open space provided within former institutional lands should be designed to ensure it links into adjacent public open space and allows access for the general public.

If the burden of park provision is in excess of the required public open space requirements i.e. 10% or 14% of the site then it will be permitted to amalgamate pocket parks within local parks. This is to ensure there is adequate accumulation of public open space where it is most useful.

In new housing developments where over 800 dwelling houses are proposed the Neighbourhood Equipped Area for Play (NEAP) should be provided within the local parks in accordance with *Planning Guidance on the Provision of Children's Play Facilities in New Developments* (2006).

Play Space Activity Areas will be designed specifically for children's play and include play equipment and safety surfacing which conforms to current safety standards (EN

1176&1177). They should be located where they can be overlooked by dwellings but will not cause unreasonable nuisance problems for residents.

Play can also be provided for in a less formal way. Children use their whole environment to play and it is possible through careful design and landscaping, to provide play features that would not have the insurance, supervision, security or maintenance implications of traditional play areas. It is the intention of the Council to encourage the development of Home Zones, where living predominates over traffic to facilitate this.

Regardless of the form of play provision proposed, planning applications will be required to contain full details of design, management and maintenance for all play provision. The Council will endeavour to ensure that such facilities are inclusive and accessible to all children.

In accordance with the *Guidance on the Provision of Children's Play in New Developments* (2006) in cases where play facilities located within new developments are not located on open spaces that will be taken in charge by the Council, they will need to be managed and maintained by private management companies in accordance with a specification to be agreed with the Council including maintaining safety standards and inspection regimes.

1.3.38 POLICY

1.3.38.i Policy SCR62: Children's Play Facilities

It is the policy of the Council to provide and manage a major children's play area in each regional park and in other suitable locations.

1.3.38.ii Policy SCR63: Additional Needs in the Provision of Play Facilities

It is the Policy of the Council to consider children and young disabled people and additional needs in the provision of playgrounds and play areas.

1.3.38.iii Policy SCR64: Improve Children's Play Provision

It is the policy of the Council to improve the provision for children's play across the County.

1.3.38.iv Policy SCR65: Providing for Play in New Residential Developments

It is the policy of the Council to implement the policies and provisions of *Planning Guidance on the Provision of Children's Play Facilities in New Developments (2006)* (Appendix 6).

1.3.38.v Policy SCR66: Outdoor Play Facilities in Childcare Facilities

It is the policy of the Council to require that outdoor play facilities are provided in all new childcare facilities.

1.3.38.vi Policy SCR67: Play Facilities in New Residential Developments

It is the policy of the Council to require that play facilities for children are provided concurrent with new residential developments.

1.3.38.vii Policy SCR68: Management of Open Space, Recreational Facilities and Play Areas in New Residential Developments

It is the policy of the Council that where play facilities located within new developments are not located on open spaces that will be taken in charge by the Council, they will need to be managed and maintained in accordance with a specification to be agreed with the Council including maintaining safety standards and inspection regimes.

1.3.39 Off-Road Motor Vehicles

It is an objective of the Dublin Mountain Partnership Strategic Plan to identify a suitable location for the displacement of off-road vehicle use from the main recreational parts of the upland areas, and to assist in the provision of an appropriate facility.

1.3.40 POLICY

1.3.40.i Policy SCR 69: Use of Off-Road Motor Vehicles

It is the policy of the Council to prohibit the use of off-road motor vehicles in public open spaces, parks, grass verges, and in all public amenity/recreational areas, and that bye-laws will be introduced to give effect to this policy. The Council, in conjunction with other stakeholders, will also seek to develop a properly regulated facility in the County or wider sub-region for this activity.

1.3.41 Allotments

There are 245 allotments allocated throughout the County in Corkagh Park, Clondalkin, Mill Lane Palmerstown, Friarstown, Bohernabreena and Tymon Park, Tallaght.

Allotments have been constructed in a number of public parks and they have been an outstanding success to date. It is an objective of the Council to provide allotments in parks taking into consideration the demand for the facilities and the presence of a high level of supervision within the park. Allotments offer the opportunity to provide education in horticulture as well as on the sustainable value of home food production.

1.3.42 POLICY

1.3.42.i Policy SCR70: Allotments

It is the policy of the Council to examine the potential to promote and extend the allotment scheme's throughout the County to accommodate the increasing demand for allotment space and that horticulture amenities are developed to meet the needs of the County.

1.3.42.ii Policy SCR71: Allotments in New Residential Developments

It is the policy of the Council that in areas zoned residential of mixed development that a proportionate area of land for allotment use be promoted and encouraged where the development proposed is substantially or completely apartment style development.

1.3.43 Community Gardening

The Council has successfully assisted local residents with the development of community gardens at various locations within the County.

Community Gardens have thus far been developed in South Dublin County as a result of interested people in a community coming together to practice horticulture-growing fruit, vegetables and flowers. Community gardening, as well as providing a leisure outlet for residents, also contributes to sustainable food produce and the visual and environmental amenity of local communities.

1.3.44 POLICY

1.3.44.i Policy SCR72: Community Gardening

It is the Policy of the Council to assist and support residents and residents' groups in forming and developing community gardens at appropriate locations in the County. The Council will provide, where possible, material assistance and advice to groups involved in community gardening and assist with sustainable water solutions.

1.3.45 Circus & Funfair Events

Annual circus and funfair events have taken place in a number of locations within parks throughout the County. The Council will continue to support such events in accordance with planning regulations, animal welfare and health and safety requirements, thus adding to the diversity of park functions. To ensure that the events provide positive entertainment the process of consultation with local communities will continue.

Where funfairs/ carnivals/ circuses are proposed on lands owned by the County Council the locations for these events will take into account the needs of local residents including noise levels, traffic management and car parking arrangements, security, liaison with Gardaí, health and safety issues and litter.

1.3.46 POLICY

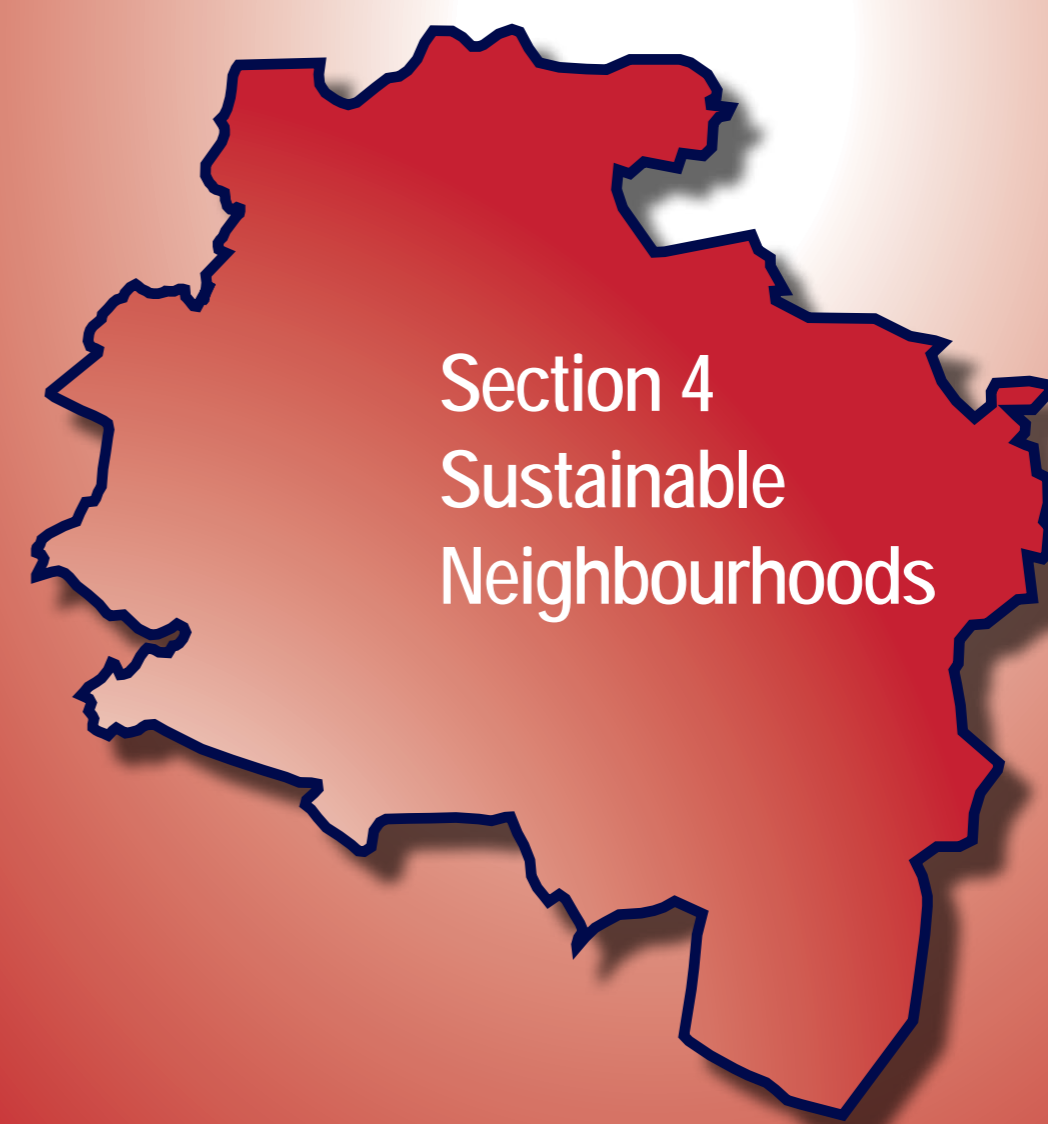
1.3.46.i Policy SCR73: Circus & Funfair Events

It is the policy of the Council to continue with the provision of designated and serviced circus and funfairs sites within parks in the County.

Land-Use Zoning

Zoning Objective 'F' "To Preserve and Provide for Open Space and Recreational Amenities"	
Use Classes Related to Zoning Objective	
Permitted in Principle	Community Centre, Cultural Use, Open Space, Recreational Facilities/Sports Club, Traveller Accommodation.
Open for Consideration	Agricultural buildings, Bed & Breakfast ^a , Boarding Kennels, Carpark, Caravan Park-Holiday, Cemetery, Childcare Facilities, Education, Garden Centre, Guest House ^a , Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Extractive, Place of Worship, Public Services, Recreational-Commercial, Recycling Facility, Refuse Landfill/Tip, Residential, Restaurant.
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome/Airfield, Betting Office, Caravan Park-Residential, Cash & Carry/Wholesale Outlet, Concrete/Asphalt Plant in or adjacent to a Quarry, Dance Hall/Discotheque, Doctor/Dentist, Enterprise Centre, Funeral Home, Health Centre, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Industry-Light, Industry-Special, Motor Sales Outlet, Nursing Home, Office-Based Industry, Offices less than 100m ² , Offices 100m ² -1,000m ² , Offices over 1,000m ² , Petrol Station, Off Licence, Primary Health Care Centre, Public House, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Rural Industry-Cottage, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Discount Food Store, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Transport Depot, Veterinary Surgery, Warehousing.

^a In existing premises



Section 4
 Sustainable
 Neighbourhoods

1.4 SUSTAINABLE NEIGHBOURHOODS

Aim 1.4.0

It is an aim of the Council that all new urban development in the County will create or contribute to sustainable neighbourhoods in which people can work, shop and access amenities, recreation and education within their own locality. The Council supports contemporary and innovative residential design which meets with the objectives set out in this section.

High quality architecture, landscape architecture and urban design can help to create a new sense of place where one does not previously exist. A well designed neighbourhood with a sense of place, where the locality people live in is recognisable, will encourage the use of streets by pedestrians and cyclists and will encourage sustainable forms of movement. It is intended that new development will relate to, respond to and enhance the existing character of an area.

1.4.1 POLICY

1.4.1.i Policy SN1: Sustainable Neighbourhoods

It is the policy of the Council to seek the development of sustainable neighbourhoods throughout the County and to ensure that new proposals for development follow national guidance including *Delivering Homes, Sustaining Communities (2007)*, *Sustainable Residential Development in Urban Areas (2009)* and the *Urban Design Manual – A Best Practice Guide, (2009)*.

1.4.2 Urban Design and Consolidation

Urban design relates to the arrangement, appearance and functionality of urban areas and in particular the shaping and uses of urban public space and how people interact with them. There is a focus in this Development Plan to consolidate the principles of urban design. The document *Sustainable Residential Development in Urban Areas (2009)* and its companion document *Urban Design Manual – A Best Practice Guide (2009)* will form the basis for the assessment of all development that is proposed within the County.

1.4.3 Key Principles of Urban Design

There are key principles of Urban Design which will have wider implications for development in the County, these include: permeability, legibility, accessibility, choice and equality.

1.4.3.i Permeability

This means a layout that is well connected and offers a choice of direct routes to all local destinations, thereby encouraging walking and cycling, facilitating public transport penetration and generating higher levels of pedestrian activity, casual social interaction, informal supervision and thus security. Permeable layouts are also legible.

1.4.3.ii Legibility

This means development that is structured in a way that creates distinctive places and spaces that may be easily 'read' and where it is easy to find one's way around. A legible layout is based on designing at a human scale in response to the positive features of a site and how it relates to the wider area, rather than technical demands of traffic or the internal logic of the individual site.

1.4.3.iii Accessibility

This means that proposed developments should ensure that public transport and local facilities are accessible and therefore the direct walking distance to public transport and local services as well as interconnection with adjoining neighbourhoods, housing estates and local centres will be considered in the assessment of planning applications for development.

1.4.3.iv Choice

This means offering people choice regarding the places they wish to reside in, the types of dwellings they wish to live in, a street to walk along, a park to play in, a mode of transport to move around, facilities to use and above all a choice that will bring about a good quality of life for all living and visiting the County. Choice will help to achieve a greater equality within the County.

1.4.4 Process and Implementation of Urban Design Principles

Early communication between the developer/applicant, local authority and the design professions involved in a scheme is important. Pre-planning meetings will be actively encouraged to ensure a better quality outcome.

By explaining the planning proposal in more detail and setting out the design decisions that have been made, a proposal can be more easily appreciated and accepted. Planners and third parties may find that the task of assessing the acceptability of a proposal is made easier when they are in receipt of supporting information that shows that the proposal has been prepared through a rigorous design process that considered and rejected less suitable alternatives. A Design Statement will be required to be submitted to the planning authority containing the following:

- A Site Analysis;
- A Concept Plan and
- A statement based on the 12 Questions contained in the *Urban Design Manual – Best Practice Guide (2009)*, a companion document to *Sustainable Residential Development in Urban Areas (2009)*.

1.4.5 Design Statements

The Design Statement should explain why a particular design solution was arrived at for that particular site. It should further outline how that particular design addresses Development Plan policies and objectives, in particular those relating to urban design as well as national guidance. The Design Statement should clearly describe how the proposals relate to the site and contextual analyses.

New applications for developments must demonstrate within their Design Statement the local bus routes, journeys to and from bus stops from the site and also how existing and proposed pedestrian and cyclist desire lines are incorporated into the design proposal.

The Design Statement should clearly explain how the assessment of the local area has informed the design of the proposed development. The following requirements must be included in a Design Statement:

- Desire lines to local centres, public transport and other facilities;
- A discernible centre to the scheme or a demonstration that the development reinforces an existing local centre;
- Retention and successful exploitation of local views into and out of the scheme and highlighting of selected focal points;
- Response to local character without unnecessarily repeating adjacent forms and details;
- Existing buildings, landform and ecological features should be noted on drawings;
- Creative use of local materials and locally found details. Where possible community involvement in the design process is encouraged and
- Demonstration of contemporary and innovative architecture and design that ensures the creation of a unique sense of place.

The drawings and statements should illustrate why a particular design solution was arrived at for that particular site and how the design responds to the ecology, topography and features existing on site and immediately adjacent to the site.

1.4.6 Site Analysis

The Site Analysis demonstrates how the proposed development will fit into the existing context of the site. Decisions made early in the design process influence and impact greatly on how the development will integrate or otherwise with its surroundings. The opportunity for a development to add to its locality can be achieved with less loss of, and impact to, the existing environs if the proposal is integrated into the developments' design at the outset. The Site Analysis, included in the Design Statement, should summarise the Character Appraisal and Movement Analysis for the proposed development.

1.4.6.i Character Appraisal

The first requirement of urban development is to consider the existing landscape within the site and the local area. There is a danger that when developing sites the focus is on the new building and the new environment it will create

rather than how it will relate to the existing site and its local context. In this way the natural landscape can become disjointed, unconnected and damaged and sense of place is lost. An analysis of the existing landscape character as well as the consideration and integration of the new proposals into the existing site and the existing ecology is required. Working with the existing landscape on site to create a landscape that retains (or creates) a sense of place and acts as a robust supporting landscape structure for the new development is integral to the successful development of a site.

The site survey and analysis will show where existing landscape features exist on site including for example, existing trees, hedgerows, water bodies and interesting/protected structures. This analysis will serve to inform, at an early design stage, the location of proposed open space, parks and green corridors, where it can most benefit the retention of the existing ecology as required by policy LHA20 Green City Guidelines, and integrate it into the neighbourhood. The design of the development should carefully retain existing landscape features and planting where it is most relevant and consideration should be given to the following:

- Buildings should be sensitive to the topography of the site.
- Protected Structures should be retained and development proposals must not be detrimental to the character of the structure or its relationship with ancillary buildings or features but rather the Protected Structure should influence and be integral to the proposed development.
- Suitable existing trees should be retained. If a vast quantity exist these would be best located within the proposed open space. Individual trees could be retained as specimens within the development and treated appropriately.
- Hedgerows should be retained as part of planting within the scheme. Hedgerows can be laid out and properly trimmed and be used as property boundaries, augmented with fencing.
- Water bodies should be used as landscape features or to form part of the Sustainable Urban Drainage System for the development and should not be culverted.

- Other existing landscape features such as rock outcrops or good views should be retained and enhanced by the design as these serve to augment the sense of place.
- Existing wildlife is best protected by conserving its habitat. This requires careful design of the public open space. Due consideration should be taken of wildlife routes to water, food or shelter, and these should be conserved as green links through developments to the adjacent wildlife corridors. Barriers to ecological corridors such as watercourses and hedgerows should be avoided.

1.4.6.ii Movement Analysis

The site analysis should consider the adjacent site and respond to sites further afield such as those that include neighbourhood/local centres, parks, community facilities, places of employment among others. This ensures that the design of the development responds both to the conditions on site and to the conditions that exist at the edge of the site and therefore connects the site with its wider context via the most direct routes as well as sensitive interfaces and creation of streets.

The site analysis should carefully note the position of local schools, playgrounds, shops, public transport and other places people wish to get to and delineate the existing pedestrian and cyclist routes in the wider area.

The location of the following facilities should be included on a site map, including the distance between the proposed development and the facility:

- Primary School (within 3.2km of a dwelling)
- Secondary School
- Public transport
- Neighbourhood Centre
- Shops
- Children's play areas
- Leisure facilities

- Community Centres
- Religious facilities
- Employment

1.4.7 Concept Plan

Following preparation of the Site Analysis a Concept Plan should be prepared to clearly identify the relationship between the site features and how the design is developed to respond to the site realities.

The concept plan should be carefully prepared in order to facilitate walking and cycling networks that enable the general public to access facilities and other locations and also to directly link with existing pedestrian and cycling routes in the area.

1.4.8 POLICY

1.4.8.i Policy SN2: Design Statement

It is the policy of the Council to require that all planning applications for residential development greater than 5 dwellings and all other developments including commercial, employment and mixed-use proposals greater than 1000m² be accompanied by a Design Statement to include a Site Analysis and Concept Plan.

1.4.8.ii Policy SN3: Existing Site Features

It is the policy of the Council that existing site features such as stands of mature trees, hedgerows, watercourses, protected species, and views should be properly identified, and included, where appropriate, in new developments. In addition, the Council will require that new planting or other landscaping appropriate to the character of the area be provided. The existence of significant natural features on a site, including the presence of protected species, should influence the proposed layout and should be indicated on any site analysis undertaken.

Pre-planning consultation with the Council at an early stage in advance of submitting proposals in relation to landscaping and planting proposals is advised.

1.4.9 Street Environment

Streets are not just for movement. The quality of the public realm can improve quality of life and increase the desire to spend time in these places.

1.4.10 POLICY

1.4.10.i Policy SN4: Street Design

It is the policy of the Council that streets should be designed as living places, that are an integral part of the neighbourhood and are based on a clear hierarchy of streets and building types that work together to promote a highly legible environment.

1.4.10.ii Policy SN5: Use of Local Streets

It is the policy of the Council that local streets facilitate use by all, are conducive to local journeys, provide links to the major routes, ensure easy access, avoid physical and visual barriers and create the type of public space that enlivens an area.

1.4.10.iii Policy SN6: Residential Frontage

It is the policy of the Council that residential streets in new and infill developments should be designed to have residential frontage to encourage the movement of pedestrian and cyclists along them thereby enlivening streets and creating safe usable areas.

1.4.10.iv Policy SN7: On-Street Activity

It is the policy of the Council that pedestrian, cyclist and vehicular activity in new residential developments should be integrated along the same routes to encourage on-street activity and make neighbourhoods safer. Roadway, pedestrian pavement and cycle routes should be integrated in a way that balances road user's safety with personal safety and security

1.4.11 Functions of a Street

Streets have functions other than movement, access and parking such as providing public places, playing areas and facilitating drainage and utilities. Urban design makes a major contribution to ensuring that streets are able to deliver each of these functions effectively.

Each of the above functions requires different emphasis. For instance the movement of traffic can adversely impact the other functions if it is given too high a priority. The emphasis placed on each function must depend on the location and context of the street. For example, if the primary function of a street is the movement of traffic, such as on a dual carriageway or motorway, then it will not have a good place-making quality nor will it be a good place for playing or meeting people. However, in relation to a street serving a residential area it should be reasonable to assume that the emphasis of street design is on place-making, walking, cycling and play so that the movement of traffic does not take priority to the detriment of the other place making functions.

The most important functions are the movement and place-making functions which are defined as follows:

Movement Function Relates to:

- Traffic volumes and the hierarchy of the street, or section of the street, within the street network and
- Geographical scale of the destinations it serves.

Place-making Function Relates to:

- Local distinctiveness and its environment;
- Visual quality, including use of materials, planting, street design and visual clutter and
- Propensity to encourage social activity.

The main principles of place-making are:

- A legible street environment;
- Attractive streetscapes;
- Accessible streets;

- Safe street environments with a good balance between different users;
- Cost effective materials and furniture; and
- Innovative design solutions.

Neither movement function nor place making function should be considered as subservient to the other. Both are required in combination, with their relative importance dependant on the street function within the street network, if the street is to function properly. It is seldom appropriate to focus solely on one function to the exclusion of the other, even on streets carrying high volumes of traffic, such as main streets.

1.4.12 Hierarchy of Streets:

Just as streets have a number of different functions, they also have a related hierarchy:

- **Urban Boulevards:** Play a major role in terms of access to, and circulation within, an urbanised area.
- **Main Streets/Avenues/High Streets:** Are the principle means of access and circulation. They are also important areas of convergence where shopping and commercial uses are located and where public transport is accessed.
- **Side Streets:** Provide mid-block access to connect residents to the main street network. They are unlikely to carry high levels of vehicular traffic, but can form an important part of the pedestrian and cycle network, particularly in areas around parks and schools.
- **Back Streets:** Provide access to small groups of residential dwellings, service access to commercial development and mid-block links. They carry low levels of all types of traffic.

The design of new streets in the County should be carefully assessed to ensure they fit within the *Hierarchy of Streets* (see below) and are designed accordingly.

The table below sets out the Council's objectives for promoting a street hierarchy within new and redeveloped areas of the County:

Table 1.4.1 Street Hierarchy

Conventional terminology based on ease of vehicular movement	Streets defined by movement, place making and accessibility functions			
Roads Act 1993	Dept of Transport urban context	SDCC Development Plan 2010	Adamstown	Character and Capacity.
National Routes e.g. National primary (e.g. N4) National secondary (e.g. N4) (e.g. N81)	Primary Distributor (e.g. N4 or N81)	Multi-way boulevard	Not applicable	Major transport routes on the national scale. Pedestrians and Cyclists segregated.
Regional Road e.g. R405 (Hazelhatch Road)	District Distributor e.g. R113 (Belgard Road)	Urban Boulevard e.g. R134 (New Nangor Road) Some main streets (e.g. R109, Lucan Main Street)	R120 (Lock Road / Newcastle Road)	Linking districts within an urban area. There are various types of these streets; some have important movement functions in terms of vehicles, cyclists and pedestrians but tend to segregate adjacent estates. Others go through town centres and have dwellings, shops, schools and a higher place making function.
Local Road	Local Collector	Avenue Main Street High Street	Adamstown Boulevard and Main Streets	Max 30kph Mixed uses, active frontage, high place making value. Medium movement function.
Local Road	Access Road	Side Street	Side Streets	Max 30kph Mainly residential streets. Building lines encourage traffic calming. Low to medium movement and place making function.
Local Road	Access Road	Back Street	Back Streets Home Zones	Max 30kph Low movement and placemaking function. Includes Home Zones.

1.4.13 POLICY

1.4.13.i Policy SN8: Design Speed

It is the policy of the Council that Side Streets and Back Streets should have a design speed of 30 kilometres per hour. The Council will work towards making the public aware of this fact.

1.4.14 Street Networks

The Council promotes street networks that link existing and new movement routes to places where people will want to get to. Developments should therefore encourage the use of extensive pedestrian and cyclist networks by virtue of creating easy connections between and through sites which will encourage pedestrian and cyclist movement above the use of public transport and the car.

1.4.14.i Proposed Cul-De-Sac

Where a new development creates a cul-de-sac as a temporary measure (awaiting contiguous development to open the cul-de-sac), the cul-de-sac should be designed clearly to indicate its temporary nature and to demonstrate that it will be built onto at a future date.

This can be achieved by not creating a turning hammer head, by not placing any street furniture in the way of continuing the street, by not building permanent structures across the street and other measures including residential design that overlooks the temporary cul-de-sac.

1.4.14.ii Existing Cul-De-Sac

Generally existing cul-de-sacs will remain closed but there may be cases that they can be opened in the future in exceptional circumstances.

Connecting cul-de-sacs will be encouraged where it increases permeability to public transport and provides new, safe and useful links for pedestrians and cyclists.

1.4.15 POLICY

1.4.15.i Policy SN9: Permeable and Legible Street Patterns

It is the policy of the Council to create permeable and legible street patterns within new residential areas that maximise links between existing and new communities and to public transport, shops, services and facilities and places of work. All new developments within the County should incorporate legibility and safety within their design, should be well connected, permeable and should integrate with their surroundings and neighbouring sites.

1.4.15.ii Policy SN10: Grid Format in New Developments

It is the policy of the Council that new developments should be based on a grid format that avails of every possibility of linking into the existing street network and will provide efficient connections to existing local facilities. The grid should align to desire lines and link the site to specific destinations. Footpaths should be direct, safe, barrier free, overlooked and generally along public streets.

1.4.15.iii Policy SN11: Accessibility of Streets

It is the policy of the Council that streets should be designed to be shared by a multitude of users. Community facilities should be sited in locations that are accessible from all parts of the development, and surrounding areas, by safe, secure and pleasant walking/cycling routes.

1.4.15.iv Policy SN12: Accessibility of Streets – Safety

It is the policy of the Council that streets, footpaths, play areas and other common areas within housing and mixed-use schemes can be used in safety by children and adults by ensuring that building design contributes to informal surveillance of the public realm.

1.4.15.v Policy SN13: Location of Frontage Free Streets

It is the policy of the Council that frontage free streets, such as distributor roads, should not be located in residential areas, mixed-use or built-up areas as they can be unsafe for pedestrian and cyclist movement especially after dark and can result in a hostile environment.

1.4.15.vi Policy SN14: Pedestrian Routes

It is the policy of the Council that where pedestrian routes or semi-private open spaces are proposed in housing estates, they should be directly overlooked at ground floor level by dwellings which should front onto routes or spaces, be well lit and have a straight alignment without secluded corners or bends. Where boundary walls/fences are present, they should not exceed 1.2m in height. Footpaths should generally have a minimum width of 1.8m-2m in lower activity areas (such as side and back streets) and a minimum width of 3m within areas of higher activity (such as in areas close to schools and retail centres).

1.4.16 Building Heights

In the development of a diverse urban environment common to the traditional town, a variety of building heights is appropriate.

The layout of new higher-density residential developments immediately adjoining areas of existing one and two-storey housing should seek to ensure a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing. In particular new housing outside of town centre and district centre locations which are located immediately next to or backing onto existing one and two storey housing and sharing a common rear or side garden boundary should have no more than two storeys in height except in cases where the distance between opposing rear windows in the existing and new residential buildings is greater than 35 metres. While new housing creating a strong urban edge to a main road or street and facing existing one and two storey housing opposite should be no more than three storeys in height on roads of standard width. Dual carriageways or roads with large existing tree banks will be considered based on distance and tree heights.

1.4.16.i Determining Building Height

The height of buildings should be determined by the following:

- The height of surrounding development and the formation of a cohesive streetscape pattern.
- In general, perimeter blocks should be three to five storeys in height including a top floor setback. Deviations from these standards may be considered within designated town, district and local centres (where appropriate) and where there is high quality public transport (Luas and rail) where amenities can be maintained.
- Their location at key nodes, the main street network and principal public spaces. These locations may be suitable to larger buildings that serve to define a node, gateway or edge or landmark buildings.
- The proximity of any Protected Structures, Architectural Conservation Areas and/or other sensitive development.
- The height and scale of the proposed development in relation to the width of the street, or area of open spaces to which the building fronts.
- The area/orientation of open space in terms of overshadowing.
- The impact on any significant views from the public domain toward significant built or landscape features.
- The site terminating a significant vista or view.
- Airport height controls.

1.4.16.ii Evaluating Proposals for High Buildings

A high building is one that exceeds five storeys (15 metres approximately) or is significantly higher than neighbouring or surrounding development. The following considerations will be taken into account when evaluating a proposal for a high building:

- The degree of overshadowing and consequent loss of light caused to surrounding property;
- The degree of overlooking, (particularly of residential property) and consequent loss of privacy to surrounding premises;
- The extent to which there is undesirable disruption to the scale of an existing streetscape, or landscape;
- The extent to which the building detracts from structures or spaces of architectural or historic importance, or important landmarks;
- The detrimental effect on any existing building which has special visual identity (for example a spire, dome, tower or other high building);
- The effect the building would have on the quality of the adjoining space;
- Whether the purpose or civic importance of the building would justify its prominence and
- The capacity of the local infrastructure to accommodate the proposal.

1.4.17 POLICY

1.4.17.i Policy SN15: Building Height

It is the policy of the Council that the height of proposed developments shall ensure enclosure and clarity to reinforce and make legible the hierarchy of streets and public spaces that constitutes the urban area.

1.4.18 Privacy and Residential Amenity, Orientation and Layout

Due consideration to issues including privacy, orientation and layout will ensure that a high level of residential amenity will be provided in new residential developments.

1.4.18.i Layout and Orientation

The following should be considered when organising the layout and orientation of proposed buildings:

- Residential buildings should generally be positioned to avoid seasonal overshadowing of adjoining properties, to maximise the daylight available to residents of the building and maximise solar gain of the proposed building.
- Dual aspect units should be the norm. Single aspect units must demonstrate that there is significant planning gain elsewhere in the proposal to justify permission. Where single aspect dwelling units are proposed they should be orientated to be south facing.
- Outdoor space, particularly communal space, should be located to the southern elevation.
- Dwelling houses should front onto the street on which they are to be located.
- Gable walls should not be blank. Buildings should be designed to turn the corner and provide interest and variety to the streetscape.
- All new houses should be designed to be adaptable and to allow for the attic space to be converted in the future.

1.4.18.ii Privacy Strips

In order to maximise privacy in dwellings the following should be considered:

- Homes that overlook the street should not contain windows that can be looked into by passing pedestrians. Separation from the footpath can be achieved through a small front garden or privacy strip and/or through a slight change in level to ensure windows serving habitable rooms are raised up. A privacy strip should be provided along the front of each residential property, especially to apartments where they front onto decks, to ensure the protection of the privacy of inhabitants of the dwelling unit.
- Where windows open onto a public area they should be outward opening and it should be ensured that they are also convenient to passing pedestrian traffic.

1.4.18.iii Overlooking and Overshadowing:

A distance of 22m is required between opposing above ground floor windows. The Council will favourably consider a reduced distance subject to the following (or other demonstrably workable solutions):

- The use of off-set windows, angled windows or structural deflectors.
- Careful location of windows and balconies.
- Changes in level between overlooking windows.
- Bathrooms and toilets having obscure openings.
- Screening or partially obscuring views through design or planting.
- Vertical privacy screens should be provided between adjoining balconies

1.4.18.iv Dual Aspect:

- Dual aspect dwelling units shall be the norm. Single aspect units must demonstrate there is significant planning gain elsewhere in the proposal to justify permission and where single aspect units are proposed they should be south facing. There must be a demonstrable case in terms of benefit to the layout, consideration of the unit size and its southern orientation. Dual aspect dwellings should be provided; particularly dwellings that do not have a south facing façade.

1.4.19 POLICY

1.4.19.i Policy SN16: Privacy and Amenity in New Residential Developments

It is the policy of the Council that the design of new residential developments takes account of privacy and ensures high quality and sustainable amenity in homes.

1.4.20 Waste Disposal and Recycling

The storage of waste before its collection for recycling/disposal is an important aspect of residential amenity and mixed-use design. The design of new developments should take into consideration the variety of waste types and the receptacles in which they are temporarily stored.

1.4.21 POLICY

1.4.21.i Policy SN17: Bin Storage

It is the policy of the Council that all dwelling units shall have access to appropriately located and designed bin storage.

1.4.21.ii Policy SN18: Recycling

It is the policy of the Council that applications for housing developments in excess of 50 units shall:

- Make provision for composting and recycling;
- Where appropriate, incorporate local 'Bring Centres' for recyclable materials into development layouts and
- Provide facilities for wheeled bin collection and litter collection points.

1.4.22 Internal Areas Standards

Adequate internal dwelling space is an important factor in the creation of sustainable communities. Dwellings that are suitable for lifetime or family use and that can be adapted or extended, afford residents the option of remaining within a particular dwelling and community in response to changes in lifestyle.

This facilitates stability and continuity within residential areas and ensures that a greater proportion of residents may have a stake in their community. These benefits also apply where a variety of house types with good internal space is provided within a particular area.

1.4.23 POLICY

1.4.23.i Policy SN19: Minimum Standards for New Residential Units.

It is the policy of the Council that all new residential dwellings shall be required to comply with the minimum requirements for overall unit sizes, internal room sizes and dimensions and sizes for storage and balconies (in the case of apartments) as laid down in both 'Quality Housing for Sustainable Communities - Best Practice

Guidelines’(2007) and ‘Sustainable Urban Housing: Design Standards for New Apartments’(2007) as published by the Department of Environment, Heritage and Local Government.

1.4.24 Apartments

In order to promote sustainable urban housing it is essential to ensure that the design and layout of new apartments will provide satisfactory accommodation for a variety of household types and sizes, including families with children, over the medium to long term.

1.4.25 POLICY

1.4.25.i Policy SN20: Decks/Corridors

It is the policy of the Council that external deck or internal corridors accessing more than 3 apartment units is discouraged. Where these methods of access are proposed, generous widths including “break out” areas and high quality design are expected to compensate for less than optimal arrangements. In all cases a privacy strip along the front of the property should be provided and bedrooms should not front onto a deck.

1.4.25.ii Policy SN21: External Storage

It is the policy of the Council that general storage is required in apartment developments for large bulky items such as prams, buggies, wheelchairs, surf boards and golf clubs. Such storage must be provided in addition to internal storage requirements and may be located in the basement and preferably should be allocated on an individual apartment basis. The facility **must be secure, lockable, with a solid floor and allow for universal access via a well lit access route.** An area of 3m² is required per unit.

1.4.25.iii Policy SN22: Ducts and Satellite Dishes

It is the policy of the Council that:

- **Service ducts serving two or more apartments** should be, as far as practicable, accessible from common circulation areas to facilitate maintenance. Running services overhead particularly in the ceiling of another unit should be avoided.
- **To avoid subsequent demands for the installation of numerous individual and unsightly satellite dishes on apartment complexes communal dishes** should be considered as part of the overall design in an inconspicuous location.
- **The location of satellite dishes on dwelling houses** should be considered at design stage.

1.4.26 Clothes Drying Facilities

The design and location of clothes drying facilities should be addressed at planning application stage and should be integral to the development.

1.4.27 POLICY

1.4.27.i Policy SN23: Clothes Drying Facilities

It is the policy of the Council that all dwelling units should be provided with clothes drying facilities.

- All dwelling houses with rear gardens should provide an appropriately sized clothes drying area screened from public view and with footpath access.
- All apartments should be provided with a well ventilated clothes drying area. A retractable clothes drying line may also be provided below the level of a semi opaque balcony guard. The clothes drying line should not be visible from the street level.

1.4.28 Amenity Space

The provision of private/semi-private open space in new developments is an important factor in the creation of sustainable communities.

1.4.29 POLICY

1.4.29.i Policy SN24: Innovative Approaches to Provision of Private/Semi-Private Amenity Space

It is the policy of the Council to encourage innovative approaches to the provision of private/semi-private amenity space subject to the promotion of high quality and usability.

1.4.29.ii Policy SN25: Minimum Required Private and Semi-Private Amenity Space Standards

It is the policy of the Council that the minimum required private and semi-private amenity space standards for houses are:

Table 1.4.2 Minimum Required Private Amenity Space

Unit Type	Houses* m ²
One Bedroom	48
Two Bedrooms	55
Three Bedrooms	60
Four Bedrooms	70
Five or more Bedrooms	75

* Houses include detached, semi-detached, terraced and duplex units.

1.4.30 Semi-Private Amenity Space

Semi-private or communal open space refers to areas of open space within residential apartment complexes that are accessible to residents and their guests but not to the general public. These spaces generally take the form of internal courtyards and roof gardens. The latter often having limited amenity due to their elevated and exposed nature. Communal areas of open space should be landscaped and provision made for passive recreation, with children's play areas (particularly for small children) in accordance with the play policies outlined in the Council's Planning Guidance on the Provision of Children's Play Facilities in New Developments (2006) (Appendix 6).

1.4.31 POLICY

1.4.31.i Policy SN26: Semi-Private Amenity Space

It is the policy of the Council that each dwelling should be provided with adequate, usable semi-private amenity space, and should be designed to ensure:

- The size of the space relates to the needs of the residents and the scale of development;
- A high quality safe environment that provides areas of secluded open space for residents;
- Receives good levels of solar access through the day and is located on the southern elevation;
- Includes facilities to cater for a range of active and passive uses for a variety of age groups including children and the elderly;
- Includes opportunities for active play especially for smaller children;
- Are located to the rear of buildings or the interior of perimeter blocks to ensure they are clearly distinguishable from the public domain and provide privacy and safety to residents;
- Roof garden areas should include screening devices to provide shelter from the wind and obscure views towards the internal living space of any opposing dwellings and
- That areas are accessible to all residents within a development regardless of age or ability.

1.4.32 Private Amenity Space

Private open space refers to areas of open space within residential apartment complexes or dwellings that are accessible to residents. These generally take the form of balconies, patios or gardens.

1.4.33 POLICY

1.4.33.i Policy SN27: Private Amenity Space

It is the policy of the Council that each dwelling should be provided with adequate, usable private amenity space in the form of a garden, patio or balcony, and should ensure the following:

- **That the private amenity space is designed and located so that it has an open feel and receives sunlight.** Balconies should not face north;
- **Apartments should be provided with both private and semi-private (communal) amenity space.** Where balconies are proposed adequate usable semi-private open space in the form of designed landscaped areas should also be provided;
- **In relation to individual apartments, private amenity space may be provided in lieu of semi-private amenity space.** Semi-private amenity space may be provided in lieu of private amenity space, provided a minimum of 5m² of private space is maintained in all cases. This is to allow for an external balcony/terrace with a **minimum depth of 1.5m, with a solid floor.** The usability of the space must be demonstrated;
- **The main areas of private open space should be accessed from living rooms and not from bedrooms;**
- **External sitting areas should not be directly overlooked from neighbouring apartments;**
- **Semi-private areas above ground floor should be located so as to promote passive surveillance of the public domain.**
- **Where areas of private open space are located at ground floor level they should be clearly defined from adjacent areas, separation should be provided between dwellings, and screening devices, such as trees and planting, should be included to enhance privacy levels and to minimise the impact of overlooking.**

1.4.34 Private Gardens

The private garden remains an important asset to any dwelling house and offers amenity space for the enjoyment of the occupants.

1.4.35 POLICY

1.4.35.i Policy SN28: Private Gardens

It is the policy of the Council that private space for housing dwellings:

- Be located to the rear or side of the front building line of the dwelling house and be overlooked by a kitchen or main living rooms.
- All rear gardens should be provided with a robust, secure, opaque boundary comprising a rendered concrete block wall, capped in an acceptable manner, with a minimum height of 1.8m. Timber fencing will only be acceptable where located between dwellings within an estate.
- Rear gardens should not back onto public roads or public open space.

1.4.36 Climate Sensitive Design

The design of dwellings that take into account orientation and local climate considerations will result in dwellings that are a pleasure to live in, that provide a good quality of life and encourage life long tenure.

1.4.37 POLICY

1.4.37.i Policy SN29: Renewable Energy

It is the policy of the Council to promote appropriate renewable energy.

1.4.37.ii Policy SN30: Climatic Conditions

It is the policy of the Council that new housing developments over 5 dwellings take account of orientation, topography and surrounding features to control wind effects, **while optimising the benefits of sunlight, daylight and solar gain.**

1.4.37.iii Policy SN31: Solar Panels

It is the policy of the Council to support the fitting of solar panels to the most appropriate roof pitch for new and existing dwellings.

1.4.37.iv Policy SN32: Solar Gain

It is the policy of the Council that new developments achieve high levels of natural daylight entering the buildings so that passive solar gain will be utilised to heat buildings. **The disposition and orientation of buildings maximises the availability of sunlight to the building.**

In this regard the following principles will be considered:

- Buildings should be orientated broadly to the south or be of innovative design to maximise solar gain;
- Planting of large size evergreen trees where they can interfere with daylight entering buildings should be avoided. Deciduous trees work well to provide shade and shelter in summer and yet allow light to penetrate in the winter;
- Buildings should be positioned to minimise the creation of wind tunnels;
- Tall, free-standing buildings that produce wind vortexes which make the pedestrian climate uncomfortable and encourage heat loss should be avoided;
- Large spaces between buildings that cause turbulence at the ground should be avoided. Public spaces should also be protected from downdrafts from tall buildings;
- Shelter should be provided for dwellings, play areas, courtyards and gardens by the building/ placement of ground modelling, walls, hedges and other planting;
- New developments should incorporate techniques within the design that will conserve water during the building's use such as green roofs, water butts, and the recycling of grey surface water for flushing toilets;

- The use of ground heating, cooling systems, wood pellet burners, insulation, solar panels and wind power, where appropriate, will be encouraged;
- Proposed developments should use existing natural drainage patterns within their design through Sustainable Urban Drainage Systems (SuDS) and should limit the requirement for separate off-site disposal of surface water;
- Existing water bodies such as waterways, ponds and lakes should be protected and incorporated within the overall design and
- The use of hard surfaces should be limited. Parking and hardstanding areas shall be constructed in accordance with the Recommendations of the Greater Dublin Strategic Drainage Study for Sustainable Urban Drainage Systems (SuDS) and include measures to prevent drainage from hardstanding areas entering onto the public road. (see also Section 2.3.9 - Ground and Surface Waters)

1.4.38 Energy Efficiency in Buildings

The creation of sustainable developments recognises the interplay between good urban design, accessibility to sustainable modes of transportation, maximising links to existing social and community infrastructure and the most efficient use of energy and natural resources. During all stages of the design process, regard should be had to the implications of decisions on energy demand. The ultimate outcome of these decisions dictate the level to which a development will be deemed successful and sustainable.

The primary focus with regard to the efficient use of energy and natural resources is to design buildings that create a thermally efficient building envelope. Such buildings will make optimum use of free heat gains in order to minimise the requirement of space heating and, in turn, will retain this heat gain through a high standard of insulation and heat recovery systems. The use of on-site micro renewables or district heating systems will offer significant opportunities. Into the future it is critical that all new building development employ materials with a low embodied energy, sourced from local sustainable sources and ultimately readily capable of being recycled.

1.4.39 Energy Efficiency in Building Design

Design/construction decisions can contribute greatly to the sustainability of a building, which will lead to cost savings in the future and increase comfort levels for occupants. It is important however that decision priorities are given to passive measures i.e. site orientation, dwelling layout, levels of insulation, detailing and air tightness as these measures minimise a building's reliance on active measures including the use of energy efficient space heating. The Council will encourage energy efficient design of buildings and their layout and orientation on site.

1.4.40 POLICY

1.4.40.i Policy SN33: Energy Efficient Building Design

It is the policy of the Council to promote and support the use of passive measures in preference to active measures in the construction of the building fabric of new developments, in order to minimise future reliance on fuel sources.

1.4.40.ii Policy SN34: Standards in Building Construction

It is the policy of the Council to promote a practice in building construction of the highest standards in the following areas: insulation, solar panelling, geothermal energy and other heating systems.

1.4.41 Sustainability in Adaptable Design

It is important that the design of individual buildings facilitates a good quality of life for residents and secures long-term sustainability of the overall development. The design of new residential developments should consider not just the immediate needs of the prospective occupants but also their possible changing needs over the life of the building.

1.4.42 POLICY

1.4.42.i Policy SN35: Sustainability in Adaptable Design

It is the policy of the Council to promote sustainable approaches to the improvement of standards for habitable accommodation, by allowing dwellings to be flexible, accessible and adaptable in their spatial layout and design.

1.4.43 Energy Performance in Existing and New Buildings

The Government has committed to a constant review of the Building Regulations (Technical guidance Document L – Conservation of Fuel and Energy) the most recent of which was completed in 2008. The Building Regulations (Part L) are the main influence on standards of energy performance and carbon dioxide emissions for Ireland and in this regard the Council intends to use this statutory device to improve the overall energy efficiency and renewable energy performance of both new and existing buildings within the County.

The Council is committed as a priority to encourage more sustainable development, the efficient use of energy and the use of renewables in new build and refurbishment projects throughout the County. The current nationally approved energy rating methodology and software should be used to certify new developments.

1.4.44 POLICY

1.4.44.i Policy SN36: Energy Performance in Existing and New Buildings

It is the policy of the Council to promote innovative building design that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources in accordance with national regulations and policy guidelines.

1.4.44.ii Policy SN37: Energy Saving Guidelines

It is the policy of the Council to develop clear, enforceable energy saving guidelines for new building construction in relation to public transport, solar power, insulation and the design of energy efficient homes, offices and industrial buildings.

1.4.45 Public Lighting

Public lighting shall be provided to a standard appropriate to the particular location e.g. roads, footpaths, cycle routes open spaces and pedestrian routes and communal courtyards in high-density developments.

1.4.46 POLICY

1.4.46.i Policy SN38: Public Lighting

It is the policy of the Council to require, in all proposed residential development on lands where no public lighting system exists, a plan indicating the location of apparatus and a timescale within which the elements of the system will become operative. This phasing scheme must relate directly to the phasing of house construction so that the public lighting system becomes operative as each phase of the development is completed. Development proximate to habitats of biodiversity importance or biodiversity corridors shall be required to submit lighting proposals which do not impact on species use of such habitats.

1.4.47 Feature Lighting

Feature lighting can make an addition to place-making, for example in way-finding, in promoting towns as a destination for industry and commerce, and in towns being pleasant places to enjoy by day and night.

Feature lighting can comprise up-lighting of trees and other features, flood lighting of buildings, bridges and other built items, and highlighting views and other special characteristics.

1.4.48 POLICY

1.4.48.i Policy SN39: Feature Lighting

It is the policy of the Council that key buildings, landmarks, bridges, activities and spaces will be considered for feature lighting to improve the quality of urban life.

1.4.49 Steep Sites

A large section of zoned land within the County is located on land characterised by steep topography such as at the foothills of the Dublin Mountains. It is important that any development on these sites should be sensitive to its location and special care is required not only to protect the character of the area or limit any damage to the unique landscape but also to ensure that development is designed in such a way so that it is permeable, legible and offers an excellent quality of life.

1.4.50 POLICY

1.4.50.i Policy SN40: Steep Sites

It is the policy of the Council to limit the development of residential, commercial or industrial clusters to areas located below the 120m contour in the Dublin Mountains area (except where A1 zones are shown in this Plan above the 120m contour and also where specific objectives so permit in this Plan) in the interest of pursuing Council policy regarding sustainability in both high amenity and rural areas.

Applications on steep sites should consider the following:

- That particular care is taken in preparing layouts for development in areas characterised by interesting topography and variance in land levels in order to minimise the impact of differences in level between adjoining properties, existing or proposed;
- The use of prominent retaining walls within, and at the margins of sloping sites, is not considered appropriate. Proposals for development on steep sites should consider the use of specific house designs which respect topography, such as split level dwellings;
- Where changes in ground level between buildings are unavoidable planted banks may be utilised;
- Development proposals must demonstrate that they will avoid significant overshadowing, overlooking and loss of privacy as well as demonstrate compliance with the *Sustainable Residential Development in Urban Areas (2009)* and the *Urban Design Manual – A Best Practice Guide, (2009)*, in terms of permeability, legibility, access, quality of life and other urban design principles and standards and
- In all cases a Design Statement including a Site Analysis and Concept Plan must be submitted with each planning application.



THEME 2
A Connected Place



SECTION 1
Introduction

A CONNECTED PLACE

2.1 Introduction

The County is an important part of the Dublin Metropolitan Area and is located along three major road corridors in the State, the N4 to Sligo and Galway, the N7 to Cork and Limerick, and the N81. In addition, the M50 Motorway running through the eastern edge of the County forms part of the strategic Euro Route connecting Belfast to Rosslare, and links Tallaght to Blanchardstown and Dublin Airport to the North, and Dun Laoghaire and Bray to the South.

Ongoing improvements in public transport have taken place in the last few years including the construction of the Luas Red Line to Tallaght and the ongoing construction of the Luas City West Line to Saggart. The Quality Bus Network Project Office continues to roll out a programme of Quality Bus Corridors across the County. New rail stations are being provided at Kishoge and Fonthill Rd, and the Kildare Rail Line has been double tracked. In 2008, Irish Rail opened a new railway station at Park West Avenue in Cherry Orchard immediately adjacent to the South Dublin County administrative boundary.

The County Development Plan seeks to develop, improve, protect and enhance the range of and accessibility to water, drainage and waste services in a manner that promotes sustainable development in the County.

Telecommunications, energy supply and the promotion of renewable energy are crucial to the continued development, economically and socially of our County.

South Dublin is a well connected county in terms of transport, environmental services, telecommunications and energy. The Development Plan seeks to promote ease of movement within and access to South Dublin, by integrating land use planning with high quality sustainable and integrated transport, waste, and technological services.



Section 2 Transportation

2.2 TRANSPORTATION

2.2.1 AIM

To promote ease of movement within, and access to South Dublin County, by integrating sustainable land-use planning with a high quality, integrated transport system for people and goods within the County.

2.2.2 National and Regional Context

South Dublin County is part of the Dublin Metropolitan Area, which is the focus of road and rail routes nationally. It is located on three of the four key road corridors in the State, the N4 to Sligo and Galway, the N7 to Cork and Limerick, and the N81. In addition, the M50 Motorway running through the eastern edge of the County forms part of the strategic Euro Route connecting Belfast to Rosslare, and links Tallaght to Blanchardstown and Dublin Airport to the North, and Dun Laoghaire and Bray to the South.

Main road links to the City Centre are good. However, the radial form of Dublin's roads results in a concentration of traffic, particularly peak hour commuter traffic that conflicts with local traffic on the main roads leading into the City Centre. Serious environmental and congestion problems result.

Survey information over recent years has also confirmed a significant increase in the volume of strategic orbital traffic movements. Recent surveys indicate that traffic accessing the M50 from both the N4 and the N7 accounts for some 40% of vehicle movements on the terminating sections of the M50 (M1 and M11), while through vehicle movements (M1 - M11) account for approximately 10% of traffic travelling on the M50 between the N4 and N7.

Previously the public transport system linking areas within the County was poor and existing transport links from the County to Dublin City were inadequate. However, improvements have taken place in the last few years including the construction of the Luas Red Line to Tallaght and the ongoing construction of the Luas City West Line to Saggart. The County is now well served by public transport and is accessible and this adds to the County's attractiveness as a tourism location. The Quality Bus Network Project Office continues to roll out a programme of Quality Bus Corridors across the County. Urban areas and retail centres are served reasonably well by Dublin Bus. However, some parts of the County do not have a bus service to the main urban and retail areas. New rail stations

are being provided at Kishoge and Fonthill Rd, and the Kildare Rail Line has been double tracked. In 2008, Irish Rail opened a new railway station at Park West Avenue in Cherry Orchard immediately adjacent to the South Dublin County administrative boundary.

Car ownership rates in South Dublin County have increased significantly in recent years, with over two fifths of households having two or more cars. This is above the average figure for Dublin City and County and that for the State as a whole. These conditions reflect a more widespread problem throughout the Dublin Region related to the growing level of car ownership resulting from increasing affluence. However, 16% of households have no car, and are therefore dependent on public transport to access employment, education, retail and entertainment facilities.

To redress increasing car dependency the local authorities in the region, in conjunction with the Dublin Transportation Office (DTO), adopted a strategy, *A Platform for Change 2000-2016* (2000), to promote the development of an efficient and high quality system of public transport connections within the Dublin area. Allied with this is the achievement of more concentrated forms of development in locations that are most accessible to the developing public transport services. It is envisaged that the strategy will in time improve access to employment, education, services and amenities, and reduce dependence on private cars for everyday journeys.

More recently the Government published Transport 21, a framework for investment in national roads and public transport under the National Development Plan, and a new national transport policy entitled *Smarter Travel - A Sustainable Transport Future* (2009) has also been published. A new transport strategy for the Greater Dublin Area replacing the DTO strategy *A Platform for Change 2000-2016* (2000) will guide development in the GDA for the period to 2030.

2.2.2.i Transport 21

Transport 21 is the capital investment framework agreed by Government under the National Development Plan for the development of transport infrastructure for the period 2006 to 2015. This framework provides for investment in national roads and public transport and is made up of two investment programmes – a national programme and a programme for the Greater Dublin Area (GDA).

The projects and programmes in Transport 21 relevant to the Greater Dublin Area (GDA) aim to: increase accessibility, ensure sustainability, expand capacity, increase use of public transport, enhance quality, create a high quality, efficient national road and rail network, and strengthen national, regional and local public transport services.

The main objectives of the Transport 21 programme for the Greater Dublin Area most relevant to the South Dublin County area are as follows:

- Develop Metro West – Light Rail Transit (LRT) linking Tallaght to the City Centre and Dublin Airport via Metro North;
- Construct the Suburban Rail Interconnector linking Heuston Station and the Docklands, via St. Stephen's Green and linking with the Metro North line;
- Extend the network to Citywest, construct a new Luas line joining the two existing Luas lines, and construct a new line from Lucan to the City Centre;
- Develop the bus network to create a meshed network of services and re-orient it to take account of the planned rail developments;
- Create a network of interchange points and introduce integrated ticketing for all public transport services;
- Develop park and ride facilities at carefully chosen locations;
- Implement a phased programme of demand management measures;
- Introduce an integrated public transport information system and
- Complete the upgrade of the M50.

2.2.2.ii Smarter Travel – A Sustainable Transport Future

Smarter Travel – A Sustainable Transport Future (2009) is a new transport policy for Ireland covering the period 2009-2020. It sets out five key goals: (i) to reduce overall travel demand, (ii) to maximise the efficiency of the transport network, (iii) to reduce reliance on fossil fuels, (iv) to

reduce transport emissions and (v) to improve accessibility to transport. A key aim of the policy to support sustainable travel is that population and employment growth will have to take place predominantly in sustainable compact urban areas or rural areas, to discourage dispersed development and long commuting.

The *National Cycle Policy Framework 2009-2020*, a component of the Smarter Travel programme, envisages a significant shift in the period to 2020 towards cycling as a more sustainable mode of transport. The DTO Cycle Policy (2006) aims to enhance the cycling environment and to facilitate and promote cycling in the GDA through a wide variety of means. Both documents reflect an increasing awareness among policy makers and other stakeholders that investments in cycling outweigh the costs to a far greater extent than investments in other modes, and that cycling is a more sustainable mode of transport for shorter trips, particularly in urban areas.

2.2.2.iii Transport Strategy for the Greater Dublin Area

The National Transport Authority is currently preparing a new Strategy and Implementation plan for the Greater Dublin Area for the period 2010-2030

Among the planned improvements for the South Dublin County area set out in the *Dublin Transportation Office Strategy 2000 - 2016, A Platform for Change* are:

Public Transport

- A new Luas on-street light rail line between Lucan and the existing line at the Naas Road/Kylemore Road junction.
- A new Metro light railway linking Dublin Airport, Blanchardstown, the Liffey Valley Centre, Clondalkin and Tallaght.
- Improved bus priority measures including extension of the existing Lucan QBC.
- Upgrading the existing Dublin (Heuston) – Kildare suburban railway including a new station at Kishoge (Outer Ring Road).

Roads

- Upgrading the existing N4 between the M50 and the Leixlip interchange, including additional lanes and interchanges at the Outer Ring Road (Woodies) and Adamstown/Newcastle Road.
- Upgrade of the N81 National Secondary road that is contained in South Dublin County.

2.2.3 STRATEGY

The Development Plan strategic objectives identify a broad set of objectives reflecting the most significant land-use/transportation issues that require to be addressed. These provide the principal focus of the policies and objectives detailed in this section of the Written Statement.

2.2.3.i The strategy of the Council for Transportation in the County is as follows:

- Promote and facilitate the development of integrated land-Use and transportation proposals based on delivery of the public transport measures outlined in Transport 21 and the forthcoming National Transport Authority Strategy and Implementation plan for the Greater Dublin Area for the period 2010-2030.**
- Promote and facilitate the improvement and further development of the public transport system in the County.**
- Promote and facilitate the development of cycling and pedestrian facilities in the County for all users in accordance with national and regional policy.**
- Protect all National Routes from frontage access and keep the number of junctions to a minimum consistent with good traffic management.**
- Promote road safety measures throughout the County, including traffic calming, road signage and parking.**
- Continue to implement an integrated traffic management system to make more efficient use of road networks and integrate it in an effective way with public transport.**

- Implement the road objectives set out in the six-year road programme and implement other road objectives in the longer term.**

2.2.4 Sustainable Modes of Transport

Affecting a modal shift from the private car to more sustainable modes of transport, including public transport, walking and cycling, will be a paramount objective to be realised in the implementation of policies to support sustainable modes of transport.

In addition to co-operating with the appropriate agencies to secure the implementation of Transport 21 and the National Transport Authority Strategy and Implementation plan for the Greater Dublin Area for the period 2010-2030, it is the intention of the Council to facilitate the provision of park and ride facilities and other more modest improvements to the public transport system such as the provision of bus bays, shelters and like facilities.

Apart from the provision of facilities, the Development Plan Policies and Objectives envisage:

- Increased residential densities along strategic public transport corridors to encourage greater usage of public transport;
- Increased service employment land-uses in town and district centres which will facilitate the maximum usage of public transport and
- The protection, free from development, of such lands as are required for the development of public transport facilities.

It is an objective of the Council to draw up indicative alignments in conjunction with the appropriate bodies including the NTA and the Railway Procurement Agency (RPA), to seek to preserve the routes for the extension of the Light Rail Transit (LRT) system to the Rathfarnham, Terenure, Templeogue, Knocklyon, Ballycullen and Oldcourt areas, along with the remainder of South Dublin County. Following the preparation of the indicative alignments and agreement with the relevant statutory agencies and completion of the relevant public consultation process, the Council will seek to preserve the routes by way of a variation of the County Development Plan.

It is an objective of the council to examine existing public transport links in the County with a view to promoting and facilitating improvements where feasible.

2.2.5 POLICY

2.2.5.i Policy T1: Sustainable Modes of Transport

It is the policy of the Council to support sustainable modes of transport and to ensure that land-use zoning and management are fully integrated with the provision and development of high quality transportation systems.

2.2.5.ii Policy T2: Implementation of Transportation Strategy

It is the policy of the Council to co-operate with other agencies in securing the implementation of the transportation strategy for the County and the wider Dublin Region as set out in *Transport 21* and the *National Transport Authority Strategy and Implementation plan for the Greater Dublin Area for the period 2010-2030*.

2.2.6 Implementation of an Effective Transportation System

Accessibility is vital to the efficient functioning of the various activities taking place throughout South Dublin County. The development of an efficient transportation system is, therefore, an important element in planning for the future of the County. However, responsibility for the transportation system is shared among a number of public agencies, of which the Council is only one. Co-operation among the various agencies is essential to secure implementation of an effective system. The Council will seek to enable the users of multi-modes of transport by providing facilities at strategic transition points.

2.2.7 POLICY

2.2.7.i Policy T3: Transport 21 and National Transport Authority Strategy

It is the policy of the Council, in co-operation with other agencies, to promote and facilitate the implementation of *Transport 21, Smarter Travel - A Sustainable Transport Future 2009-2020*, and the *National Transport Authority Strategy and Implementation plan for the Greater Dublin Area for the period 2010-2030*.

2.2.8 Quality Bus Corridors

The Council recognises the requirement to install Quality Bus Corridors (QBC) and the need to provide additional buses to serve these.

A QBC Network will be developed on foot of an agreed programme between the Council, the NTA, and the Quality Bus Network Office. Proposed additions to the existing QBC network are detailed in Table 2.2.1 below. The list of routes in the QBC network within the County is non-exhaustive and additional schemes may be progressed during the lifetime of the Plan.

Table 2.2.1: Quality Bus Corridor (QBC) Objectives

Location	Type	Roads
Green Route QBC	Regional Road	Old Bawn Road
Green Route QBC	Regional Road	Killinenny Road and Scholarstown Road
Tallaght QBC Enhancements	National Road	N81 Hard Shoulders

2.2.9 POLICY

2.2.9.i Policy T4: Quality Bus Network

It is the policy of the Council to co-operate with the National Transport Authority, the Quality Bus Network Office and other appropriate transport bodies in the implementation of an agreed Quality Bus Network programme in the South Dublin County area.

2.2.9.ii Policy T5: Underutilised QBCs

It is the policy of the Council to examine how to make available underutilised QBCs which should be available to other road users and therefore not be sterilised.

2.2.9.iii Policy T6: Bus Shelters

It is the policy of the Council to seek the introduction of bus shelters at bus stops in the County, where possible.

2.2.10 Public Transport Provision

South Dublin County Council will encourage high-density development adjacent to the new stations at Adamstown, Kishoge and Fonthill. Station layouts and access are incorporated into area plans. The Clonburris Strategic Development Zone Planning Scheme (SDZ) was approved by An Bord Pleanála in November 2008. This SDZ scheme incorporates the new stations at Kishoge and Fonthill.

The Council has developed and is implementing a Supplementary Development Contribution Scheme (SDCS) under S.49 of the *Planning and Development Acts 2000 - 2007* for the Kildare Route Project which will contribute to the upgrading of the rail corridor within the South Dublin Area. This SDCS was adopted in December 2007. The upgrade will have a significant beneficial impact on proposed developments in the vicinity of the railway, particularly those at or adjacent to the new stations, where high-density development is envisaged.

The Council may require development contributions in accordance with a Supplementary Development Contributions Scheme adopted by the Council under S.49 of the *Planning and Development Acts 2000-2007* (or other relevant legislation as may be enacted from time to time) towards the cost of public infrastructure projects or services. These include the provision of particular rail, light rail or other public transport infrastructure, including car parks and other ancillary development, and the provision of particular new roads, sewers, waste water and water treatment facilities, drains or watermains and ancillary infrastructure. The Act also makes provision for special contributions for particular works necessitated by a development.

In March 2009 South Dublin County Council adopted a Special Development Contribution Scheme for the proposed Metro West Orbital rail Corridor linking Tallaght Town Centre to Dublin Airport. The connections provided by the Metro West scheme will greatly benefit the residents of South Dublin County Council by improving the connectivity of the town centres and development areas within the County and contributing towards a new integrated city wide transport network.

2.2.11 POLICY

2.2.11.i Policy T7: Luas and Light Rail Transit (LRT) Extension – Lucan

It is the policy of the Council to pursue, promote and facilitate the extension of Luas to serve the Lucan and Palmerstown areas. It is the policy of the Council to promote and facilitate the extension of Luas to serve the Lucan area initially along the preferred route identified by the Railway Procurement Agency and to work with the Agency to seek further extensions of this preferred route from its current proposed terminus at Newcastle Road to Lucan Village and Adamstown and to reserve the final alignment of the preferred route when it has been agreed, and to show the line on the relevant maps on its completion.

2.2.11.ii Policy T8: Luas and Light Rail Transit (LRT) Extension – Tallaght and Rathfarnham

It is also the policy of the Council to facilitate the extension of the Light Rail Transit (LRT) system to the Oldbawn, Jobstown and Killinarden areas, and to promote the extension of the LRT system to the Rathfarnham, Terenure, Knocklyon, Ballycullen and Oldcourt areas, and to reserve final lines for the LRT system when they have been agreed. The Council will continue to pursue this policy at every available opportunity.

2.2.11.iii Policy T9: Metro Railway System

It is the policy of the Council to support and facilitate the provision of a new Metro Railway System in the Dublin area and to reserve final lines for Metro when they have been agreed. It is also the policy of the Council to investigate the extension of Metro to the Rathfarnham, Terenure, Knocklyon, Ballycullen and Oldcourt areas in conjunction with the appropriate agencies.

2.2.11.iv Policy T10: Interconnector Tunnel

It is the policy of the Council to support Irish Rail's Interconnector Tunnel link to Dublin City Centre and the electrification of all rail services, existing and future, to facilitate maximum carrying capacity and number of stations.

2.2.11.v Policy T11: Public Transport Links in Rural Areas

It is the policy of the Council to develop links to and within rural parts of the County that would promote use of a frequent, accessible, reliable and safe local public transport system and facilitate improved access to economic, educational and social activity within the County.

2.2.11.vi Policy T12: Pilot School Bus Service

It is the policy of the Council during the term of the Plan to promote and support the implementation of a Pilot School Bus Service in the County based on the model already developed by the Transportation Strategic Policy Committee of the Council.

2.2.12 Cycle Policy Framework

The National Cycle Policy Framework (NCPF) is intended to provide a common, integrated basis for the long term development and implementation of cycling policies among various sectors and levels of government.

A central principle of the NCPF is that all planning should consider the needs of cyclists, and that this should be articulated in all national, regional, local and sub-local plans. Cycling friendly urban planning principles are envisaged to cover the need to keep distances between origin and destination short, through making developments permeable and well connected. Transportation infrastructural designs need to be cycling friendly by ensuring that routes taken by cyclists are safe, direct, coherent, attractive and comfortable.

The NCPF envisages that a culture of cycling will have developed in Ireland to the extent that 10% of all trips will be made by bicycle in 2020.

Its success is dependent on: the participation of many stakeholders across several government departments, many agencies, all local authorities and other non-governmental agencies and institutions, funding for the initiatives, the knowledge and human resources to implement the policies, and legislation and enforcement.

The DTO Cycle Policy (2006) seeks to enhance the cycling environment and to facilitate and promote cycling in the GDA through a variety of means. These include: reduced traffic volumes (in particular HGVs) and slower traffic on cycle routes, improved and additional cycle infrastructure and priority on cycle routes, provision of sufficient and appropriately designed cycle parking facilities, and cycle friendly planning and design of new developments.

2.2.13 POLICY

2.2.13.i Policy T13: National Cycle Policy Framework

It is the policy of the Council to support the implementation of the National Cycle Policy Framework 2009-2020 and the DTO Cycle Policy.

2.2.14 Walking and Cycling

Cycling and walking are environmentally friendly as they are energy efficient and healthy modes of transport to work, school, and shopping. They are also important as recreational and other life-style activities, and their development is in line with the principles of sustainability. The overall purpose of ensuring the use of the street for pedestrians and cyclists is to increase the share of travel undertaken by cycling and walking and to reduce travel by private car.

The emphasis on street design must be the creation of direct links to places where people wish to go. The layout of footpaths should facilitate safe, easy and direct access to services such as public transport.

Pedestrian and cyclist routes are encouraged to be located on-street to enliven and enhance the public realm.

Off-street routes can be provided to encourage walking and cycling in the form of short cuts to specific locations or recreational green routes (direct routes). These must be carefully designed to be safe, well used and generally should have some passive surveillance. Narrow routes between blank gable walls should never be provided and should be designed out.

Pedestrians and cyclists will not be segregated from trafficked streets in most urban situations unless a clear reason exists (for instance taking a more direct route through a park). In all cases the safety of the pedestrian and cyclist should form part of design proposals.

Where segregated pedestrian/cycle routes are provided they should be direct, well connected and over-looked by houses and other buildings.

The grid format of new developments should include the following links:

- The shortest possible walking/cycling links to shops and public transport services;
- Recreational links between parks and other amenities and
- Varied routes through an area to allow for circulation.

The site analysis which is to be attached to all proposals for development should carefully note the position of local schools, playgrounds, shops, public transport and other places that people may wish to get to, and delineate the existing pedestrian and cyclist routes in the wider area.

The concept plan should carefully design and facilitate the walking and cycling networks that enable the general public to access these places and directly link to existing pedestrian and cyclist routes in the area.

The Council will require that secure covered cycle parking facilities incorporating frame locking facilities be provided for new developments including, office blocks, apartment blocks, shopping areas, hospitals, community facilities, transportation nodes and at strategic points located along cycle routes, and that bicycle parking should be located close to the entrances of such places. A number of smaller well located secure storage facilities will be preferable to a larger more distantly located facility.

Table 2.2.2: Proposed Cycle Route Objectives

Location	Route	Type
Blessington Road at Citywest	N81 from junction with Cookstown Road to junction with N82	On Road Cycle track (National Road)
Greenhills at Walkinstown	Greenhills Road from Walkinstown Roundabout to M50 bridge	On Road Cycle track (Regional Road to be realigned)
Greenhills at Tallaght	Greenhills Road from M50 bridge to Airton Road	On Road Cycle track (Regional Road to be realigned)

It is an objective of the Council to continue the Green Routes programme to develop pedestrian and cycle paths in public parks to facilitate work, school and leisure purposes.

In view of promoting a low carbon and healthy lifestyle and the development of walking and cycling it is the intention of the Council:

- To continue to develop Slí na Sláinte walking routes in the County in consultation with community groups;
- To comply with the European Charter of Pedestrian Rights (1988).

It is an objective of the Council to establish the cycle route network listed in Table 2.2.2 below within the time period of the Plan, subject to the availability of appropriate approval and finance.

Walking and cycling will be promoted by securing the development of a network of safe cycle routes and footpaths on new and existing roads and on routes reserved exclusively for pedestrians and cyclists and by the development of foot and cycle ways off-road (e.g. through open spaces and along established rights of way).

New walkways and cycle routes will be established on a legal and permanent basis and all will be signposted/waymarked. Road safety for pedestrians and cyclists will be improved by lower speed limits and priority over motorised transport, footpaths on the outskirts of towns and villages will be extended where appropriate including adequate public lighting and cycle ways with public lighting will be provided on parks.

Cycle provision, whether integrated with low speed, low volume general traffic in locations such as town centres or residential areas, or segregated from general traffic on higher speed and volume roads, will be provided in line with the forthcoming NTA's National Urban Cycle Manual.

Location	Route	Type
Calmount Road	Calmount Road from Greenhills Rd to M50 Bridge	Off Road Cycle track (Local road to be extended)
Embankment Road	Embankment Road from M50 bridge to Citywest	Off Road Cycle track (Regional road to be extended)
Fonthill Road South	Fonthill Road South from junction with Convent Road to Newlands Cross	On Road Cycle track (Regional Road) – possible conflict with Metro West
Castle Road, Lucan	Castle Road, Lucan, Linking Fonthill Road North to ORR	On Road Cycle track (Local Road)
R110 Naas Road	Naas Road from Red Cow to County boundary with DCC	Off Road Cycle track (Regional Road), part of QBC scheme
Killeen Road	Killeen Road	On Road Cycle track (Local Road)
Lucan Newlands Road	Lucan Newlands Road from junction with New Nangor Road to Fonthill Road North and to Neilstown Road	On Road Cycle track (Local Road)
Firhouse Road West	Firhouse Road West	On Road Cycle track (Local Road)
Killninny Road	Killninny Road	On Road Cycle track (Regional Road)
Old Bridge Road	Old Bridge Road	On Road Cycle track (Regional Road)
Firhouse Road	Firhouse Road from junction with Ballycullen Road to Junction with Old Bawn Road	On Road Cycle track (Regional Road)
Knocklyon	Knocklyon Road – Templeroan Road from Firhouse Road to Scholarstown Road	On Road Cycle track (Local Road); Off Road cycle track on the proposed realignment of Knocklyon Road.
Ballymount Avenue	From Limekiln Road to Robinhood Road	On Road, on proposed extended road, on parkland
Lucan to Leixlip	Lucan Road from junction with The Old Hill to Celbridge Road	On Road Cycle track (Regional Road)
Lucan to Palmerston	N4 from Junction with Ballyowen Road to junction with Kennelsforth Road	Off Road Cycle track (National Road),
Butterfield Avenue	Butterfield Avenue from Oldbridge Road to Grange Road / Rathfarnham Road	On Road Cycle track (Regional Road)
Old Bawn Road	Oldbawn to Tallaght	On road and off road cycle track, part of QBC scheme
Tymon North	Greenhills Road to Tallaght Road	Off Road cycle track (Local Road)
Mayberry Road	Greenhills Road to Belgard Road	Off Road cycle track (Local Road)
Esker Road	Esker Road	Off Road cycle track (Local Road)
Esker Drive	Esker Road to Newcastle Road	Off Road cycle track (Local Road)
Willsbrook Road	Willsbrook Road	Off Road cycle track (Local Road)
Knocklyon Road	Knocklyon Road	Off Road cycle track (Local Road)
Scholarstown Link Road	Knocklyon Road to Scholarstown Road	Off Road cycle track (Local Road)
Grange Road	Grange Road	On road and off road cycle track, (Regional Road)

2.2.15 POLICY

2.2.15.i Policy T14: Pedestrian and Cyclist Movement

It is the policy of the Council to ensure sustainable forms of movement and the use of the street by pedestrians and cyclists and to promote permeable pedestrian and cyclist networks connecting to shops, community facilities, employment areas and desired places to go.

2.2.15.ii Policy T15: Signal Controlled Pedestrian Facilities

It is the policy of the Council that signal controlled pedestrian facilities at all crossing points will be installed in accordance with National Disability Authority recommendations.

2.2.15.iii Policy T16: Roundabout Design for Cyclists and Pedestrians

It is the policy of the Council in the design of roundabouts to make the needs of cyclists and pedestrians a priority.

2.2.16 Electric Transport Programme

To assist Ireland in meeting EU targets on carbon emissions the Government launched a new *Electric Transport Programme* (2008) with a target that 10% of the national road transport fleet be electrically powered by 2020.

A major shift to electric vehicles would require changes to the electricity grid system, with the installation of charging points across the country, plus chargers at parking meters and in homes. Developing this infrastructure for alternatively fuelled vehicles will be vital step in encouraging consumers to make more environmentally friendly transport choices.

To encourage the use of electrically operated cars and bicycles, in line with National Policy, non-residential developments shall provide facilities for battery operated cars to be recharged at a rate of up to 10% of the total car parking spaces. The remainder of the parking spaces, as for all residential parking spaces including parking spaces for disabled people, shall be constructed to be capable of accommodating future charging points as required. As sales of battery operated cars increase to meet the

Government objectives of 10% car ownership by 2020 it would be expected that such spaces would be specifically allocated to that use similar to parking spaces suitable for disabled persons and parent and child spaces.

Statutory signing and lining to provide for on-street electric charging facilities is not in place specifically under Road Traffic Legislation, however the Council is committed to supporting this technology and would be open to piloting on-street charging points at key areas subject to the availability of resources.

2.2.17 POLICY

2.2.17.i Policy T17: Electric Transport Programme

It is the policy of the Council to support the Government's Electric Transport Programme by facilitating the roll-out of charging infrastructure for electric vehicles through the planning system.

2.2.18 Transport and Traffic Impact Statements

The Transport and Traffic Impact Statement should address the impact of the proposed development on the local and broader street network, and should provide a clear rationale for the proposed level of car parking having regard to the existing and potential availability of public transport services in the area.

2.2.19 POLICY

2.2.19.i Policy T18: Transport and Traffic Impact Statements

It is the policy of the Council that a Transport and Traffic Impact Statement should be submitted with all significant development proposals.

Transport and Traffic Impact Statements shall be prepared in compliance with the Traffic & Transport Assessment Guidelines (National Roads Authority September 2007) and, as far as practicable, shall be consistent with guidance provided in *Spatial Planning and National Roads Consultation Draft Guidelines for Planning Authorities*, DoEHLG June 2010 (or as may be amended).

2.2.20 Mobility Management Plans

A Mobility Management Plan (also referred to as a Travel Plan and Sustainable Mobility Plan) is a published document containing a set of measures and targets put in place to promote, encourage and support more sustainable travel modes such as walking, cycling and public transport among staff, visitors or residents. It contains positive measures to reduce the dependence on the use of the private car as a means of transport to and from work that shall include regular review measures and actions in the event of any shortfall in achievement relative to these objectives.

Mobility Management Plans (MMPs) are required for larger sized developments which are likely to result in more than 500 employees and which will generate significant trip demand (residential, commercial, schools, hospitals, other institutions etc).

MMPs will be required both for construction, and post-construction phases. In addition, MMPs will be required for residential developments of 200 dwellings or more. Mobility Management Plans should be carried out in accordance with best Irish and UK practice and contain definite measures to encourage sustainable travel modes within a development, such as proposals to encourage cycling and walking, car sharing, car pooling, flexible working hours, free bicycles, public transport promotions, etc.

For very large developments the Planning Authority may seek by way of a condition attached to a planning permission, the appointment of a full-time Mobility Management Manager together with necessary support staff in a permanent office centrally located within the development for a finite term.

2.2.21 POLICY

2.2.21.i Policy T19: Mobility Management Plans

It is the policy of the Council to require the submission of Mobility Management Plans for developments that generate significant trip demand. Plans should seek to reduce reliance on car-based travel and encourage more sustainable forms of transportation both during construction and occupation phases.

2.2.22 Park and Ride Facilities

Park and Ride locations will generally be chosen at public transport nodes where they can contribute significantly to modal shift towards public transport, and at locations that reduce the impact on existing on-street parking demand measures within the County, in particular in residential areas.

The Council will investigate as a matter of priority the provision of Park and Ride facilities, by identifying, in conjunction with other interested bodies, suitable locations and incorporating these in a comprehensive strategic plan.

2.2.23 POLICY

2.2.23.i Policy T20: Park and Ride Facilities

It is the policy of the Council to support and facilitate the provision of Park and Ride facilities in appropriate locations along strategic transport corridors.

It is an objective of the Council to facilitate the provision of park and ride at the locations listed in Table 2.2.3 below. Additional locations will be investigated and may be designated during the lifetime of this plan.

Table 2.2.3: Proposed Park and Ride Sites

Location	Proposal
Clondalkin Village	Investigate the availability of a site for the provision of a multi-storey carpark
Walkinstown Roundabout	Investigate the availability of a site for the provision of a multi-storey carpark
Garters Lane LAP	Facilitate a site to be provided in conjunction with a Luas City West station at this location
Lucan N4	Investigate location on N4/M4.
N7	In the vicinity of Browne's Barn

2.2.24 National Routes

The National Routes are of vital importance to the economic and social development of the State. It is therefore the Council's intention that this investment should be safeguarded by preventing the premature obsolescence of these roads as a result of inadequate control on frontage development. In the implementation of this policy the Council will have regard to the policy of the National Roads Authority (NRA).

2.2.25 POLICY

2.2.25.i Policy T21: National Routes

It is the policy of the Council to protect the efficiency and safety all National Routes, including junctions, from frontage access and to keep the number of junctions to a minimum consistent with good traffic management.

2.2.26 Environmental Amenity

In the design of boundary treatments the Council will have regard to relevant measures to reduce noise levels proposed in the *Dublin Agglomeration Action Plan Relating to the Assessment & Management of Environmental Noise, 2008–2013*, or as may be amended. (See also Policy No. ES23 Noise in Environmental Services section)

Landscaping schemes will be designed to soften the visual impact of roads and enhance their appearance with due regard being given to the achievement of road safety. Hard landscaping will be encouraged to enhance civic quality.

2.2.27 POLICY

2.2.27.i Policy T22: Environmental Amenity

It is the policy of the Council to provide suitable roadside boundary treatments and high quality planting and landscaping as part of its road improvement schemes, in the interests of visual amenity and to ameliorate traffic noise impacts in accordance with the EU Directive on Assessment and Management of Environmental Noise.

2.2.27.ii Policy T23: Traffic Noise

It is the policy of this Council to carry out a review of the noise measuring on the N4 and Outer Ring Road and to implement any measures required as a result of this review, subject to a suitable source of funding being identified.

2.2.28 Urban Traffic Control

The development and enlargement of urban traffic control systems is necessary to make best use of existing road networks. This will include all aspects of Intelligent Transport Systems including CCTV, Environmental Monitoring, Freight Management and Control of HGV routes utilising tracking systems and monitoring traffic flows, and dissemination of real-time information to the public via view pages.

2.2.29 POLICY

2.2.29.i Policy T24: Vehicle Speeds

It is the policy of the Council to effect an overall reduction in vehicle speeds to an acceptable level and to reduce the potential for traffic congestion and associated vehicular emissions in urban areas through integrated place-making design on particular streets and in appropriate areas throughout the County. (See also the street design concepts set out in the Sustainable Neighbourhoods section of the Plan, for application in urban and residential areas. Also refer to Policy No. ES22 'Air Quality' in Environmental Services section).

2.2.29.ii Policy T25: Integrated Traffic Calming in Place-Making Design

It is the policy of the Council to implement integrated place-making design in residential areas where appropriate, in accordance with a countywide strategy, and to ensure that traffic calming is integrated into the design of new developments and implemented before dwellings are occupied. See also the street design concepts set out in the Sustainable Neighbourhoods section of the Plan, for application in urban and residential areas.

Traffic calming measures will only be introduced following consultations with local residents and with agencies such as the Gardaí, Fire and Ambulance Services and bus service providers. Schemes will be designed to enhance the environmental appearance of residential areas, with an emphasis on the development of innovative methods where feasible.

2.2.29.iii Policy T26: Technology and Traffic Management

It is the policy of the Council to utilise best available technology for traffic management and to develop the existing Traffic Management Centre in conjunction with the National Transport Authority and in consultation with other local authorities in the Greater Dublin Area.

2.2.30 Road Safety Measures

In the design and/or improvement of roads and in the assessment of planning applications for new development, the safety of road users, including motorists, cyclists and pedestrians, will be a primary consideration. Cyclists and pedestrians are especially vulnerable in road accidents and new design must pay particular attention to securing their safety.

2.2.31 POLICY

2.2.31.i Policy T27: Road Safety Measures

It is the policy of the Council to promote road safety measures in conjunction with Government departments and other agencies and to avoid the creation of traffic hazard.

2.2.31.ii Policy T28: Traffic Signage

It is the policy of the Council to regulate and control traffic signage throughout the County, and to this end the Council will introduce a countywide signing strategy.

2.2.31.iii Policy T29: Road Safety School Users

It is the policy of the Council to prioritise the safety of all those using schools in the County, particularly school-going children.

2.2.31.iv Policy T30: Heavy Goods Vehicles Restriction

It is the policy of the Council to introduce a School-Time Heavy Goods Vehicles Restriction on the Newcastle Road, Lucan. Whilst the enforcement of this measure is a matter for the Gardaí, the Council, by way of policy, is considering the safety of all concerned, including school-going children.

2.2.32 Car Parking

In the past the emphasis has been on providing significant numbers of car parking spaces on large surface areas or within multi-storey car parks located away from the main public places and streets within the County. These car parking areas are beneficial for the large numbers of motorised vehicles currently accessing the County's main shopping, commercial and business areas but can be detrimental in the attempt to achieve a sense of place within residential areas. The main vision of this Plan is the consolidation of the urban environment around public transport infrastructure and important nodes and to create places people will wish to visit, live in, work in and stay.

Small amounts of short term on-street car parking can be used at locations along the main streets of town, district and local centres to enhance the public space and create vitality through limited movement of vehicles through these areas. Small amounts of on-street car parking within residential areas can also be beneficial. This form of car parking will also help encourage indirect traffic calming within residential areas and short stay shopping along important commercial and business streets. This is augmented by the provision of longer term parking stays in multi-storey car parks within town, district and local centres.

Where on-street car parking is to be provided measures will be required to counteract the negative aspects associated with car dominated streetscapes. Basic measures should include on-street tree planting, street furniture and differentials between paving and road materials.

The following guidelines shall apply with regard to car parking provision within the County:

- *Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009);*
- *Urban Design Manual – Best Practice (2009) and*

- *Quality Housing for Sustainable Communities* (2007).

Development proposals should also have regard to:

- *Traffic Management Guidelines for Planning Authorities* (2003) and
- *Manual for Streets* (2007)

2.2.33 POLICY

2.2.33.i Policy T31: Provision of Car Parking

It is the policy of the Council that there should be a balanced approach to the provision of car parking throughout the County between the need to provide parking and the need to promote greater usage of public transport and to encourage walking.

2.2.33.ii Policy T32: On-Street Car Parking

It is the policy of the Council to regulate and manage on-street parking throughout the County. The Council will continue to implement a countywide Parking Implementation Strategy covering all major centres of population.

It is an objective of the Council to investigate the provision of off-street car parks in the villages of the County.

2.2.33.iii Policy T33: Parking of Heavy Goods Vehicles in Residential Areas

It is the policy of the Council to prohibit the parking of heavy goods vehicles in residential areas. Where appropriate the Council will implement the provisions of the *Road Traffic (Traffic and Parking) Regulations, (1997)* with regard to the restricting the parking of Heavy Goods Vehicles in residential areas.

The indiscriminate parking of heavy commercial vehicles or machinery in residential areas detracts greatly from the amenities of these areas. The Council will co-operate with all other bodies that exercise control over this type of parking, to eliminate the nuisance created. The Council will

investigate in conjunction with commercial interests and transport companies to see if viable areas can be identified for the parking of HGVs only within the County.

2.2.33.iv Policy T34: Car Parking Standard Requirements

It is the policy of the Council that in areas well served by public transport or alternative means of access the car parking standards provided in the Development Plan shall be taken to be the maximum provision required. In other areas less well served they shall be taken to be a minimum provision required.

Reduced standards may be acceptable where the following factors are considered:

- Proximity of the site to public transport and the quality of the transport service it provides. (This should be clearly outlined in a Design Statement submitted with a planning application);
- The proximity of the development site to services that fulfil occasional and day to day needs;
- The existence of a robust and achievable Mobility Management Plan for the development;
- The ability of people to fulfil multiple needs in a single journey;
- The levels of car dependency generated by particular uses within the development;
- The ability of residents to live in close proximity to the workplace and
- Peak hours of demand and the ability to share spaces between different uses.

Within residential areas and where residential properties are proposed one or two car parking spaces per dwelling should generally be provided in purpose designed parking bays.

Within mixed-use areas consideration should also be given to grouped and dual use parking provision where peak demands do not coincide, especially where day and night uses are combined.

Within town, district and local centres the Council may adopt a flexible approach to parking provision where a proposed development would be considered to provide a particularly desirable use which would enhance the attractiveness of the centre. Each case will be considered on its merits subject to the overriding presumption in favour of achieving the zoning objective for the area.

Within town, district and local centres parking spaces should generally be located behind buildings wherever possible, to encourage the continuity of streetscapes. Multi-storey and basement car parking will be encouraged in these centres with small amounts of on-street car parking provided.

Car parking within any development that is accessible to the general public should generally include measures that discourage parking for a period of time in excess of 3 hours.

2.2.33.v Policy T35: Service Car Parking Spaces

It is the policy of the Council that in addition to the general car parking standards required, service-parking spaces may also be required for cars or other vehicles necessarily involved in the operation of a business, including for example delivery and collection of goods or people, such as a crèche, and the carrying out of repair and maintenance services. It does not include space for storing vehicles except where this is necessary as part of the business being carried on in the building.

Service parking will be assessed having regard to the following:

- The number of service parking spaces required will depend on the nature of the proposed business and will be determined by the Council in each case;
- Approved car parking areas should not be utilised for the purposes of external storage or commercial display;
- Each new premises proposed for office, commercial or industrial use must include, within the curtilage of the building, one or more loading bays of an adequate size to cater for its specific needs and the requirements of the type of vehicle serving the premises and

- Loading arrangement for commercial, retail and business uses, which have frontage onto the Quality Bus Network shall be subject to management as the Council may specify depending on individual circumstances, in order to maintain the operational capacity of the network.

2.2.33.vi Policy T36: Multi-Storey and Basement Car Parking Facilities

It is the policy of the Council that multi-storey and basement car parking facilities will be appropriate only in higher density developments or at locations well served by public transport.

Multi-storey car parks should guard against visual blight and should avoid blank facades, by, for example, wrapping the structures with smaller units that will promote active frontages, such as cafes and shops, and will also ensure the creation of a fine urban grain. If a side of the car park cannot provide an active frontage (e.g. it is located adjacent to a railway line or abuts an adjacent development) then this façade should be the longer side of a rectangular box, where feasible. A blank façade should not face onto open space. A friendlier environment and lively street interface can be achieved by raising the car park one level to allow retailing or other commercial activity to occupy the ground floor. People should emerge from the car park onto a public space, street or plaza.

Basement car parks avoid the visual dominance of large surface car parks. They should be used to create child and pedestrian friendly car free areas through careful location of access streets and parking areas.

Basement parking should be well ventilated, and should be made secure by use of adequate lighting. Care should be taken to ensure a safe and secure environment.

Basement car parks that protrude above the ground level will generally not be acceptable as a street interface due to their visually obtrusive and inactive nature. The facades of a basement car park should be treated as per multi-storey car parks, with either wrapping with smaller development or careful location and screening of inactive frontage, to prevent damage to the amenity and activity of the street interface.

2.2.34 Car Parking Standards

The parking standards for cars and other vehicles outlined in Table 2.2.4 below will normally be applied.

Table 2.2.4: General Car Parking Standards Related to Land Use

Land Use	Standards
Auditorium, Theatre, Cinema, Stadium ⁶	1 space per 6 seats
Bank, Library	1 space per 20m ² gross floor area
Bars, Lounges, Function Rooms (Including Such Uses In Hotels Etc.)	1 space per 6m ² of public space
Bowling Alley	3 spaces per lane
Church	1 space per 6 seats
Clinics And Group Medical Practices	2 spaces per consulting room and an additional 0.5 space for every staff member working in practice.
College Of Higher Education	To be determined by the Planning Authority
Dance Hall, Private Dance Clubs, Discotheques, Night-Club	1 space per 6m ² of dance floor and sitting out space
Driving Ranges, Golf, Archery Ranges ⁴	1 space per 3m of base line
Dwelling House (Detached/Semi Detached/Terraced)	1-2 spaces per dwelling depending on design
Apartment (Including Duplex)	1-2 spaces per unit (depending on no. of bedrooms)
Funeral Home	6 spaces
Golf Or Pitch And Putt Courses ⁴	2 spaces per hole
Holiday Caravan Park	1 space per unit
Hospital	To be determined by Planning Authority
Hotel, Motel, Motor Inn, Guest House (Excluding Function Rooms and Bars)	1 space per bedroom
Institutions, Community Centres	To be determined by the Planning Authority
Manufacturing	1 space per 35m ² gross floor area
Marina (Canal)	1 space per berth excluding visitor berths
Nursing Home	1 space per 4 residents
Offices (Office Based Industry)	1 space per 40m ² gross floor area
Pre-School Facilities/Crèches	1 space per 6-8 children
Primary And Post Primary Schools	1 per classroom
Residential Mobile Home Park	1 space per unit
Restaurant/Café	1 space per 6 m ² of public space
Retail Warehousing In Commercial Areas	1 space per 20m ² of gross floor area
Retail Warehousing In Industrial Areas	1 space per 35 m ² of gross floor area
Science and Technology Based Enterprise/Business Park	1 space per 40m ² of gross floor area
Shopping Centres And Retail Stores	1 space per 40m ² of gross floor area
Sports Grounds, Sports Clubs, Recreation Centres, Gymnasium	To be determined by the Planning Authority
Vehicle Service Station	1 space per 300m ² of gross site area
Warehousing	1 space per 100m ² of gross floor area

Notes for Table 2.2.4

- 1 In the case of any use not specified above the Planning Authority will determine the parking requirements.
- 2 Parking bays (for shopping centres particularly) will be 2.5m wide by 5m in length. All parking bays in surface and multi-storey or basement parking areas (other than those reserved for disabled persons) shall be 2.5m in width and 5m in length, exclusive of any structural pillars and other obstacles.
- 3 Parking bay widths for disabled persons will be a minimum of 4m and clearly reserved for such use. One or more spaces per 100 spaces (or part thereof) should be reserved for disabled drivers.
- 4 With regard to sports and recreational developments a higher standard than indicated may be required for developments remote from public transport facilities.
- 5 Pre-school facilities, creches, primary and post primary schools shall provide safe drop off parking bays.
- 6 Within county town and town centre areas (Zoning Objectives 'CT' and 'TC') and directly adjoining the Luas line and QBC's the above parking standards may be reduced by up to 20%.
- 7 Where appropriate Mobility Management Plans are in place with specified targets and monitoring facilities the above parking standards may be reduced as appropriate to the particular Travel Plan (to be assessed on a case by case basis).

2.2.35 Vehicular Entrances & Exits, Roads & Services, Building Lines, and Access Roads

Vehicular entrances and exits shall be designed to avoid hazards to pedestrians and passing traffic. In each case where a new entrance onto a public road is proposed, the Council will have regard to the traffic conditions on the road and available sight lines and will impose appropriate conditions in the interest of public safety.

The design standards required for carriageway, gradients, footpaths, junctions, road drainage, cul-de-sac, sight lines, boundary walls, vehicular access, service roads, bus lay-bys, rear lanes, pedestrian ways, cycleways, screen walls, public lighting, water supply, drainage and other underground services and street furniture, vary according to the scale, intensity, layout, design and location of

proposed developments. Details of such requirements should be discussed with the relevant departments of the Council prior to an application being submitted.

In all new development cables shall be placed underground. This provision shall not apply to temporary cabling necessary for the servicing of development site workshops or offices. Exceptional cases may be justified only with evidence from appropriately qualified professionals.

The Council will investigate the possibility of providing service ducts in higher density urban developments throughout the County in conjunction with other statutory service providers.

Building lines are an element of urban design. They can enhance amenity, minimise loss of privacy and overshadowing and facilitate provision of underground services. Uniform setbacks also provide protection from the effects of traffic noise, fumes and vibration and allow the provision of off-street car parking.

Pipes, cables, etc., under roads shall be grouped together for easier access and less disruption, to avoid damage from tree roots and to facilitate tree planting, unless otherwise justified by qualified professionals.

Access roads to industrial estates will normally have an overall reservation width of 15 metres consisting of a 10.5metre carriageway, two 1.5 metre footpaths and 1.5 metre reservations for cycleways. Access details from industrial development onto existing roads will be determined by the Council.

2.2.36 POLICY

2.2.36.i Policy T37: Vehicular Entrances & Exits, Roads & Services, Building Lines, and Access Roads

It is the policy of the Council that all development proposals shall be consistent with the requirements of the Council with respect to vehicular entrances and exits, roads and services, building lines, and access roads. (See also the street design concepts set out in the Sustainable Neighbourhoods section of the Plan, for applications in urban and residential areas).

2.2.36.ii Policy T38: Co-ordination of Works by Service Providers

It is the policy of the Council to seek the co-ordination of works by service providers and utility companies in order to minimise disruption to road users and to ensure the satisfactory reinstatement of roads and footpaths.

2.2.37 Road Objectives

Implementation of the Roads Objectives by the Council will be in consultation with the National Roads Authority (NRA), Department of Transport, and National Transport Authority as appropriate. It forms part of a balanced transportation strategy required to achieve sustainable development, and is in line with the objectives of the National Transport Authority. The various road schemes will be subject to Environmental Impact Assessment where appropriate.

To secure the implementation of the roads objectives, it is the intention of the Council to reserve any necessary lands free from development and to designate building lines, where required.

Major new road construction (from distributor road standard and above) shall be designed to:

- Include for the provision of bus priority measures; and
- Minimise the impact of the construction and operation of roads and watercourse crossings on fish and their habitat and other wildlife habitats, e.g. crossing points for badgers etc., through consultation with the appropriate authorities and through implementing 'Requirements for the Protection of Fisheries Habitat during the Construction and Development Works at River Sites'.

The road objectives provide for the improvement of the road network to cater for the transportation requirements of the County within the context of the overall transportation policies outlined in the Written Statement.

The overall location and dimensions of proposed new roads, or of improvements to existing roads, which the Council will undertake either in the six year period following the adoption of this Plan or in later years, are indicative only. This also applies to the extent of lands required for junctions.

Where such roads or junctions affect lands available for development, road plans will be prepared and made available for inspection in the Council's offices. These plans will indicate the proposed road line and setbacks required from the proposed roads for development adjoining such roads.

The six year roads programme is shown in as much detail as possible, however variations or adjustments may be necessary. Smaller schemes, such as junction and traffic management improvements, are not shown on the Maps or included in the Written Statement. New roads and junctions may be proposed from time to time as the need is identified. All new schemes will be subject to statutory public consultation procedures and will be subject to funding being available.

2.2.38 POLICY

2.2.38.i Policy T39: Roads Objectives

It is the policy of the Council to implement the road objectives set out in the Six Year Road Programme of this Plan, to implement the other road objectives shown in the Plan in the longer term, and to improve the existing roads of the County where necessary.

It is an objective of the Council to initiate works on the roads listed in Table 2.2.5 as part of a six year programme subject to funding being available. Designs have been prepared in respect of some of these proposals.

The Council may, at its discretion, introduce roads objectives other than those listed in Table 2.2.5 at any time within the currency of the Plan, subject to funding being available.

It is an objective of the Council in conjunction with neighbouring local authorities and relevant government departments and agencies to examine alternatives to the proposed 'North - South Regional Road/Route District Distributor West of Adamstown SDZ linking N7 to N4 and on to Fingal' as included in Table 2.2.6.

Table 2.2.5: Six Year Road Objectives

Road Type	Description
Regional Road/Route District Distributor	Extension of Ballymount Avenue to Robinhood Road
	Citywest to Belgard Road (Embankment Route)
	Calmount Road extension to Greenhills Road
	Ballymount Avenue extension to Greenhills
	Greenhills Road improvements from Airton Road junction to M50 including Parkview By-pass
	Nangor Road realignment and extension to the R120 at Clutterland
	Link from Adamstown to R403
Local Road	Knocklyon Road realignment to Firhouse Road
	Adamstown internal link roads
	Extension of Limekiln Road to Greenhills Road
	Esker Lane road improvements from Griffeen Road junction to proposed Esker Meadow View junction
	Barney's Lane to Citywest Interchange
	Part of Southern Relief Road for Rathcoole - from Stony Lane to sports grounds
	Belgard Road into Cookstown (Airton Road western extension) (east-west alignment)
	Belgard Square North to Airton Road Western extension (north-south alignment)
	Belgard Square East to Airton Road Western extension (north-south alignment)
	Cookstown Road to Embankment Route
	Cookstown upgrade to rear of Fortunestown Local Centre
	Newcastle Road LAP
	Clonburris internal link roads
Saggart-LAP Road	

Long Term Roads Objectives are shown in Table 2.2.6. These are considered essential to provide a long-term road network of sufficient standard to serve the anticipated future population growth. Some of these roads have been the subject of preliminary design studies and their detailed design will be undertaken and phased according to need.

Where the opportunity arises, roads shown as long term may be brought forward for construction at an earlier date, subject to funding being available.

It is an objective of the Council to enter into consultation with all relevant agencies with a view to examining route options for the provision of a regional route link to the M4 junction at Hewlett Packard, having regard to relevant national, regional and local strategic guidelines, including land use and transportation policies.

Table 2.2.6: Long Term Roads Objectives

Road Type	Description
National/National Secondary Route	N81 from M50 to Hollywood Cross Road Improvement Scheme
	Realignment of N7 north bound slip lane at Brown's Barn
Regional Road/Route District Distributor	North-South Road – west of Adamstown SDZ linking N7 to N4 and on to Fingal
	East west road linking R120 at Clutterland with proposed north-south road
	Newcastle-Lucan Road Railway Bridge to Clutterland
Local Road	Fonthill-Cloverhill Distributor Road
	Robinhood Road upgrade and realignment
	Aylmer Road realignment from Kilmactalway to Westmanstown (vicinity of Baldonnell)
	From the N7 at Keatingspark to Rathcoole Southern Relief Road at Stony Lane
	M50 overbridge from Red Cow to Ballymount (Public transport only)
	Naas Road Framework Plan Road – Link Oak Road to Ballymount Avenue Extension (Crossing the Naas Road)
	Chestnut Road extension from Knockmitten Lane to Nangor Road
	New road linking Calmount Road with Ballymount Road Lower
	Whitechurch Road improvements from Sarah Curran Avenue to Taylors Lane
	Barton road East extension to Grange Road
	Oldcourt LAP roads
Ballymount Road upgrade	



SECTION 3 Water Supply & Drainage

2.3 WATER SUPPLY & DRAINAGE

2.3.1 AIM

To facilitate and guide the sustainable development of the County in suitable locations through the continued improvement of water and drainage infrastructural services and appropriate environmental protection and management.

2.3.2 Regional Context

The capacity of the County to accommodate future growth is dependent in part on constraints and limits in the provision of water supply and drainage in the Dublin Metropolitan area.

Water supply resources in the Metropolitan area are being expanded to cater for the short to medium term needs and should cater for projected development during the period of this Plan. Consideration is being given at regional level to developing further capacity to meet the projected longer term demands.

Significant improvements are required to the waste water collection and treatment infrastructure in the Dublin Region. *The Greater Dublin Strategic Drainage Study* (GSDSDS) which was completed in 2005, has identified deficiencies in the capacity of the region's sewerage system as a potential constraint to the level of development envisaged in the Greater Dublin area. Close integration of the policies of all the local authorities in the area is required to ensure that effective measures are put in place to cater for the projected needs of the city and to meet the water quality requirements of the EU *Water Framework Directive* (2000) and other relevant EU Directives. A Strategic Environmental Assessment of the GSDSDS was completed in 2008 and this recommended a new regional waste water treatment plant at a site in the northern part of the Greater Dublin Area with associated coastal outfall and orbital sewer.

In accordance with the *Water Framework Directive* the *Eastern River Basin Management Plan* will form the basis for the development of a Programme of Measures (POMs) which will be used to deliver on water quality targets set out in the Plan.

2.3.3 Local Context

Most of the treated water supply in South Dublin County is currently supplied from Dublin City Council via the Belgard Reservoir. South Dublin County Council has two schemes to improve water supply in the County. The Lucan/ Palmerstown Water Supply Scheme serves the north and west of the County, and the Boherboy Water Supply Scheme will serve the south of the County. The net effect of the two schemes will be to reduce the area supplied from the Belgard Reservoir and improve the security of supply in the whole county.

The foul drainage network in South Dublin County is largely broken down into two areas, the area draining to Grand Canal Sewer and the area draining to the Dodder Valley Sewer. The area draining to the Grand Canal Sewer is served by the 9B Sewer and is broadly the area north of the Naas Road. The area south of the Naas Road drains to the Dodder Valley Sewer. The Council has planned works in these two catchment areas. The schemes will provide for future development and reduce the frequency of overflows to receiving waters by the provision of additional pipelines, pumping stations and detention tanks. The Saggart/ Rathcoole Newcastle Drainage Collection system will provide local foul and surface water infrastructure to these towns.

A number of surface water schemes have been completed on the Camac, Griffeen and Tobermaclugg rivers. Further works are planned for the Dodder, Camac, Griffeen, and Poddle catchments.

In conjunction with adjoining local authorities and the OPW *Catchment Flood Risk Assessment and Management Studies* (CFRAMS) have commenced on the Liffey and Dodder catchments.

The various projects required to achieve the above improvements to the existing water and drainage infrastructure in the County are detailed in the Specific Objectives set out below.

2.3.4 Strategy

The strategy of the Council for the development of Water Supply and Drainage in the County is as follows:

- **Continue the sustainable development and improvement of the water supply and foul drainage systems throughout the County to meet the anticipated water and drainage requirements of the area.**
- **Protect surface water catchments and manage catchment areas where appropriate to protect the surface water drainage infrastructure of the County.**
- **Implement the provisions of national policy and legislation in the control of water pollution.**
- **Ensure that existing and proposed developments are not subject to undue risk of flooding.**
- **Conserve treated water by active leakage detection, non-domestic metering and development of infrastructure.**
- **Actively pursue and resolve water leakage.**

2.3.5 Water Supply and Drainage

It is an objective of the Council to ensure conformance with the relevant recommendations set out in *The Provision and Quality of Drinking Water in Ireland – A Report for the Years 2007- 2008*, (EPA, 2009). Existing and new populations under the County Development Plan shall be served with clean and wholesome drinking water. The Council will help to ensure that compliance is achieved as a minimum with regard to the 48 parameters set out under the European Communities (Drinking Water) Regulations (No.2) 2007 and will help to resolve any issues if they arise in order to achieve the removal of public water supplies from the EPA remedial action list of public water supplies. The council will have regard to the Drinking Water Advice Notes 1 – 5 (EPA) where appropriate and relevant for South Dublin.

The ongoing and proposed programmes of water supply and drainage infrastructure works will ensure the availability of serviced residential and commercial lands, to cater for an adequate supply of housing and facilitate continued

employment growth and opportunities. This will allow the County to cater in a coherent way for its residents and business community and to fulfil its role at regional level by fostering the continuing consolidation of development within the metropolitan area.

In accordance with the Greater Dublin Strategic Water Supply Study and the Greater Dublin Strategic Drainage Study (GSDSDS) and subject to the availability of finance, it is the Council's intention to:

- Implement the water supply and drainage objectives set out in the studies. In particular the regional policies on: New Development, Environmental Management, Climate Change, Inflow/Infiltration and Exfiltration; and Basements, as part of the GSDSDS shall be implemented. The Greater Dublin Regional Code of Practice for Drainage Works shall apply to all new development. All new watermains shall be laid in accordance with the Council's Specifications for the Laying of Watermains;
- Reduce leakage and wastage from the water supply system wherever possible in the interest of achieving efficiency and sustainability;
- Apply Water Pricing to existing and future non-domestic development by the installation of water meters on all non-domestic users in accordance with the Polluter Pays Principle;
- Carry out such works as are necessary to upgrade sections of the water supply system which are currently inadequate, with a view to providing good water quality, adequate pressure, storage and fire flows with security of supply;
- Make provision for the construction of water supply facilities to permit development to proceed as required in designated development areas;
- Carry out such works as are necessary to provide an adequate standard of foul and surface water drainage and
- Provide separation of foul and surface water drainage networks.

2.3.6 POLICY

2.3.6.i Policy WD1: Water Supply and Drainage

It is the policy of the Council to co-operate with adjoining authorities to continue the sustainable development and improvement of the water supply and drainage systems throughout the County to meet the anticipated water and drainage requirements of the area, in accordance with the recommendations set out in the *Greater Dublin Strategic Water Supply Study* and the *Greater Dublin Strategic Drainage Study*, and the proposed *Dublin Region Water Services Strategic Plan* when adopted.

2.3.7 Wastewater Treatment Plants and Wastewater Collection Systems

Ensuring that development in the County is preceded by sufficient capacity in the public wastewater treatment plants and collection systems will allow the County to cater in a coherent way for its residents and business community and to fulfil its role at regional level by fostering the continuing consolidation of development within the metropolitan area.

2.3.8 POLICY

2.3.8.i Policy WD2: Wastewater Treatment Plants and Wastewater Collection Systems

It is the policy of the Council that **development shall be preceded by sufficient capacity in the public wastewater treatment plants and appropriate extensions in the existing public wastewater collection systems.**

It is an objective of the Council to implement the relevant recommendations set out in *Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons – A Report for the Years 2006-2007* (EPA 2009). The wastewater collection system in South Dublin is subject to the Waste Water Discharge (Authorisation) Regulations. Dublin City Council acts on behalf of South Dublin County in regard to obtaining the relevant licence from the EPA. It is an objective of the Council to have regard, when they are adopted, to the objectives and management practices proposed by the Dublin Bay Master Plan and the Coastal Zone Management Plan, where relevant and appropriate.

2.3.9 Ground and Surface Waters

It is an objective of the Council that land-uses, including land zoned primarily for development, shall not give rise to the pollution of ground or surface waters during the construction or operation of developments. This should be achieved through the adherence to best practice in the design, installation and management of systems for the interception, collection and appropriate disposal or treatment of all surface waters and effluents.

It is an objective of the Council that undeveloped lands adjacent to surface waters, particularly salmonid river systems, be retained in their open natural state in order to prevent habitat loss and aid in pollution detection, while providing open space and recreational amenity for river users.

It is an objective of the Council to ensure that salmonid waters constraints are applied to any development in the Liffey and Dodder river catchments, including Bohernabreena Reservoir, which are recognised to be exceptional with regard to supporting salmonid fish species.

Best management practice shall be implemented at all times in relation to any activities that may impact on riverine or riparian habitats. Any planned discharges to surface streams shall not impact negatively on the salmonid status of the system. The design and construction of any surface water outfall chambers to rivers shall be implemented in an ecologically sound and fisheries-sensitive manner. The use of concrete (or other toxic materials) at riparian and in-stream locations should only occur in the dry to prevent contamination of adjacent surface waters.

Applications for large to very large developments shall:

- Be generally designed and constructed in accordance with the provisions of the *Greater Dublin Strategic Drainage Study* policy documents;
- Submit, prior to commencement of development, details of a Sediment and Water Pollution Control Plan in relation to the Construction Phase of such developments and
- Include an assessment of the impacts of climate change on their development and to make provision for these impacts in particular relating to drainage design.

All developments should incorporate:

- Designs and layouts for basements and underground car parks that do not result in any potential for them to flood from within or without;
- Sustainable Urban Drainage Systems (SuDS) that balance the impact of urban drainage through the achievement of control of run-off quantity and quality and enhance amenity and habitat. The website www.irishsuds.com should be consulted for guidance.

The Planning Authority will:

- Discourage culverting of streams unless considered absolutely necessary. Where culverting of a stream is unavoidable it shall be required to obtain a consent from the Office of Public Works in accordance with S.50 of the *Arterial Drainage Act, 1945*;
- Require in developments adjacent to watercourses, that any structure must be set back a minimum distance of 10m from the top of the bank to allow access for channel cleaning and maintenance, unless otherwise agreed with the Planning Authority. This may be increased depending on the size of the watercourse and any particular circumstances;
- Only permit development when satisfied that new and existing developments are not exposed to increased risk of flooding and that any loss of flood storage is compensated for elsewhere in the river catchment;
- When considering planning applications which include significant hard surfacing, attach conditions which seek to minimise and limit the extent of hard surfacing and paving as well as requiring the use of sustainable drainage techniques, including in particular permeable paving or surfaces such as gravel or slate chippings. The aim generally being to reduce run-off rates and flow volumes from parking areas as well as access roads and
- Ensure compliance by all piped infrastructure providers with the requirement to maintain, or reduce the impact on, biodiversity corridors within all areas of the County, where new or extensions to existing piped infrastructure are proposed.

2.3.10 POLICY

2.3.10.i Policy WD3: Quality of Surface Water and Groundwater

It is the policy of the Council that the ongoing development of the County shall be undertaken in such a way as not to compromise the quality of surface water (and associated habitats and species) and groundwater.

It is an objective of the Council that sufficient conveyance capacity should be available within the receiving sewerage system locally, sufficient treatment capacity should be available downstream at the relevant Waste Water Treatment Plant, and sufficient discharge assimilative capacity be available in the receiving waters, to ensure ecological integrity

2.3.10.ii Policy WD4: Soil and Groundwater Contamination

It is the policy of the Council to require adequate and appropriate investigations to be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed.

2.3.11 Water Quality Management Plans

In co-operation with the adjoining Local Authorities and key stakeholders, the Council will promote the development of Integrated Water Quality Management Plans, examining water quantity and quality issues, in order to effectively manage the entire life cycle of water at the Catchment/River Basin level in the region in a sustainable manner, including the protection of the recreational potential, wildlife habitats, and heritage features of waters.

The Council will adopt a Groundwater Resource Protection policy in order to strengthen the commitment to environmental protection and sustainable development as part of the Eastern River Basin Management Plan.

It is an objective of the Council that when the Eastern River Basin District (ERBD) is adopted the relevant policies and objectives of the Eastern River Basin Management Plan and associated Programme of Measures (POMs) shall be integrated into the Development Plan through amendment or otherwise.

It is an objective of the Council to ensure the effective implementation of the surface water environmental quality standards to be set out in the European Communities Environmental Objectives (Surface Waters) Regulations 2008, which address the WFD (2000/60/EC) and the Dangerous Substances Directive (2006/11/EC), when these regulations become effective.

2.3.12 POLICY

2.3.12.i Policy WD5: Water Quality Management Plans

It is the policy of the Council to promote the implementation of water quality management plans for ground and surface waters in the County as part of the implementation of the **EU Water Framework Directive**, and in accordance with the policies and objectives and programme of measures of the **Eastern River Basin Management Plan** and any future amendments.

2.3.12.ii Policy WD6: Sustainable Urban Drainage Systems (SuDS)

It is the policy of the Council to ensure that all development proposals incorporate Sustainable Urban Drainage Systems (SuDS).

2.3.12.iii Policy WD7: Storm Overflows

It is the policy of the Council to minimise the number and frequency of storm overflows of sewage to watercourses and to establish, in co-operation with the adjoining local authorities, a consistent approach to the design, improvement and management of these intermittent discharges to ensure that the needs of the Region's receiving waters are met in a cost effective manner.

2.3.12.iv Policy WD8: Water Pollution Abatement Measures

It is the policy of the Council to implement the provisions of water pollution abatement measures in accordance with National and EU Directives and legislative requirements in conjunction with other agencies as appropriate.

In implementing this policy the Council will endeavour to:

- Improve the water quality in rivers and other watercourses in the County, including ground waters.
- Minimise the impact on ground water of discharges from septic tanks and other potentially polluting sources.

In the case of industrial effluents, developers and property owners shall be required to seek a licence for discharges under the terms of the *Water Pollution Acts, 1977 and 1990* and relevant Regulations (or as may be amended from time to time).

2.3.13 Bohernabreena Reservoirs and Catchment Area

Within the catchment area of the Bohernabreena Reservoir, new development will generally be prohibited in accordance with criteria and constraints as set out in the *Glenasmole/Bohernabreena Housing and Planning Study, (2002, or as may be amended from time to time)*.

The run-off in the Bohernabreena catchment area is used as a water supply for domestic use and human consumption. The Council will use its development management powers to restrict development in the area in order to protect the water supplies. The boundary area of the catchment is indicated on Development Plan Maps.

2.3.14 POLICY

2.3.14.i Policy WD9: Bohernabreena Reservoirs and Catchment Area

It is the policy of the Council to protect the Bohernabreena Reservoirs and catchment area, cSAC and buffer zone, in the interests of public health and to restrict development in the catchment.

2.3.15 Protection of Piped Infrastructure

It is an objective of the Council to protect the existing and future network of major piped infrastructural services of the County.

2.3.16 POLICY

2.3.16.i Policy WD10: Protection of Piped Infrastructure

It is the policy of the Council to protect the existing and future network of major piped infrastructural services by providing for adequate setback of development, or the promotion of best practice construction and mitigation to ensure the integrity of the existing and proposed networks and receiving environment.

2.3.17 Specification for Materials and Working Standards

It is an objective of the Council to co-operate with adjoining local authorities to review existing design guidelines for new development with a view to developing a General Specification for Materials and Working Standards.

2.3.18 POLICY

2.3.18.i Policy WD11: Specification for Materials and Working Standards

It is the policy of the Council in co-operation with adjoining local authorities, to establish a working group to review existing design guidelines for new development with a view to developing a General Specification for materials and working standards in conjunction with revised design guidelines which would be applicable across the region.

2.3.19 Taking in Charge

It is an objective of the Council to co-operate with adjoining local authorities to prepare an appropriate 'Taking in Charge' procedure.

2.3.20 POLICY

2.3.20.i Policy WD12: Taking in Charge

It is the policy of the Council, in co-operation with adjoining local authorities, to establish a working group, to prepare an appropriate "Taking in Charge" procedure, which would be applicable across the region with a view to eliminating mis-connections in the drainage system.

2.3.21 Risk of Flooding

One of the effects of climate change that can be anticipated, and a key adaptation issue, is the management of water and the maintenance of quality standards as the global temperature increases and rainfall patterns change. Flood risk needs to be considered at all stages of the land-use planning process and managed in an environmentally sensitive way. *The Planning System and Flood Risk Management: Guidelines for Planning Authorities (2009)* are intended to ensure a more rigorous and systematic approach to integrating flood risk management in the preparation of Development Plans, Local Area Plans and in the determination of planning applications.

The Guidelines describe good practice in the consideration of flood risk in planning and development management and aim to integrate flood risk management into the overall planning process from strategic consideration to site specifics.

The core objectives of the Guidelines are to:

- Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, (including that which may arise from surface run-off);
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction to national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders and

- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

The key principles of a risk-based assessment to managing flood hazard and potential risk in the planning system are based on a sequential approach as set out in the Guidelines. The sequential approach involves:

- Avoiding development in areas at risk of flooding;
- If this is not possible, consider substituting a land use that is less vulnerable to flooding and
- Only when both avoidance and substitution cannot take place should consideration be given to mitigation and management of risks.

Possible exceptions to restriction of development due to potential flood risks are provided for through the use of a Justification Test, whereby the overriding planning need and the sustainable management of flood risk to an acceptable level can be demonstrated.

Based on best practice the Council will promote the following objectives:

- To preserve riparian strips free of development and of adequate width (minimum of 10m from the top of the bank) to permit access for river maintenance;
- To integrate comprehensive flood risk assessment and management in the overall planning process to include forward planning and development management;
- To avoid flood risk to people and property, where possible;
- To seek to manage the risks to acceptable levels through the use of flood relief schemes, and/or flood-resistant and flood-resilient construction methods, where avoidance is not possible;
- To address flood risk management in the detailed design of development, as set out in Appendix B of the Guidelines;
- To ensure the protection, management, and as appropriate, enhancement, of existing wetland habitats where flood protection/management measures are necessary.

2.3.22 POLICY

2.3.22.i Policy WD13: Risk of Flooding

It is the policy of the Council to fulfil its responsibilities under the Flood Risk Directive 2007/60/EC and to implement the recommendations of the *Planning System and Flood Risk Management: Guidelines for Planning Authorities* (2009) including using the Guidelines to assess applications for planning permission.

2.3.23 Identified Flood Risk Areas

Where development has to take place in identified flood risk areas, in the case of urban regeneration for example, the type of development has to be carefully considered and the risks should be mitigated and managed through location, layout and design of the development to reduce flood risk to an acceptable level.

Planning applications for development in areas where flood risk may be present will be assessed in accordance with the provisions of *The Planning System and Flood Risk Management: Guidelines for Planning Authorities* (2009). Where flood risk is potentially considered to be an issue a flood risk assessment should be carried out that is appropriate to the scale and nature of the development and the risks arising. Information on flood risk assessments and the sources of information are contained in the Guidelines.

Where flood risk is present an applicant should address flood risk by adopting a sequential approach in terms of location of uses in areas of lower risk, the consideration of less vulnerable use types and other mitigation through design measures.

Sustainable drainage should be integral to the design and formulation of proposals. The Guidelines provide information on how new development in flood risk areas should be planned, designed and constructed to reduce and manage flood risk and be adaptable to changes in climate.

Minor proposals in areas of flood risk, such as small extensions to houses, and most changes of use of existing buildings, are unlikely to raise significant flooding issues, unless they introduce a significant additional number of

people into flood risk areas or obstruct important flow paths. A brief assessment of the risk of flooding should accompany any such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities.

Where new development in flood risk areas is granted permission, the applicant shall supply details of the flood risk, mitigation measures and residual risk to the major emergency management committee (MEMC) of this local authority for inclusion in their major emergency risk assessment protocols.

2.3.24 POLICY

2.3.24.i Policy WD14: Identified Flood Risk Areas

It is the policy of the Council not to permit development in identified flood risk areas, particularly floodplains, except where there are no alternative and appropriate sites available in areas at lower risk that are consistent with the objectives of proper planning and sustainable development.

2.3.25 Flood Risk Assessment and Management Plans

Any recommendations and outputs arising from the Catchment Flood Risk Assessment and Management Plans (CFRAMS) for the County will require to be incorporated into the Development Management process.

In partnership with other organisations the Office of Public Works is developing a series of country-wide CFRAMS. These Plans will establish long-term strategies and programmes for managing flood risk within the relevant river catchment. These Plans will identify areas of floodplain importance for conveyance and natural storage and areas where flood risk management measures may need to be implemented. CFRAMS have commenced for the Dodder and Liffey catchments.

It is an objective of the Council that flood alleviation schemes shall be assessed to ascertain compliance with the requirements of *The Planning System and Flood Risk Management: Guidelines for Planning Authorities* (2009).

2.3.26 POLICY

2.3.26.i Policy WD15: Flood Risk Assessment and Management Plans

It is the policy of the Council to assist and co-operate with the Office of Public Works in developing Catchment-Based Flood Risk Assessment and Management Plans.

2.3.27 Specific Objectives

It is an objective of the Council to undertake the following projects in relation to water supply and drainage as and when necessary, and subject to the availability of appropriate approval and finance. Other projects to improve the infrastructure of the County in the interests of sustainable development, amenity and public health may be proposed during the period of this plan.

2.3.27.i Water Supply

- Participation in the following Regional Schemes:

Regional Water Projects; GIS Modelling and Telemetry, Ballymore Eustace, Leixlip, New Water Source and Strategic Storage and Saggart Reservoir.

2.3.27.ii Foul Drainage

- **Saggart/Rathcoole/Newcastle Drainage Collection Scheme**

The extension and enhancement of the drainage collection system to service lands at Saggart, Rathcoole and Newcastle.
- **Dodder Valley Foul Sewer Improvement Scheme**

To enhance the foul sewer collection system to facilitate existing and future development.
- **Greater Dublin Drainage 9B Sewer Improvement Scheme**

To enhance the foul sewer collection system to facilitate existing and future development.

- Participation in the following Regional Schemes:

Regional Drainage Projects Ringsend T/W, GIS Modelling and Telemetry, Greater Dublin Orbital Sewer and Treatment Works.

2.3.27.iii Surface Water Drainage/Flooding

- **Robinhood Stream Improvement Scheme:**

To facilitate measures to alleviate flooding of properties in the Robinhood area and to facilitate future development in this area in compliance with *The Planning System and Flood Risk Management: Guidelines for Planning Authorities* (2009).

- **Dodder River Improvements:**

To carry out measures as identified in the Dodder River Catchment Flood Risk Assessment and Management Study in compliance with the Draft Planning System and Flood Risk Management Guidelines.

- Participation in the following Regional Schemes:

Eastern River Basin District (ERBD) Project, Liffey and Dodder Flood Risk Assessment and Management Plans (CFRAMS).

SECTION 4 Environmental Services

2.4 ENVIRONMENTAL SERVICES

2.4.1 Aim

To provide a leadership role in relation to the control of air quality, noise and light pollution; and the sustainable management of waste through the Council's own policy having regard to European, National and Regional policies and implementation of solutions on waste minimisation, re-use and recycling so as to limit the financial and climatic impacts of waste disposal.

2.4.2 Strategy

The strategy of the Council for the development of Environmental Services in the County is as follows:

- **Conform to the European Union and National Waste Strategy** in all matters relating to the production, handling, treatment and disposal of waste within the County.
- **Actively pursue the implementation of solutions** on waste minimisation, re-use and recycling in line with the waste management hierarchy.
- **Apply the key principle of waste management** policy of "polluter pays".
- **Implement a shift in focus to prevention and** minimisation measures whilst developing recycling and waste sorting measures.
- **Co-operate with other agencies both public and private** in viable schemes to manage the collection and biological treatment of organic waste produced within the County during the life of the current plan.
- **No municipal or construction waste generated** within the County that can be readily recycled or biologically treated from the County is to be incinerated in any location by the end of the life of this plan.
- **Recognise the resource potential of Construction & Demolition waste** and promote the level of its recycling in line with Government Policy.
- **Co-operate with and participate in the**

preparation of regional plans for the collection, treatment, handling and disposal of wastes.

- **Promote the prevention and reduction of waste** and the increased re-use and recycling of materials from all waste streams in accordance with the *Waste Management Plan for the Dublin Region 2005-2010*.
- **Promote public education and awareness of** environmental issues.
- **Reduce the effects of air, noise and light** pollution on environmental amenity.

2.4.3 Waste Management Strategy

The Council will foster the aims of the European Waste Hierarchy by prioritising the treatment of all waste streams as follows, subject to economic and technical feasibility:

- Waste Prevention
- Waste Reduction
- Waste Re-use
- Waste Recycling
- Energy Recovery
- Safe Disposal.

The Council intends that solid waste management within its area will be carried out in a cost efficient manner based upon:

- Environmental protection;
- National and EU policy and legislative requirements the appropriate policies as adopted by the Council and
- Future development of the County.

The Council will co-operate with other relevant agencies, both public and private, and local community interests as appropriate, in following the hierarchy of waste management set out above.

The Council will seek the co-operation of the adjoining local authorities in the planning, development and operation of disposal facilities for solid wastes of all categories.

The Council will use the Best Available Technology (BAT) principle in all aspects of waste management.

While the County Development Plan conforms to the Waste Management Plan, in drawing up a new Waste Management Plan or revisions, or updates to an existing Plan, it is specifically noted that a Waste Management Plan is bound in accordance with Section 22, subsection 7 of the Waste Management Act 1996, whereby it states clearly how the Waste Management Plan must have regard to the policies, objectives and priorities assigned by the Local Authority or Authorities in relation to assisting the prevention and minimisation of waste, the management of same and measures to be undertaken etc, and in so doing, recognise that this County in this Development Plan, has expressed policy, requirements and measures to implement incremental targets and solutions within the life of the plan so that no recyclable or compostable waste from the County be incinerated at any location, and that no further waste-to-energy incinerator or thermal treatment facility be situated in the county, and that contracts with incinerators be limited in timescale.

In the context of proposed government policy and legislative changes, the Council will endeavour to reflect the views of the members above in any new plans or measures for the county.

2.4.4 POLICY

2.4.4.i Policy ES1: Waste Management Strategy

It is the policy of the Council to conform to the European Union and National Waste Strategy in all matters relating to the production, handling, treatment and disposal of waste within the County.

2.4.5 Waste Management Plans

The Council will make provision for the collection, treatment, handling and disposal of all waste in the County in its Waste Management Plan, and will actively promote the Waste Hierarchy in the provision of separate collections for recyclables, compostable and residual waste streams.

The Council will implement the policies and objectives of the *Waste Management Plan for the Dublin Region 2005-2010* and subsequent revisions or updates insofar as they impact on South Dublin County, and will promote recycling and biological treatment of waste in order to achieve or exceed the national targets in accordance with the Waste Management Plan. Recycling and re-use will be a priority of the Council in the disposal of waste.

In accordance with the *Waste Management Act, 1996* (as amended), this Development Plan shall be deemed to include the objectives for the time being contained in the *Waste Management Plan for the Dublin Region 2005 to 2010* (or as may be amended from time to time).

No further waste-to-energy incinerator or waste-to-energy thermal treatment facility will be situated in the County.

It is an objective of the Council not to enter any contractual obligation over one year to provide waste to an incinerator - lest it negatively impact on our flexibility to move toward more sustainable waste management.

It is an objective of the Council to achieve the target that no waste generated within the County that is recyclable or compostable will be incinerated in any location. The waste management plan will have aggressive incremental targets to be set to ensure that within the life of the Plan this target will be achieved.

2.4.6 POLICY

2.4.6.i Policy ES2: Waste Management Plans

It is the policy of the Council to co-operate with, and participate in the preparation of regional plans for the collection, treatment, handling and disposal of wastes in accordance with the provisions of EU Directives given effect by the *Waste Management Act, 1996* and subsequent amendments.

2.4.6.ii Policy ES3: Waste Management Plan Data

It is the policy of the Council to maintain data in relation to waste management levels, complaints, breaches and enforcement actions so as to support effective measurement of progress against both plan and policy targets; and to feed into regional

and national waste data collection systems; and to address improvement in the provision of statistical information to regional reporting mechanisms.

2.4.6.iii POLICY ES4: Recycling and Composting Targets

It is the policy of the Council to prioritise and to exceed the recycling and biological treatment targets in the Waste Management Plan and to provide leadership in this area.

2.4.6.iv POLICY ES5: Contractual Obligation

It is the policy of the Council not to enter any contractual obligation over one year to provide waste to an incinerator.

2.4.6.v POLICY ES6: Limiting Incineration Capacity

It is the policy of the Council that no waste-to-energy incinerator or waste-to-energy thermal treatment relying on the combustion of waste be situated in the County.

2.4.7 Waste Management Regulations

There is a specific requirement to identify what are termed "Priority Waste Streams". These include packaging waste, construction/demolition waste, end of life vehicles, waste tyres, waste oils, batteries, electrical goods and PCBs. Management systems have been identified for each of these waste streams depending on the degree of hazard involved and in terms of non-hazardous waste planning.

It is an objective of the Council to implement and monitor the Waste Management Regulations under the following headings:

- Packaging;
- Private Sector Waste Facilities;
- Movement of Hazardous Waste;
- Treatment of Farm Plastics;
- Waste Collection;

- Land Reclamation;
- Suspected Illegal Landfills;
- End of Life vehicles;
- Waste Electrical and Electronic Equipment and
- Waste batteries and waste tyres.
- Biodegradable waste

2.4.8 POLICY

2.4.8.i Policy ES7: Waste Management Regulations

It is the policy of the Council to implement and monitor the Waste Management Regulations.

2.4.9 Waste Prevention and Reduction

The Waste Management Policy of South Dublin County Council is established in the *Waste Management Plan for the Dublin Region 2005-2010*. This Plan is guided by national waste management policy as dictated by the *Waste Management Act, 1996* and subsequent amendments. The primary objective of the Plan is to achieve or exceed the maximum realistic level of recycling, comply with the EU Landfill Directive, and achieve bulk waste reduction through thermal treatment.

The *Waste Management Plan for the Dublin Region 2005-2010* represents a common regional action by the four Dublin Authorities on the basis of shared responsibility for the environment. The Plan, to be reviewed after 5 years, seeks radical change, in cutting waste growth levels, greatly increasing recycling, introducing waste recovery and minimising landfill, based on the premise that current high landfilling rates cannot continue, and alternatives to landfill must be found.

The Plan addresses three practical problems:

- Lack of recycling and disposal infrastructure in the short to medium term as well as in the long term;
- Current waste management infrastructure is not adequate to meet modern legislation - current landfilling rates cannot continue, alternative methods must be found and

- Inadequate funding - to improve standards, increase recycling and provide a proper system of waste regulation will require significant additional cost recovery from all waste producers.

The overall intention of the Waste Management Plan for the Dublin Region is to cut dependence on landfill in accordance with the EU Waste Management Hierarchy of prevention, reduction, re-use, recycle and recovery ahead of disposal to landfill. The targets identified in the plan for 2013 are to achieve a rate of 59% recycling and 25% recovery, with only 16% of waste going on for disposal at landfill.

It is a policy objective of the Waste Management Plan for the Dublin Region that charges shall be levied on waste producers which include both householders and industrial/commercial enterprises. Such charges may be related to the waste volumes or weights produced, which would provide incentives for minimisation and recycling.

2.4.10 POLICY

2.4.10.i Policy ES8: Waste Prevention and Reduction

It is the policy of the Council to promote the prevention and reduction of waste and to co-operate with industry and other agencies in viable schemes to achieve this in accordance with the *Waste Management Plan for the Dublin Region 2005-2010* and subsequent revisions and updates.

2.4.11 Waste Re-use and Recycling

The Council will co-operate with other agencies both public and private in viable schemes for the extraction of useful materials from refuse for re-use or recycling or composting and will adopt the targets set out in the Waste Management Plan for the Dublin Region, 2005-2010 and subsequent updates or revisions as a minimum, and provide leadership in this area. The use of the terms 're-use' and 're-cycling' in the County Development Plan shall be considered to include composting.

Of the waste arising in the Dublin Region in 2007 approximately 81.2% was of construction/demolition origin, some 9.2% was commercial and industrial in origin while household waste contributed about 5.5% of the waste stream handled (based on 2007 returns to the EPA). Bulky items in skips and other wastes delivered to landfills by private means (including some green wastes) make up the bulk of the remainder.

In line with the principles of sustainable development it is intended to develop a waste minimisation programme to target all aspects of waste within the County. The programme will focus on both commercial and domestic waste producers. It will be directed at every stage of the pre-disposal activity, from extraction through to production and consumption to final disposal. Its objective will be to diminish the mass of waste at each stage.

The Council intends to continuously monitor the quantities of waste generated by its own activities and will assist others in the preparation of similar audits.

By agreement with other local authorities and agencies and subject to the availability of finance and partnership arrangements, it is intended to see the following as a priority for the County:

- Carry out a public information and education campaign on waste recycling techniques and actions;
- Develop a network of 'civic amenity' facilities for the reception and processing of non-recyclable bulky household wastes;
- Develop a countywide network of multi-material 'Bring Centres' in suitable locations and to expand the collection system for domestic recyclable waste, and
- Develop a countywide network of green-waste centres in suitable locations to expand the collection system for compostable waste. Incentivise the use of the green-waste centre, by making it cheaper for the user to dump green waste at a green-waste facility rather than their grey-bin or landfill collection.

The purpose of a 'Bring Centre' is to accommodate the collection of recyclables from the local neighbourhood and provide onward transfer to a materials recovery or recycling facility.

The Council will consider applications for the recovery/recycling of building waste subject to the policies and provisions of the Regional Waste Management Strategy and the Development Plan

2.4.12 POLICY

2.4.12.i POLICY ES9: Waste Hierarchy

It is the policy of the Council that no waste generated within the County that is recyclable or compostable will be incinerated at any location. This will be achieved through a strict adherence to the EU Waste Hierarchy which places recycling (which includes biological treatment) ahead of energy recovery (which includes incineration).

2.4.12.ii Policy ES10: Waste Re-use and Recycling

It is the policy of the Council to reduce the amount of waste to be landfilled or incinerated and to promote the increased re-use and recycling including the collection and transfer of product for resale, of materials from all waste streams.

2.4.12.iii Policy ES11: Organic Waste

It is the policy of the Council to co-operate with other agencies both public and private, as appropriate, in viable schemes to manage the collection and biological treatment of organic waste produced within the County during the life of the current plan.

2.4.13 Municipal Solid Waste Disposal

The Council intends that the safe disposal of waste, which cannot be re-used or recycled or composted, shall be carried out in the manner as stated in policy ES6 above. This approach reflects European policy where it is recognised that 'waste to energy' (energy recovery) where it meets specified energy production levels is not regarded as disposal.

Arthurstown, outside Kill in County Kildare, is the disposal facility for baled municipal waste from Dublin City Council, South Dublin County, Dun Laoghaire-Rathdown and Kildare. This facility is due to close in December 2010. It is the intention of the Council, in co-operation with adjoining local authorities, to develop a regional landfill and to operate it with minimum detriment to the environment.

In the longer term, and in collaboration with adjoining local authorities and other agencies, it is intended to investigate and develop sustainable waste management solutions based on current and emerging technologies, including mechanical biological treatment.

2.4.14 POLICY

2.4.14.i Policy ES12: Municipal Solid Waste Disposal

It is the policy of the Council to dispose of residual municipal solid waste in accordance with the Waste Management Plan for the Dublin Region 2005-2010 and subsequent revisions and updates, by means of:

- 'Waste to energy' conversion;
- Sanitary landfill, or other suitable methods as deemed appropriate.

2.4.15 Hazardous Waste

Hazardous waste generated in the Dublin Region, represents less than 0.5% of the overall waste stream in circulation. The Environmental Protection Agency (EPA) is responsible for hazardous waste planning under the Waste Management Act, 1996 and produced an updated National Hazardous Waste Management Plan (2008).

The Council will raise awareness of the dangers associated with hazardous waste and the means for its correct treatment/disposal.

The Council will pursue all known instances of illegal hazardous waste disposal within the County.

The Council will co-operate with the EPA, and the Implementation Committee and Prevention Team in the exercise of their functions under the National Hazardous Waste Management Plan.

2.4.16 POLICY

2.4.16.i Policy ES13: Hazardous Waste Minimisation

It is the policy of the Council, to promote the use of clean technology, and minimisation of the hazardous waste production in industry, including SMEs within the county.

2.4.17 Construction Demolition Waste, Landfill Sites, Refuse Transfer Stations and Unauthorised Waste Disposal

Construction demolition waste from the Dublin region is for the most part recovered at one of the many facilities which are licensed or permitted to recover this waste stream. The 2008 annual review of the Greater Dublin Waste Management Plan shows that approximately 90% of this waste stream is recovered, with approximately 10% going on for disposal.

All developments should incorporate an integrated approach to waste management, to include wastes generated during the construction phase of development as well as the operation and maintenance phases, having particular regard to Best Practice Guidelines on the preparation of *Waste Management Plans for Construction & Demolition Projects* (2006). It is the Council's intention to progress this matter through the planning process.

In considering planning applications for privately operated landfill sites the Council will have regard to the provisions of the appropriate European Union Directives together with appropriate national legislation and regulations in respect of disposal of waste and disposal of toxic and dangerous waste. The Irish Aviation Authority will be consulted regarding potential interference to aviation through bird hazard in relation to such facilities. Where permission is granted, stringent conditions will be imposed in the interest of health, safety and preservation of amenities.

A refuse transfer station will only be permitted where it does not materially detract from the relevant land use zoning objective and is at a scale appropriate to its surrounding environment.

2.4.18 POLICY

2.4.18.i Policy ES14: Re-Use of Landfill Sites

It is the policy of the Council that landfill sites when full be landscaped and used for amenity purposes, or where such use is inappropriate, be returned to agricultural or other beneficial use.

2.4.18.ii Policy ES15: Unauthorised Waste Disposal

It is the policy of the Council to eliminate all unauthorised waste disposal within the County and to regulate and control the disposal of all builders' spoil and rubble

arising within the County by developing sustainable recycling and waste minimisation services and infrastructure through ongoing co-operation with the private, commercial and construction sectors, and a policy of mandatory enforcement.

2.4.18.iii Policy ES16: Waste Management (Certification of Historic Waste Disposal and Recovery Activity) Regulations 2008

It is the policy of the Council to implement the *Waste Management (Certification of Historic Waste Disposal and Recovery Activity) Regulations (2008)* whereby all local authorities are obliged to identify all such sites in their functional area, to risk assess all such sites, and at the end of the process to ensure that all such sites are properly addressed.

2.4.18.iv Policy ES17 : Construction and Demolition Waste

It is the policy of the Council to require that planning applications for development (apart from residential developments of less than 15 units) be accompanied by a Waste Management Plan which shall be agreed with the Planning Authority prior to the commencement of Development. The Plan, as a minimum, shall include a provision for the management of all construction and demolition waste arising on site, shall make provision for the recovery or disposal of this waste to authorised facilities by authorised collectors. Where appropriate, the re-use of excavated material from development sites on the site is to be encouraged, for landscaping, land restoration or for preparation for development.

Where appropriate this may involve removal of illegally dumped material and remediation of the site in question. Enforcement of these regulations will ensure that all such sites are compliant with all waste management legislation when this process is completed.

In the implementation of the Regulations the Council will prioritise the issue of repairing the damage caused by illegal dumping in the Dublin Mountains and will seek to inhibit future dumping in the mountains.

2.4.19 Litter Control

The Council recognises that litter is a major environmental problem, which significantly detracts from the visual quality of urban and rural areas. In addition, litter has public health implications and detracts from the image of the County.

The Council's *Litter Management Plan* (2008) seeks to reduce litter and to raise public awareness of the issue, and will continue to promote high standards of visual and environmental amenity by implementation of the Plan, and other initiatives.

2.4.20 POLICY

2.4.20.i Policy ES18: Litter Control

It is the policy of the Council to ensure that all public areas and areas visible from public places within the County are maintained free of litter and graffiti.

2.4.20.ii Policy ES19: Targeted Clean-up Partnerships

It is the policy of the Council to encourage partnerships between the Council and local community organisations and groups for targeted clean-ups in areas with a high concentration of litter.

2.4.21 Cemeteries

It is an objective of the Council to facilitate the development of cemeteries and crematoriums.

2.4.22 POLICY

2.4.22.i Policy ES20: Cemeteries

It is the policy of the Council to facilitate the development of cemeteries to cater for the needs of the County, and to continue on a planned basis with the improvement of the appearance of the cemeteries now closed.

2.4.23 Fire Service

South Dublin County Council will co-operate with Dublin City Council in the development of the fire service in the Dublin Region.

2.4.24 POLICY

2.4.24.i Policy ES21: Fire Service

It is the policy of the Council to co-operate with Dublin City Council in the development of the fire service in the Dublin Region.

2.4.25 Air Quality

Air quality is an important issue in considerations regarding the urban environment. Poor air quality is linked to a range of health problems and there is a statutory obligation to ensure that the concentration of air pollutants is lower than the limits specified in European and National legislation.

The Council advocates that the Polluter Pays Principle is maintained and adhered to and accordingly will have regard to the Local Government (Planning and Development) General Policy Directive 1988 (or as may be amended from time to time) issued by the Minister for the Environment relating to air quality standards nationally. The Council will also have regard to the Dublin Regional Air Quality Management Plan and such other relevant legislation as may be enacted when considering planning applications.

It is an objective of the Council to protect people from the harmful health effects associated with air pollution, to preserve good air quality where it exists and to improve it where it is unsatisfactory. The Council will also seek to establish specific monitoring stations in conjunction with the EPA to achieve compliance with Air Quality Standards Regulations 2002 (S.I. No. 271 of 2002).

In considering applications for planning permissions the Council will have regard to the Local Government (Planning and Development) General Policy Directive 1988 relating to air quality standards nationally, and to the Air Quality Management Plan for the Dublin Region (1999), and such other relevant legislation as may be enacted.

South Dublin County Council has recently adopted the Air Quality Management Plan for the Dublin Region 2009-2012 under the provisions of the Air Pollution Act 1987. This plan is primarily directed at protecting the valuable asset of

good air quality in this county and the region, and ensuring that adverse air quality does not impact on the most vulnerable of the population whether their vulnerability is due to occupation, age, existing health conditions or other factors.

In conjunction with the EPA and the other Dublin local authorities the main air pollutants to be measured and monitored during the lifetime of this Air Quality Management Plan are smoke and particulate matter, Sulphur Dioxide (SO₂), Carbon Dioxide (CO₂), Lead and Benzene, Nitrogen Dioxide (NO₂) and oxides of nitrogen (NO_x).

2.4.26 POLICY

2.4.26.i Policy ES22: Air Quality

It is the policy of the Council to implement the provisions of EU Directives and national policy and air pollution legislation, in conjunction with other agencies as appropriate.

2.4.27 Noise

The EU *Directive on Assessment and Management of Environmental Noise* (2009) is now effective and requires that Noise Maps be made for major roads, airports and rail lines and that Action Plans to reduce noise levels based on these Maps be drawn up.

Noise is defined as unwanted sound and affects most people during their lives. Noise is one of the most common factors impairing the enjoyment of one's living, working or leisure environment. In urban areas higher traffic volumes raise the background level of noise during daylight hours. In accordance with the requirements of *EU Directive 2002/49/EC* the Council, in collaboration with the three other Dublin Local Authorities, recently produced an Action Plan relating to the *Assessment of Environmental Noise for the Dublin Agglomeration 2008-2013* (2008). The Directive aims at providing a basis for developing EU-wide measures to reduce noise emitted from major sources, in particular road and rail vehicles and infrastructure, aircraft, outdoor and industrial equipment. The Directive applies to environmental noise to which humans are exposed. It excludes noise that is caused by the exposed person himself/herself, noise from domestic activities, noise created by neighbours, noise at work places or noise inside means of transport. The Action Plan is designed to manage, within the Dublin Agglomeration, noise issues and effects,

including noise reduction if necessary. The Plan also aims to protect quiet areas against any increase in noise.

The Planning Authority will have regard to the *Assessment of Environmental Noise for the Dublin Agglomeration 2008-2013* (2008) in the assessment of planning applications, with the objective to reduce noise from new sources and to identify and protect and create areas of low sound levels.

The Planning Authority will use the Development Management process for larger developments to:

- Require developers to produce a sound impact assessment, and mitigation plan where necessary, for any new development that the Planning Authority considers will impact negatively on pre-existing environmental sound levels.
- Ensure that future developments are designed and constructed in such a way as to minimise noise disturbances, e.g. the position, direction and height of new buildings, along with their function, their distance from roads, and the position of noise barriers and buffer zones with low sensitivity to noise.
- Ensure that new housing areas, and in particular brownfield developments, will be planned from the outset in a way that ensures that at least the central area is quiet. This could mean designating the centre of new areas as pedestrian and cycling zones with future developments to provide road design layouts to achieve low speed areas where appropriate.
- Ensure that new developments incorporate 'Shared Spaces'/Home zones'/or 'Streets for People', which recognise that residential streets have multi-function uses for pedestrians, cyclists and vehicles, in that priority order. The noise maps will be used to identify and classify the priority areas and streets.
- Reduce/avoid traffic by decentralising amenities into local areas.
- Seek the interposing of less sensitive uses between noise source and sensitive uses.

Where noise barriers are provided at the boundaries of large developments, access routes must be provided to allow for the ongoing maintenance of the barriers.

2.4.28 POLICY

2.4.28.i Policy ES23: Noise

It is the policy of the Council to seek to achieve a healthy and comfortable environment that minimises unwanted noise, and to implement the EU Directive on Assessment and Management of Environmental Noise (2009).

2.4.29 Light Pollution

Light pollution includes glare, the spilling of light beyond the boundary of the property on which the light source is located, and the brightening of the night sky above urban areas. In addition to the nuisance effects, excessive lighting is a threat to wildlife, and wastes electricity and thereby contributes to the unnecessary emission of greenhouse gases. It can be substantially reduced without detriment to the lighting task by avoiding over-lighting, switching off lights and illuminated signs when not required for safety, security or enhancement of the night-time scene, and by designing lighting schemes to minimise glare and light spillage. It is an objective of this Council to co-operate with other Councils and the Dept of Environment in development of alternative energy source systems for public lighting (solar/wind/hybrid).


All proposals for developments that include the provision of external areas ancillary to commercial, industrial or community facilities, including car or commercial vehicle parking, display, or storage areas, shall include details of an external lighting scheme.

External lighting schemes and illuminated signage on commercial and industrial premises, sports grounds, and other community facilities, shall be designed, installed and operated, so as to prevent nuisance to adjoining occupiers and road users, in the interests of amenity and public safety. Where it is considered appropriate measures shall be included to provide adequate screening of such areas from adjacent areas.

2.4.30 POLICY

2.4.30.i Policy ES24: Light Pollution

It is the policy of the Council to seek to assess and minimise the effects of all new external lighting on environmental amenity.



SECTION 5 Telecommunications & Energy

2.5 TELECOMMUNICATIONS AND ENERGY

2.5.1 Aim

To promote and facilitate a widespread telecommunications infrastructure in sustainable locations throughout the County in order to achieve balanced social and economic development, and to promote environmentally sensitive sources of energy as alternatives to existing resources.

2.5.2 Background

To accord with the principles of sustainable development and to be at the forefront of new technology, the Council will facilitate the provision of a widespread accessible telecommunications infrastructure to all residents in the County and will encourage energy conservation and the development of renewable energy resources.

Companies and homes throughout South Dublin County are connected to the National Frame Network for Eircom and the National Fibre Network for Esat Business. The National Digital Park at Citywest has a key connection point to a high-speed international cable providing critical broadband data transmission links to cities in Europe, US, South America and Asia Pacific. Commercial and residential customers in South Dublin County have the choice of utilising natural gas supplied by Bord Gáis Éireann.

The development of a secure and reliable electricity transmission infrastructure is recognised as a key factor supporting economic development and attracting investment to the County. The Electricity Supply Board is facing higher demands due to an increase in population and growing commercial activity, and additional capacity will be required if demands continue to rise.

The White Paper 'Delivering A Sustainable Energy Future For Ireland' sets out the Government's Energy Policy Framework 2007-2020 to deliver a sustainable energy future for Ireland. The Government's over-riding policy objective is to ensure that energy is consistently available at competitive prices with minimal risk of supply disruption. Strategic Goals set out in the White Paper of particular relevance to land use planning include: addressing climate change by reducing energy related greenhouse gas emissions, accelerating the growth of renewable energy sources, promoting the sustainable use of energy in transport, maximising energy efficiency and energy savings across the economy; delivering electricity and

gas to homes and businesses over efficient, reliable and secure networks; and ensuring an integrated approach to energy policy.

2.5.3 Strategy

The strategy of the Council for the development of Telecommunications and Energy in the County is as follows:

- Facilitate the enhancement of the telecommunications infrastructure to maintain economic competitiveness.
- Support national and international initiatives for limiting emissions of greenhouse gases and seek to provide positively for the development of appropriate renewable energy sources.
- Support the infrastructural development of energy facilities in association with the appropriate service providers.

2.5.4 Overhead Cables

Overhead cables detract from visual amenity and therefore it is an objective of the Council to seek the placing underground of cables in new developments.

It is the intention of the Council to co-operate with other agencies as appropriate, and to use its development management powers in the implementation of this policy.

2.5.5 POLICY

2.5.5.i Policy EC1: Overhead Cables

It is the policy of the Council in all new development to seek the placing underground of all electricity, telephone and TV cables wherever possible, and specifically in areas of sensitivity such as Architectural Conservation Areas (ACAs), or areas of High Amenity or Liffey Valley zoning, in the interests of visual amenity. This provision shall not apply to temporary cabling necessary for the servicing of development site workshops or offices. Exceptional cases may be justified only with evidence from appropriately qualified professionals.

2.5.5.ii Policy EC2: High-Voltage Power Line (Adamstown-Dublin City Boundary)

It is the policy of the Council to work with Eirgrid and to encourage all agencies involved, to seek the placing underground of the high-voltage power line between Adamstown and the Dublin City Council boundary, including the pylon at the junction of Station Road and the Adamstown Link Road.

2.5.6 Telecommunication Network

The widespread availability of a high quality telecommunications network throughout the County will be critical to the development of a knowledge economy, will help attract inward investment in hi-tech knowledge based industries and will engender the image of the County as a premier location for enterprise. The provision of a high quality network is also desirable in terms of equality outcomes and the narrowing of the "digital divide." An accessible, high quality network will be of particular benefit to those who have not traditionally benefited from modern advances in telecommunications, in particular the elderly, those who are disabled and those from backgrounds of disadvantage. The advantages of a high quality telecommunications network must however be balanced against the need to safeguard the rural and urban environment, particularly in sensitive areas where the impacts on residential amenity and visual amenity of local areas needs to be adequately assessed.

It is an objective of the Plan to promote an immediate and speedy response through the Courts to landowners and companies involved in the establishment of illegal telecommunications masts.

It is an objective of the Council to facilitate the roll-out of an effective 3G mobile broadband network in the County.

2.5.7 POLICY

2.5.7.i Policy EC3: Telecommunication Infrastructure in Sensitive Landscapes

It is the policy of the Council that all planning applications for energy and communications infrastructure on lands located in rural, high amenity and mountain zones (zones B, G and H) above the 120m contour,

shall be accompanied by an assessment of the potential visual impacts of the proposed development on the landscape - demonstrating that impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape, in order to support, protect and improve the landscape character of sensitive lands

2.5.7.ii Policy EC4: Telecommunications Network

It is the policy of the Council to promote and facilitate the provision of an appropriate telecommunications infrastructure, including broadband connectivity and other technologies within the County, and public WiFi zones in and around all public buildings.

2.5.7.iii Policy EC5: Information Technology in New Developments

It is the policy of the Council to seek to have appropriate modern information technology, including a carrier neutral, multi-duct infrastructure servicing every unit, incorporated into the overall design and layout of all new developments in South Dublin County, where feasible.

2.5.8 Telecommunications Antennae and Support Structures

In the consideration of proposals for telecommunications antennae and support structures the Council will, as a minimum standard, have regard to the *Telecommunications Antennae and Support Structures Guidelines for Planning Authorities* (1996) and to such other publications and material as may be relevant in the circumstances.

The Guidelines deal with telecommunications installations related to the provision of public cellular mobile telephone systems. They also deal with the antennae required for receiving and transmitting telephony signals, the support structures for these antennae, the associated buildings and radio equipment containers, ancillary equipment such as poles and cables and with access roads to base stations.

When evaluating planning applications for the provision of such telecommunications installations, the Council will be concerned to ensure the protection of public health and the preservation of residential and visual amenity. Regard will

be had to the *Telecommunications Antennae and Support Structures Guidelines for Planning Authorities* (1996) and to any other matters considered relevant to the achievement of these objectives.

In particular, the Council will discourage the location of antennae in residential areas and near primary and secondary schools and childcare facilities, and will set down and review standards in this regard from time to time. In doing so, South Dublin County Council wishes to provide the maximum protection for the health and well being of its citizens, and to strike a fair balance between the rights of individual citizens and the general good.

A minimum distance of approximately 100 metres shall be provided between mobile communication masts/antennae and residential areas/primary and secondary schools/childcare facilities/hospitals. This requirement shall not apply in the case of planning applications relating to sites where planning permission for such development has previously been granted.

The Council will discourage a proliferation of these masts in the County. To achieve this, the Council will promote co-operation between relevant agencies/operators, the sharing of space on telecommunications masts, and careful site selection. Where new facilities are proposed applicants will be required to satisfy the Council that they have made a reasonable effort to share facilities or to locate facilities in clusters.

Planning permissions for telecommunications antennae and support structures shall be for a temporary period of not more than five years.

In the consideration of proposals for telecommunications antennae and support structures, applications will be required to demonstrate the following:

- Compliance with the *Telecommunications Antennae and Support Structures Guidelines for Planning Authorities* (1996) and to other publications and material as may be relevant in the circumstances;
- On a map the location of all existing telecommunications structures within a 1km radius of the proposed site, stating reasons why (if not proposed) it is not feasible to share existing facilities bearing in mind the *Code of Practice on Sharing of Radio Sites* (2003);

- To what degree the proposal will impact on the amenities of occupiers of nearby properties, or the amenities of the area (e.g. visibility issues regarding free-standing masts and associated equipment cabinets, and security fencing treatment) with potential for mitigating visual impacts, for example such as by low and mid-level landscape screening to be explored where appropriate, and any access arrangements explored including impact on any existing public Right of Way;
- That the beam of greatest intensity from a base station does not fall on any part of the grounds or buildings of a primary or secondary school or childcare facility, without agreement from the management of the school/facility and the parents of children attending the school/facility. Where an operator submits an application for planning permission for the installation, alteration or replacement of a mobile phone base station, whether at or near a primary or secondary school or childcare facility, the operator must provide evidence that they have consulted with the relevant body of the school or childcare facility and
- A statement from operators of compliance with the Guidelines for Limiting Exposure to Time-Varying Electric, Magnetic and Electromagnetic Fields (1998), in order to reduce genuine public health and safety concerns.

2.5.9 Renewable Energy

It is acknowledged that renewable energy sources have an important role to play in achieving national targets in relation to reductions in fossil fuel dependency and, by implication, greenhouse gas emissions. In line with the principles of sustainable development, the Council will support and prioritise the development of indigenous renewable energy resources and the maximisation of electricity production from renewable sources.

It is an objective of the Council, in conjunction with the appropriate agencies, to identify areas within the County suitable for renewable energy development and to examine the renewable energy technologies that make use of the indigenous natural resources in the County in a sustainable manner, having regard to any constraints there might be on their development. In evaluating, or making determinations, on any proposals relating to the exploitation/use of renewable energy resources within the

County, the Council will have regard to the *Wind Energy Development Guidelines for Planning Authorities* (2006) and any other relevant legislation or guidelines that may be published from time to time. The Council will ensure that the scientific and technical aspects of any renewable energy proposals, including claims made in regard to viability, sustainability, self sufficiency, are independently investigated by the Council or an independent expert on behalf of the Council. This will encourage best practice development to ensure the sustainability and long term success of such endeavours.

It is an objective of South Dublin County Council to prioritise the development of indigenous renewable energy resources within the County. In this context, it is an objective of the County Development Plan to support the continued investigation of the potential and scale of the deep geothermal heat resources within the County including those found at Newcastle. It is also an objective of the Council to support during the period of this plan a pilot project to demonstrate the exploitation and use of the renewable energy source being explored in the County, in a new energy self-sufficient (in defined terms, such as self-sufficient in terms of heating) residential development on lands zoned primarily for development.

2.5.9.i Sustainable Energy Mapping System

It is an objective of the Council to prepare a County policy regarding Sustainable Energy. Such a policy will allow for a coherent, comprehensive but flexible approach to be taken to the promotion of national sustainable energy objectives. In particular the energy policy will identify future and current demand, improve efficiency to reduce demand, increase the share of renewables in supply and ensure diversity of supply. The policy will include issues such as zero carbon housing, green zones and district heating. It is an objective of the Council to prepare an energy mapping system to be rolled out throughout the County on an appropriate phased basis

2.5.10 POLICY

2.5.10.i Policy EC6: Renewable Energy

It is the policy of the Council to support and promote renewable energy initiatives in conjunction with other relevant agencies, when these are undertaken in an environmentally acceptable and sustainable manner and are fully consistent with the

principles and policies in this Plan relating to zoning of lands for residential development, as outlined in Section 0.2 Core Strategy.

2.5.10.ii Policy EC7: Small-Scale Hydroelectricity Projects

It is the Policy of the Council to encourage the development of small-scale hydroelectric projects, including the re-use of old mill sites, where they do not conflict with the conservation of biodiversity and other natural or built heritage features, nor interfere with residential and recreational amenities nor views or prospects of special amenity value.

2.5.10.iii Policy EC8: Geothermal Pilot Project

It is the policy of the Council to promote a geothermal heating pilot project within the boundary of existing zoned lands.

2.5.11 Wind Energy

It is an objective of the Council to examine the possibility of designating a highland area of the County, outside the areas of greatest scenic beauty, as being suitable for the production of wind energy utilising grid connected wind power turbines.

The Council will respond to planning applications for renewable energy developments on a case by case basis. They will be considered in the context of the Government's strategy taking into account other Council policies on land usage relating to sectors such as agriculture, tourism and outdoor recreational activities, the protection of the scenic areas of the County, and sensitive ecological sites, and any relevant guidelines issued from time to time by the Department of the Environment, Heritage and Local Government or other Government department or agency.

All proposals for the development of wind energy developments shall include an assessment indicating the impact of the proposed development on protected bird and mammal species.

The Council may also require an Environmental Impact Statement to be submitted as part of any planning application for large scale commercial wind turbine schemes.

2.5.12 POLICY**2.5.12.i Policy EC9 Small-Scale Wind Energy Developments**

It is the policy of the Council to encourage small-scale wind energy developments within industrial areas, and to support small community-based proposals in urban areas provided they do not negatively impact upon the flight paths of protected bird species or the environmental quality or residential amenity of the area.

The Council will encourage domestic households in appropriate locations to install micro wind energy units. Central Government support to such small-scale renewable energy projects is implicit in the various planning exemptions provided for under the *Planning and Development Regulations 2007*.

2.5.13 Service Providers and Energy Facilities

The provision of a wide range of energy facilities will ensure that the needs of all sectoral interests in the County can be provided for in a sustainable fashion. The Council will be open to the future requirements of the major service providers, such as Bord Gais and the ESB, where it is proposed to enhance or upgrade existing facilities or networks. It is a general objective, where strategic route corridors have been identified, to support the statutory providers of national grid infrastructure by safeguarding such strategic corridors from encroachment by other developments that might compromise the provision of energy networks.

It is an objective of the Council that where proposed high voltage lines traverse existing or proposed residential areas they shall be located underground in the interest of residential amenity.

2.5.14 POLICY**2.5.14.i Policy EC10: Service Providers and Energy Facilities**

It is the policy of the Council to encourage the provision of energy facilities in association with the appropriate service providers. The Council will facilitate the sustainable expansion of the existing service provider networks, notably Bord Gáis and the Electricity Supply Board (ESB), in order to ensure satisfactory levels of supply and to minimise constraints for development.

In determining applications proximate to overhead power lines the Planning Authority will have regard to the clearance distances as recommended by the Electricity Supply Board (ESB):

- For development in proximity to a 10kv or a 38kv overhead line, no specific clearance is required by the ESB.
- For development in proximity to an 110kv overhead line, a clearance distance of 20 metres either side of the centre line or 23 metres around a pylon is recommended.
- For development in proximity to a 220kv overhead line, a clearance distance of 30 metres either side of the centre line or around a pylon is required.

2.5.15 Energy and Communications infrastructure in Sensitive Landscapes

When assessing planning applications for energy and communications developments the assessment will include consideration of the following as appropriate:

- Sensitivity of the landscape and adjoining landscapes to wind energy projects;
- Scale, size and layout of the project, any cumulative effects due to other projects, and the degree to which impacts are highly visible over extensive areas;
- Visual impact on protected views and prospects, and designated scenic landscapes as well as local visual impacts;

- Impact on nature conservation, archaeology and historic structures, public rights of way;
- Local environmental impacts including noise, shadow flicker and
- The visual and environmental impacts of associated development such as access roads, plant, and grid connections.

2.5.16 POLICY**2.5.16.i Policy EC11: Energy and Communications infrastructure in Sensitive Landscapes**

It is the policy of the Council that all planning applications for energy and communications infrastructure on lands above the 120m contour located in rural, high amenity, and mountain zones (zones B, G, and H), and on lands in the Liffey Valley (zoned I), shall be accompanied by an assessment of the potential visual impacts of the proposed development on the landscape - demonstrating that impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape, in order to protect and, where appropriate enhance, the landscape character of sensitive lands.



THEME 3
A Busy Place



Section 1
Introduction

A BUSY PLACE

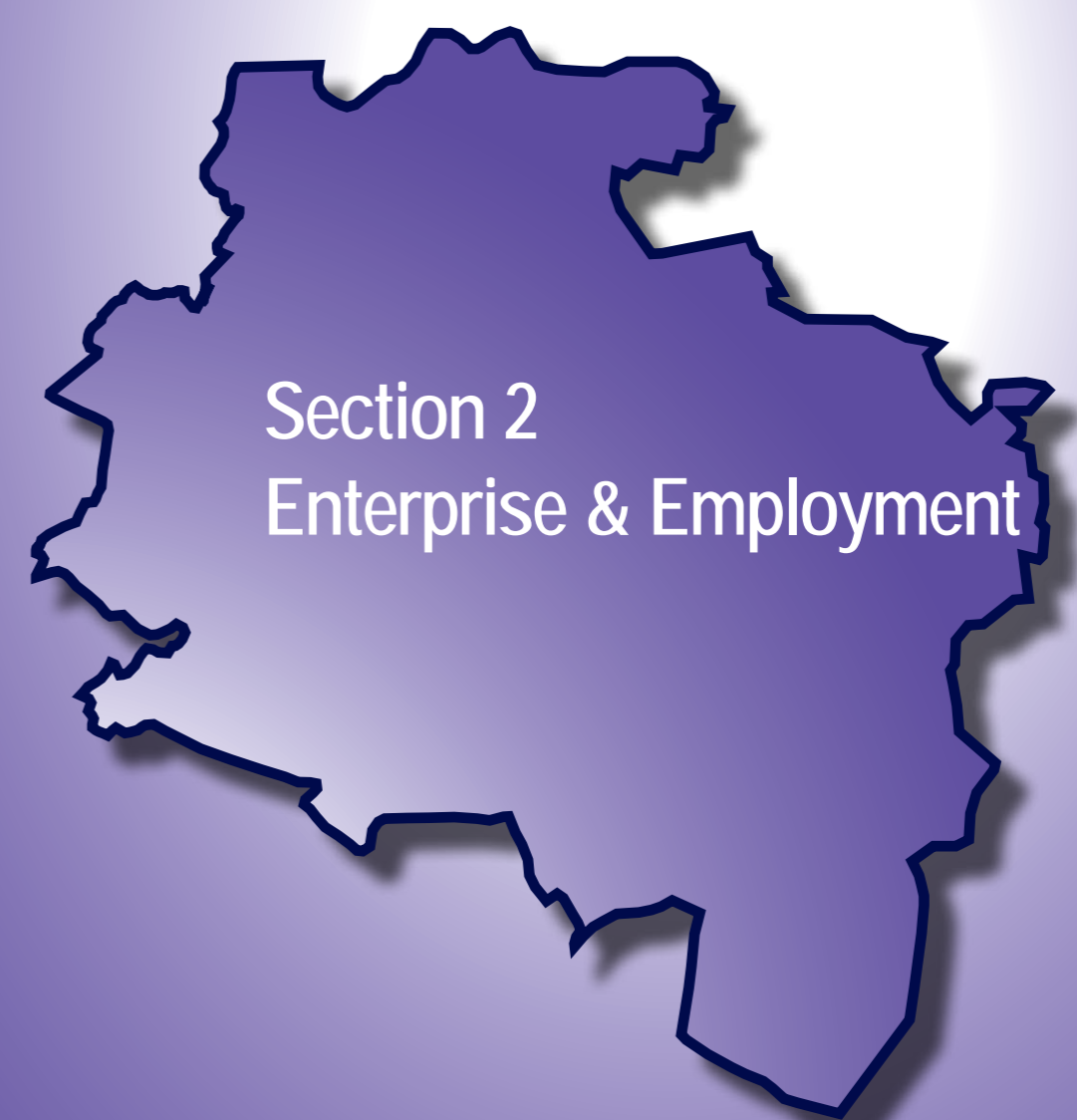
3.1 Introduction

South Dublin County experienced remarkable economic growth over the last decade, which resulted in higher employment levels and job creation. Notwithstanding this, concentrations of unemployment still existed in districts of west Tallaght and north Clondalkin, exacerbated by the current downturn in economic activity and public finances.

The existing town and district centres of the County will continue to provide a focus for a range of residential, retail, commercial and community activities, which result in a mix of uses that contribute to a sense of place and identity. In addition, two new district centres will be focussed around areas such as Adamstown and Clonburris, where development of dwellings has been phased on the provision of public transport and community infrastructure.

Retailing is recognised as a key component of town, district and local centres. It is a major contribution to the vitality and viability of town centres and it is recommended that they retain retailing as a core function. The preferred location for new retail development is within town centres. Retail development outside the County has had a significant impact on the pattern of retail expenditure of the population of the County. Currently there are a large number of permissions for retail development granted in the County, where construction has not yet taken place.

The Development Plan policies will consolidate and develop existing economic and enterprise activity and promote and facilitate the development and expansion of a knowledge-based economy across the County. The future focus of enterprise and employment development will be on the creation of knowledge-based enterprise clusters which will grow and expand to deliver knowledge-based urban quarters. In doing so, the Council will have regard to the needs of disadvantaged groups and communities, will seek to encourage an enterprise culture in all communities and will encourage and support the role of social enterprises and community businesses in achieving these objectives.



Section 2 Enterprise & Employment

3.2 ENTERPRISE & EMPLOYMENT

3.2.1 Aim

To provide for the future well being of the residents of the County by facilitating economic development and the growth of employment opportunities in all sectors in accordance with the principles of sustainable development.

3.2.2 Background

South Dublin County experienced remarkable economic growth over the last decade, reflecting the strong performance of the Irish economy since the 1990s. The economic boom resulted in increased job creation and higher employment levels, although concentrations of unemployment still existed in districts of west Tallaght and north Clondalkin. Most of the developed industrial and office-based lands are located in the older industrial areas of Tallaght, Clondalkin, Ballymount and Bluebell in the east of the County. Outside this main cluster, there has been significant development of industrial, office-based and warehousing lands in the western part of the County, in the newer industrial areas of Greenogue, Grange Castle, Baldonnell and Citywest. However, a sharp downturn in economic activity occurred in 2008 and this has resulted in a rapid rise in unemployment and rapidly deteriorating public finances, directly affecting South Dublin County Council.

South Dublin County has a variety of employment types and there are an estimated 6,377 businesses in the County with 11 of Ireland's top 100 companies located in the County. Thirty nine industrial estates and 46 business parks account for 2,241 firms while large employment centres are located in 16 major industrial estates and 2 international business parks at Grange Castle and Citywest. The National Digital Park is situated in the Citywest Campus. To date the growth sectors in the County have been chemical industries, biotechnology, information technology, communications, electronics, hospitality, transport, internationally traded services and prepared food. Retailing centres in the County at The Square in Tallaght, Liffey Valley Centre in Quarryvale, Rathfarnham Shopping Centre and Lucan Shopping Centre are significant sources of employment and provide opportunity for further employment.

The focus of employment and enterprise development into the future will be on the creation of knowledge-based enterprise clusters which will grow and expand to deliver knowledge-based urban quarters. Research and development facilities will foster excellence and innovation across enterprises in the County. There is a global increase in environmental sector jobs with an emphasis on sustainability, in sectors of consultancy, production, services and delivery of these new green technologies. Development Plan policies will promote and facilitate the development and expansion of a knowledge-based economy across the County. However, the Council is also cognisant that notwithstanding the economic growth that occurred in the County unemployment remains a significant social issue in parts of the County and the Council will continue to play its role in helping to alleviate this problem. In implementing its economic and enterprise policies, the Council will have regard to the needs of disadvantaged groups and communities in relation to employment and enterprise, will seek to encourage an enterprise culture in all such disadvantaged groups and communities and will encourage and support the role of social enterprises and community businesses in achieving these objectives. Rural economic development issues primarily relate to balancing the need for local, social and economic development with protecting the area against pressures for development generated by the proximity of the city. These include leisure activities and extractive industry.

As outlined above, technology advances are fuelling transition to knowledge-based economies globally. As a result, companies are placing increased importance on hiring suitably skilled graduates and on retraining staff to ensure they can deal with emerging technologies. There is a need for the development of more specialised skills and expertise with a particular focus on the development of competences in innovation, product development and Research and Development. A well-educated and skilled workforce is a valuable human resource, which will provide an attraction for inward investment and will promote the County as a leader in the knowledge economy. Over the past fifteen years the proportion of South Dublin County's population with third level education has grown from 12.6% to 30.8%, a growth slightly above that which has occurred nationally. It is the Council's aim to sustain and improve this level of education.

Given the challenges of climate change and constrained oil supplies, it is vital that lands zoned for employment and enterprise use are developed as areas where employees and visitors are not reliant on the private car as their

primary means of transport. Development Plan policies will support the implantation of low-carbon energy through intense land-use planning, which in turn will be supported by government legislation in relation to energy requirements for buildings.

3.2.3 Regional Context

South Dublin County Council is an integral part of the metropolitan area of Dublin. This is a core economic strength. Significant numbers of residents commute to work in the city centre and other parts of the Metropolitan Area and in addition job creation in the County provides opportunities for residents of the Greater Dublin Area (GDA) to commute to work in the County. Dublin competes with other European cities for inward investment and therefore the role of Dublin as an economic entity is of central importance to the Irish economy. National strategies such as the Regional Planning Guidelines require that the metropolitan area be consolidated so that the city and region can excel as an international competitor and that the GDA can collectively contribute to its success and draw on individual strengths from the city region. There is considerable potential for Dublin to have a larger population and a higher quality of life, if the benefits of higher density are brought on stream to replace the cost of urban sprawl. A larger and more compact population will, in turn, make it easier to develop knowledge intensive services and manufacturing and a greener regional economy. Failure to surmount the challenges of urban sprawl in the GDA would not see benefits displaced to other regions within Ireland but rather to metropolitan regions elsewhere in Europe, to which the businesses, the young professionals and migrant workers currently attracted to Dublin are more likely to move.

The consolidation of the capital poses major interrelated challenges – to increase housing densities, produce quality public transport, address water infrastructure requirements, make a success of integration and social inclusion policies and much else. Central to meeting these challenges is the role of the Development Plan in setting out a coherent framework for development of a more compact urban form that promotes economic development and enterprise through a number of interrelated mechanisms:

- A coherent overall strategic framework for the spatial development of enterprise and employment and
- Specific economic policies including zonings.

3.2.4 Strategic Development Framework

Most of Ireland's recent employment growth has been driven by expansion in the services sector and construction. At the same time, Ireland's dramatic upsurge in productivity has been driven by technology based manufacturing industry. Across the economy, global competition is creating pressure for improvements in efficiency, quality and productivity and a growing need to innovate and add value across all aspects of business. Future economic growth will depend on re-orientating the economy towards turning knowledge into exportable goods and services. The strategic vision of the plan is to support and facilitate the economic development of the County across a range of sectors while acknowledging in particular the growing importance of the knowledge economy. The aim is to strengthen existing employment centres and to focus on employment creation which is likely to shift from 'high-volume jobs' to 'high-value jobs' as companies seek to move up the value chain and undertake higher value-added activities in Ireland. There is a need for the development of more specialised skills and expertise with a particular focus on the development of competences in innovations, product development and research and development. The Council will support economic development in the County and in particular will aim to foster enterprise and creativity. To achieve this, Development Plan policies will aim to:

- Stimulate the growth of enterprise – with a particular focus on the knowledge-based economy;
- Take advantage of the significant potential from the development of the green economy;
- Attract high value added employment;
- Reduce the relative cost of doing business;
- Continue to invest in labour and productive infrastructure;
- Increase competition across the economy;
- Guide the construction sector to a more sustainable growth plan and
- Address issues such as the cost and security of energy supply.

A coherent strategic framework is a core element of the Development Plan's capability of responding to economic trends so that a new economic landscape can be promoted whilst also seeking to promote an improved quality of life for the citizens of the County. Development of a more compact urban form needs to be broken down into a number of distinct elements revolving around access, connection, choice, amenity and promotion of the person over the car.

South County Dublin's Strategic Development Framework centres on:

- Maintaining and creating viable and highly sustainable urban districts that realise the full potential of locations with high accessibility to public transport and critical mass in order to maximise opportunities provided by the Kildare rail line, Luas, the provision of Metro West, a city centre rail inter-connector, as well as major quality bus corridor networks;
- The promotion of knowledge-based employment and enterprise that integrate with these population nodes, particularly linking into public transport nodes and
- The areas above will be developed in conjunction with the continued development of areas for industry that are less employee intensive but are instead dependent on good infrastructure including road links, such as the Outer Ring Road, for movement of goods and materials.

3.2.5 Strategy

The strategy of the Council for the further development of enterprise and employment in the County is as follows:

- **To facilitate and support the growth of the economy of South Dublin County and the Greater Dublin Area in general, in a sustainable manner whilst adapting to climate change and improving quality of life.**
- **Ensure sufficient serviced land to facilitate the sustainable growth of enterprise and employment in the County including inward investment and local economic development and expansion.**

- **Facilitate the creation of suitably located centres of excellence for knowledge, innovation and creativity based enterprises and ensure the knowledge-based economy has opportunity to grow in the County.**
- **Facilitate and encourage the development of green enterprise sectors and work with the relevant agencies to support the development of alternative forms of energy where such developments are in accordance with the sustainable planning and land use evaluation of the area.**
- **Facilitate a wide range of locations within the County for different types of enterprise from international business and technology parks to small and medium enterprises (SME) and micro-enterprise centres in accordance with the principles of sustainability.**
- **Promote the location of high-profile projects at suitable locations, particularly headquarter buildings, the offices of representative bodies, and Research and Development (R & D) facilities in the County.**
- **Facilitate the sustainable growth and development of an enterprise culture within the County through affordable microenterprise and business start up initiatives in collaboration with the South Dublin County Enterprise Board, relevant agencies and community representatives.**
- **Provide for a wide range of employment needs so that people with a diverse range of skill levels can find employment in the County.**
- **Facilitate economic development and the growth of employment in the County through support for the implementation of the objectives outlined in the South Dublin County Development Board Strategy 2002-2012 in promoting economic, social and cultural development and in assisting the provision of employment opportunities for all.**
- **Co-operate with local development agencies to maximise job creation opportunities in the County.**

- **Facilitate and support the County Development Board in its responsibility to function as an employment task force.**
- **Liaise with Science Foundation Ireland, IDA, Forfás, third level institutions and other relevant organisations to identify sustainable opportunities for the promotion of R&D/Innovation.**
- **Work with relevant agencies including FÁS and the Local Employment Service to foster sustainable community employment consistent with job opportunities.**
- **Promote initiatives with relevant agencies to promote and expand training and education that meets the wide range of skills of businesses located in the County.**
- **Work with South Dublin County Enterprise Board and Enterprise Ireland to provide low cost enterprise space for micro enterprises and business start-ups in the County and explore opportunities for creating enterprise clusters within the County in order to accelerate business growth.**
- **Support County Dublin VEC in the provision of training and education programmes for adults to facilitate the enhancement of the knowledge and skills levels of people working and living in the County.**
- **Work in conjunction with the County's third level and medical institutions in the creation and fostering of enterprise.**
- **Promote the availability of education opportunities to all residents in the South Dublin County Council area in order to achieve higher levels of educational attainment and skills in the workforce and to encourage employment generation to maintain this resource within the County.**
- **Promote education and training for residents of the County to ensure job opportunities are open and accessible to local residents.**

- **Support the Institute of Technology, Tallaght, in the development of courses appropriate for the training and education of residents of the County for employment and the evolution of a wider remit for the college.**
- **Facilitate development of tourism infrastructure in a sustainable and sensitive manner that maximises the recreational and tourist potential of the County's natural and built assets.**
- **Facilitate agriculture, horticultural and rural related enterprises in the County.**
- **Facilitate the efficient and sustainable operation of the extractive industry in the County.**
- **Reduce the risk and limit the consequences of accidents at manufacturing and storage facilities that present a major accident hazard having regard to the EU Directive on Control of Major Accident Hazards.**

3.2.6 New Employment Creation

A number of organisations deal with different aspects of employment creation. These include IDA-Ireland, Enterprise Ireland, Forbairt, Forfás, FÁS, Area Partnerships and the County Enterprise Board. The Council has a role as a local authority in complementing and assisting the work of these agencies. The policies of the plan are formulated in this context and are designed to facilitate the achievement of sustainable development. Also, Development Plan policies will support the objectives outlined in the *South Dublin County Development Board Strategy 2002 – 2012 South Dublin County - A Place for People* in promoting economic development and in assisting the provision of employment opportunities for all.

There is strong evidence to suggest that successful cities are those that achieve strong linkages and synergies between third level institutions and businesses. The development of the knowledge-economy is one of the key challenges and opportunities facing the County and it is recognised that development of the science, technology and innovation sector is based on increasing research capacity and building critical mass in research teams. Science and technology based enterprises have formal and operational links with third level educational institutions or research centres and encourage the transfer of technology

and business skills. It is the policy of the Council to work in conjunction with the County's third level institutions in the creation and fostering of enterprise.

3.2.7 Location of Employment Land

Employment has been identified as the single most important causal factor in the growth in the demand for travel. Efficiency in the use of energy and natural resources requires the careful location of commercial and industrial development to reduce the growth in travel. Land-use planning measures are designed to help shape the pattern of development, to guide the location of major travel-generating uses and to ensure a wide range of opportunities at the local level. Spatial planning can play an important role in influencing the amount of traffic and the mode of transport used. It is the primary objective of this plan to ensure that the land use zoning objectives and policies set out in the plan facilitate a wide range of sustainable enterprise development and employment creation.

As outlined above the provision of a high quality of life within a compact urban environment is central to economic expansion and particularly the promotion of a knowledge-based economic development. It attracts and keeps highly talented people in the County, a fundamental component of the new economy and is integral to improving and sustaining economic competitiveness locally and nationally. Land-use planning is integral to quality of life issues which encompass a range of areas such as the location, type and choice of residential development, access to cultural and educational services, access to employment, and the maintenance of a high quality natural environment. In essence, improving quality of life points towards the promotion of the person and not the car and requires measures to be put in place that allow for movement and access, by means other than the private car.

Measures to improve the quality of life for the County's citizens are a core feature of the Development Plan and are intertwined with specific policies and objectives for the promotion of economic and enterprise activity. Development Plan policies give guidance to where appropriate economic development should be located and are linked to zoning objectives. The bias in the zoning matrix is towards people intensive uses and land hungry uses and policies reflect the need for balancing the sustainable development of these lands and the promotion of a more compact urban form.

3.2.8 Economic Clusters and Corridors

Economic clusters and corridors are geographic concentrations of competing, complementary, or interdependent firms and industries that may do business with each other and/or have common needs for talent, technology and infrastructure and rely on the services of other cluster firms in the operation of their business. The principle also refers to the provision of infrastructure and environmental quality. The concept of Economic Clusters will underpin the Enterprise and Employment Land-use policies. In relation to Enterprise Priority One and Enterprise Priority Two zoned lands there is an ability to identify and promote a number of interlinked but distinct clusters of economic development. In essence there are three types of clusters:

3.2.8.i Intellectual Development Zones

These are areas where there is the capability of promoting innovation. They are spatially limited in extent, but need to be connected directly into the major concentrations of services and population. Central to the success of these areas is the capability of creating a milieu of innovation where people have direct and easy access to each other and supporting services. In the first instance Tallaght Town Centre is considered to be the most appropriate location. It will be an objective of this Council to identify other Intellectual Development Zones based on the principles outlines above.

3.2.8.ii Highly Skilled, People Intensive Uses

These are areas where there are a range of highly skilled, people intensive uses and should overlay the Intellectual Development Zones and match the Enterprise Priority One areas such as north of Tallaght Town Centre and the Naas Road area. These Economic Clusters are ones where highly skilled workers operate in a range of industries.

3.2.8.iii Existing Established Industrial Areas

There is a capacity to build on the existing established industrial areas and create a cluster of high end economic development based around Foreign Direct Investment manufacturing and support industries in Enterprise Priority Two areas, in particular at Citywest and Grangecastle

business parks which would exploit the positive characteristics of these locations including the availability of large plot sizes, infrastructure and heavily landscaped, corporate park models.

3.2.9 Strategic Employment Location Categories

This plan identifies a number of Strategic Employment Locations to accommodate employment generating uses based on their scale, type of use and overall accessibility. Employee intensive commercial developments including traditional office buildings and knowledge-based industries will be concentrated in areas along public transport corridors and town centres, while less employee intensive industries such as those associated with manufacturing and Foreign Direct Investment (FDI) will be accommodated in highly landscaped business parks and land hungry employment uses related to freight traffic will be located proximate to major regional and national roads.

With respect to zoning classifications for Employment Locations within the County the Development Plan distinguishes the following three zonings:

3.2.9.i Enterprise priority One Zoned Lands: Zoning Objective:

"To facilitate opportunities for intensive employment uses complemented by mixed-use development based on a principle of street networks and in accordance with approved Plans".

It is envisaged that Enterprise Priority One zoned lands will accommodate intensive employment uses at locations with high accessibility to public transport and critical mass and will complement economic development in town centres. Development at these locations should increase the density of employment in the area whilst also allowing for mixed-use development to increase service opportunities.

Enterprise Priority One industries include those which rely on new research, scientific, professional or technical understanding and provide an environment where small, medium, large and international businesses can potentially develop specific and close interactions with a particular centre of knowledge creation for their mutual benefit. The Council will support the start up and incubation of innovation led, high growth and knowledge based businesses at these locations.

Development within these zones will be based on the principle of a walkable and legible neighbourhood based on street networks that allow for the development of a fine urban grain that encourages vibrancy and diversity with active frontages. Buildings should range from incubator facilities to large scale units and should be adaptable to meet the changing needs of occupiers. Development as a whole should be of high quality and provide a standard of design and layout commensurate with a high quality business environment.

As outlined above the successful development of knowledge-based enterprises in the County is dependent upon the provision of a high quality of life. Mixed-use development can help to create vitality and diversity and reduce the need to travel, where living, working and leisure can be integrated and where the juxtaposition of residents and employees can be positively realised. This vision requires a policy of mixed-use development where compatible uses are integrated and development is designed to the highest standards to achieve a vibrant and coherent urban quarter. Such development will be subject to the provision of the highest-quality architectural design, public realm and open space, the proper planning of sustainable neighbourhoods in accordance with the *Sustainable Residential Development in Urban Areas Guidelines (2009)* and good connectivity to public transport. However, mixed-use development must be balanced with the protection of the employment base of South Dublin County Council area to ensure that sites are available for employment generating activities. Therefore, South Dublin County Council will carefully assess developments proposed on lands zoned for Enterprise Priority One uses to ensure that such lands will be developed mainly for employment generating uses, whilst also being flexible to reflect a mixed-use context where it is deemed appropriate. In order to ensure the balanced development of mixed-uses within Enterprise Priority One zoned lands it is the policy of the Council that development on these lands be in accordance with approved plans including Tallaght Town Centre Local Area Plan, Naas Road Development Framework and plans yet to be prepared for other areas zoned Enterprise Priority One .

3.2.9.ii Enterprise priority Two Lands: Zoning Objective:

"To facilitate opportunities for high-end manufacturing, R&D facilities and light industry employment and related uses in industrial areas and business parks".

Enterprise Priority Two zoned lands are established economic/industrial areas running essentially in an arc northwards from Citywest to Grange Castle. These are areas that are less well served by public transport but have significant capabilities for attracting FDI and indigenous industry due to the availability of large plot sizes, infrastructure and heavily landscaped corporate parks. These are areas where high end manufacturing and Research and Development and facilities that are part of global supply networks could be located. Enterprise and employment development in Enterprise Priority Two areas are generally less employment intensive than Enterprise Priority One, however there is the opportunity that the Science, Technology and Innovation sector may be located within these lands.

3.2.9.iii Enterprise priority Three Zoned Lands: Zoning Objective:

"To provide for distribution, warehouse, storage and logistics facilities which require good access to the major road network within a good quality environment".

It is envisaged that Enterprise Priority Three zoned lands will accommodate those employment uses that are classed as traditional light industry or logistics based. These employment uses are land hungry, employ less people per hectare and require rapid and easy access to the national roads network, particularly to the Outer Ring Road and are located in the west of the County in proximity to Greenogue.

3.2.10 Aids to Assessment

The strategic employment location categories set out the spatial basis for enterprise and employment location. Based on the location categories the following criteria will aid assessments of strategic planning and development opportunities based on the employment location categories:

1. Do the density, scale and quality of the development optimise the consolidation of the City Region?
2. Is there significant regeneration benefit within the area, and/or the potential for follow-on future development?
3. Does the development maximise the economic return on public investment in infrastructure?
4. Will the development support an existing or create a new tourist attraction within the City Region?

5. Does the development support the development of agglomeration economies and clustering?
6. Does the development contribute to the achievement of other strategic objectives for the City Region such as enterprise and employment creation?
7. Does it contribute positively to the image and identity of a Creative City Region?
8. Does it contribute to an enhancement of quality of life?
9. Does it lead to increased market competition in the area?
10. Does it contribute to or increase the competitiveness of the City Region?

3.2.11 POLICY

3.2.11.i Policy EE1: Existing Enterprise Activities

It is the policy of the Council to continue to support the development of the above existing enterprise activities in the County.

3.2.11.ii Policy EE2: Employment Developments

It is the policy of the Council to guide employment developments, particularly knowledge-based economies and office employment and where suited, Research and Development/Innovations that are major generators of travel and transport demand to locations that underpin the Council's aim of promoting an integrated, compact and connected urban area, including town centres, locations of high public transport accessibility and locations easily reached from local housing by cycling or walking.

3.2.11.iii Policy EE3: Third Level and Medical Institutions

It is the policy of the Council to work in conjunction with the County's third level institutions, the Institute of Technology Tallaght and University College Dublin, and medical institutions in the creation and fostering of enterprise.

3.2.11.iv Policy EE4: Business and Technology Parks

It is the policy of the Council to promote Business and Technology Parks in the County for high end manufacturing and Research and Development facilities and to support high quality proposals for the intensification or expansion of established key employers and/or institutions in the technology, pharmaceutical and knowledge sectors.

3.2.11.v Policy EE5: Freight Industry

It is the policy of the Council to encourage developments that are likely to generate significant levels of freight traffic to locate on appropriately zoned sites proximate to the existing County or National road network.

3.2.11.vi Policy EE6: Regeneration of Land for Employment Use

It is the policy of the Council to promote the regeneration of land and premises in a manner which enhances the diversification of the local economy and to encourage business and industry to locate or remain in the County.

3.2.11.vii Policy EE7: Knowledge-Based Economy in Enterprise Priority One Zoned Lands

It is the policy of the Council to facilitate the economic development of Enterprise Priority One zoned lands primarily as a centre of knowledge-based and creative employment.

3.2.11.viii Policy EE8: Employment and Mixed-Use in Enterprise Priority One Zoned Lands

It is the policy of the Council to carefully assess developments proposed on lands zoned for Enterprise Priority One uses to ensure that such lands will be developed mainly for employment generating uses, whilst also being flexible to reflect a mixed-use context where it is deemed appropriate.

3.2.11.ix Policy EE9: Economic Clusters

It is the policy of the Council to promote innovative economic sectors and encourage business clusters that exploit links with one another and/or third level and medical institutions.

3.2.11.x Policy EE10: Mixed-Use in Enterprise Priority One Zoned Lands

It is the policy of the Council that mixed-use development on lands zoned as Enterprise Priority One will be in accordance with Local Area Plans including Tallaght Town Centre Local Area Plan.

3.2.11.xi Policy EE11: Layout of Enterprise Priority One Zoned Lands

It is the policy of the Council that development within lands zoned as Enterprise Priority One will be based on the principle of a neighbourhood of street networks used as pedestrian and movement corridors with a fine urban grain and active frontages and a high standard of architectural design.

3.2.11.xii Policy EE12: Offices over 1,000 m² in Enterprise Priority Two Zoned areas

It is the policy of the Council that offices over 1,000 m² in EP2 areas shall be considered in areas where the planning authority is satisfied that there is sufficient public transport provision and the scale of the office reflects the existing scale and layout of the existing area. Underground car parking will not be considered appropriate for such uses in EP2 locations.

3.2.12 Urban Design Considerations

Urban Design is concerned with the nature and quality of the public realm and the way in which buildings and the activities they accommodate relate to the streets and public spaces used by employees and visitors to the area. Good design can support the principles of sustainable development and can help industrial type development make a positive contribution to creating attractive and sustainable places and will help add economic, social and environmental value to the area.

3.2.13 POLICY

3.2.13.i Policy EE13: Appearance of Enterprise Priority Areas

It is the policy of the Council that areas zoned as Enterprise Priority One, Enterprise Priority Two and Enterprise Priority Three, are required to be attractive areas for employers to locate to, employees to work in and should contribute positively to the sustainable economic development of the County.

3.2.13.ii Policy EE14: Biodiversity, Flora and Fauna within Enterprise Priority Areas

It is the policy of the Council to protect and preserve the biodiversity value and significant landscape and cultural heritage features of lands rezoned for Enterprise Priority Two and Three employment uses through requiring design frameworks, which have been informed by site analysis, the location of biodiversity corridors and site features and will provide for new landscaping and a cohesive approach to treatment of roads, footpaths and boundary treatments.

It is an objective of the Council that should further proposals to rezone land for Enterprise Priority Three use arise that this proposal be subject to a Sustainability Assessment.

3.2.13.iii Policy EE15: Natural Features in Enterprise Priority Areas

It is the policy of the Council where existing streams, watercourses, are located on land zoned for Enterprise Priority One, Enterprise Priority Two and Enterprise Priority Three purposes they should be protected and incorporated within the overall design for the area, thereby contributing to and connecting into the overall green network policy for the County. Riparian corridors should be kept free from development and be used as amenity for workers and visitors on the site, taking due care to protect and enhance the corridor's native biodiversity resource.

A guiding principle should be that the type, size and location of planting should be appropriate to the scale and layout of the plot and buildings. Small, narrow and isolated planting areas are of limited value and will be ineffective in creating a landscape framework.

In larger employment areas where avenue tree planting is proposed as a landscape structure for roads, the future demands for underground services, cabling and sightlines must be taken into account so as not to prejudice the long term survival of such trees.

3.2.13.iv Policy EE16: Enterprise Priority Areas and Sustainability

It is the policy of the Council that areas zoned as Enterprise Priority One, Enterprise Priority Two and Enterprise Priority Three employment uses, contribute towards greater sustainability.

Industrial plots may often be characterised by large expanses of hard paving and in order to mitigate the problems associated with this resulting in drainage issues, increased runoff and flooding, proposals are required to incorporate Sustainable Urban Drainage Systems (SUDS) and other measures that address adaptation to climate change including the creation of integrated wetlands, the construction of green/living roofs whereby opportunities for exploiting solar energy and wind energy are taken.

3.2.13.v Policy EE17: Retail Parks within Enterprise Priority Locations

It is the policy of the Council that new retail parks will be encouraged to locate within Enterprise Priority Two locations in order to maintain Enterprise Priority One areas for higher order office based development and to allow for the retention of Enterprise Priority Three locations for lower order industrial and associated uses. Development or expansion of existing retail parks, within Enterprise Priority One locations will be open for consideration.

3.2.13.vi Policy EE18: Road Layouts in Enterprise Priority Areas

It is the policy of the Council that as a general principle, road layouts for Enterprise Priority Two and Enterprise Priority Three areas should avoid the use of cul-de-sacs, wherever possible, as these can cause serious problems if they become congested or blocked. A network of connected loop roads avoids this problem.

Access roads to Enterprise Priority Two and Enterprise Priority Three will normally have an overall reservation width of 16.5m consisting of a 10.5m carriageway, two 1.5m footpaths and 1.5m reservations for cycleways. Avenues of tree planting can soften the business/industrial feel of the area. Access details from these areas onto existing roads will be determined by the Council.

Access roads to areas zoned as Enterprise Priority Two and Enterprise Priority Three should be designed to cater for the traffic the development uses will generate, (taking into account possible future changes of use). The roads should not solely be designed as purely functional, movement routes.

A hierarchy of routes should be created. Larger developments that require HGV access and high vehicle usage should be located on the wider, higher order streets and smaller developments serviceable by vans and smaller vehicles should be located on narrower side streets. This creates a sensible hierarchy that aids in legibility and way finding.

3.2.13.vii Policy EE19: Enterprise Priority One Zoned Lands

It is the policy of the Council that urban design principles should be applied to employment development located within urban centres such as building layouts, spaces between buildings and the street design to create areas that are efficient in their land use, permeable, accessible, safe and legible in layout and areas that are easy to negotiate.

3.2.13.viii Policy EE20: Enterprise Priority Two Zoned lands

It is the policy of the Council that business parks should generally be laid out in an open parkland setting with a high level of landscaping that uses predominantly native plant species and which retains existing natural features such as trees, hedgerows and streams wherever possible. Provision should also be made for pedestrian/cycle paths.

- In order to ensure an attractive open parkland layout the building line on all principal road frontages should generally not be less than 15m from the road and the site coverage behind this building line should not exceed 45%. There should be a minimum landscaped/planted strip to a width of 5m on all principal road frontages.

- Where a proposed development is located within convenient walking distance of a high quality public transport network, the above layout requirements may be varied so as to achieve a scale of development and density of employment appropriate to the proximity of the site to a high quality public transport network.

- Car parking should be provided in a discreet, landscaped and well-screened environment, preferably behind the building line with a view to minimising its visual impact, particularly when viewed from the approach roads

3.2.13.ix Policy EE21: Enterprise Priority Three Zoned Lands

It is the policy of the Council that Enterprise Priority Three areas present a good quality appearance, helped by landscaping, careful placing of advertisement structures, the screening of open storage areas and unobtrusive loading and parking space. Individual buildings should be of contemporary architectural design and finish (including use of colour).

Each industrial or warehouse unit should be provided with adequate space for the loading and unloading of goods (including fuels) in areas clear of the public road and preferably behind the building line.

In the case of development for two or more industrial/warehouse buildings, a uniform design for boundary fences, roof profiles and building lines is essential. Areas between the buildings and the road boundary may include car parking spaces provided an acceptable landscaping scheme is incorporated.

There should be a clear delineation between the public and private realms within industrial areas. To ensure that the public and private realms within industrial areas remain intact the following will be required:

- Wherever possible, the layout and design of new industrial plots should front buildings onto the public realm and enclose private external spaces such as yards and car parks behind them. Where this is not possible significant landscaping should be used to soften the impact of the external space and blank box design;
- Where larger layouts are proposed, open storage should be located inside a perimeter block, so that they are enclosed from public view by neighbouring buildings;
- Where it is essential that frontage service yards to small industrial plots front onto the public realm, they should be enclosed either by low boundary walls or railings
- Boundary treatments alongside streets, roads, footpaths or other public areas to industrial service yards, storage areas and car parks must comprise high quality fencing or if planting of native hedgerows is proposed it must provide permanent, effective screening and
- Facilities for the storage of waste, including skips, should not be visible from the public realm.

3.2.14 Home Working

In the early stages of business start-up it is sometimes necessary or appropriate for enterprises to be run from home. Also improvements in information communication technology (ICT) allow employers and employees to place

greater emphasis on improved work-life-balance through the encouragement of home working for part of a week. Home working can also make a positive contribution towards reducing car travel. It is important that the home working does not result in disamenity in a residential area and therefore employment use in a dwelling should be restricted to the occupier of the dwelling and such use should be subordinate to the use of the dwelling as a residence.

Under the following circumstances, planning permission for such uses may be granted:

- where such activity is not seriously injurious to the residential amenity of the area and will not cause any environmental problems arising from increased traffic, noise, fumes, vibration, smoke, dust, odour or interference with television reception and where adequate parking is available;
- permission for home based economic activity will only be granted to the resident of the house and
- consideration will be given to the granting of a temporary permission for home-based economic activity in certain circumstances in order to enable the impact of the activity on residential amenity to be assessed.

Details regarding the provision of childcare facilities and surgeries for medical practitioners in residential areas is set out in Section 'Social Inclusion, Community Facilities and Recreation' of this Plan.

A live-work unit is a single unit or space within a building that is both a place to live and a place of business or commerce. It is distinct from a purely residential use. The development of live-work units will be encouraged as they can lead to a more sustainable land use pattern in an area by providing for a mix of uses, ensuring a balance between day and night time activity and reducing commuting. Within mixed-use developments the Council will promote the provision of live-work units as a means of enlivening streets as well as ensuring the provision of accommodation for the creative sectors and small businesses and to facilitate home-working. Live-work units should be fitted with services suitable for business use (including provision for ventilation).

3.2.15 POLICY

3.2.15.i Policy EE22: Home-Based Economic Activities

It is the policy of the Council to facilitate home-working and innovative forms of working which reduce the need to travel but are subordinate to the main residential use of the dwelling and do not result in a disamenity in an area.

3.2.15.ii Policy EE23: Residential Design and Home-Working

It is the policy of the Council to encourage the layout and design of residential developments to take account of the possibilities of home-working in the design of new houses.

3.2.15.iii Policy EE24: Live-Work Units in Mixed-Use Developments

It is the policy of the Council to encourage the provision of live-work units as part of mixed-used developments in appropriate locations (particularly at ground floor level) as a means of enlivening streets and contributing to the vitality of a given area, as well as to provide accommodation for the creative sectors and small businesses and to facilitate home-working, that are of suitable design and protect the amenities of overhead and adjacent residents.

3.2.16 Tourism

The Council recognises and encourages the employment potential of tourism in the local economy. Many of the policies and objectives of the Plan have as their ultimate aim the protection and enhancement of the natural and built environments, which are such an attractive feature of the County and an important element in terms of promoting tourism. The County has many natural advantages for recreation, leisure and tourism activities. The demand for recreation and leisure facilities is growing. The Council intends to facilitate and support the growth of leisure and tourism and many of the policies and objectives in the Plan are directed towards the protection of the natural amenities that are central to the promotion of tourism in the County.

An important element of tourism is the availability of and the protection afforded to the County's natural amenities, built and natural heritage and availability of country recreation.

3.2.17 POLICY

3.2.17.i Policy EE25: Tourism Infrastructure

It is the policy of the Council to facilitate development of tourism infrastructure in a sustainable and sensitive manner that maximises the recreational and tourist potential of the County's natural and built assets.

3.2.17.ii Policy EE26: Tourism and the County Development Board

It is the policy of the Council to co-operate with the County Development Board and other appropriate agencies in identifying and promoting the tourism assets of and supporting the development of tourism infrastructure in a sustainable manner in the County.

3.2.17.iii Policy EE27: Tourist Accommodation and Facilities

It is the policy of the Council to encourage the provision of suitably designed hotels, hostels and tourism-related facilities in appropriate locations within the County. A landscape assessment and rationale must be submitted for any such development above the 120m contour or within Liffey Valley or high amenity zoned lands, or as shall be considered appropriate in other lands within the County.

3.2.17.iv Policy EE28: Major Leisure Facilities

It is the policy of the Council to secure the sustainable provision of major leisure facilities in the County. A landscape assessment and rationale must be submitted for any such development above the 120m contour or within high amenity zoned lands, or as shall be considered appropriate in other lands within the County.

3.2.17.v Policy EE29: Tourist Trails

It is the policy of the Council to implement a tourist trail of the villages of Clondalkin, Lucan, Newcastle-Lyons, Rathcoole, Saggart, Brittas, Tallaght, and Rathfarnham.

3.2.17.vi Policy EE30: Rural Tourism

It is the policy of the Council to encourage farmhouse accommodation, open farms and agri-, green-, eco- and geo-tourism.

3.2.18 Agriculture

Issues arising in the rural area of the County relate primarily to balancing the need for local social and economic development with protecting the area against pressures for development generated by the proximity of the city. These include leisure activities, extractive industry and landfill. Through the zoning and development management objectives of the Plan it is the intention of the Council to protect valuable agricultural land from pressures for development not associated with these industries.

Although the economic character of rural areas is no longer synonymous with agriculture the sector continues to play a defining role in the rural landscape and may make a stronger contribution to the economic and social viability of the rural area in the future. World agriculture and food production is being redefined by a number of new driving forces, rising food prices, climate change, high energy prices and globalisation are having effects on food consumption, production and markets. The composition of food budgets is shifting from the consumption of grains and other staple crops to vegetables, fruits, meat, dairy and fish. The rural area of South Dublin County has a role as both a strategic national food production area and as a significant amenity and environmental resource for the Greater Dublin Area. The Food and Drink sector is of vital importance to the Irish economy. It remains one of the largest indigenous industries both in terms of manufacturing and consumer spend. It is made up of a wide range of company types and sizes from the small independent farmhouse producer to the large food processors.

The Council will use the following criteria when considering applications for new fencing on hitherto open land:

- Fencing in upland or amenity areas will not normally be permitted unless such fencing is essential to the

viability of the farm and that it conforms to best agricultural practice.

- The nature of material to be used, the height of the fence and, in the case of a wire fence, the type of wire to be used will be taken into account.
- Stiles or gates at appropriate places will be required
- Barbed wire will not be used for the top line of wire.

POLICY 3.2.19

3.2.19.i Policy EE31: Viability of Agriculture and Horticulture

It is the policy of the Council to actively protect and ensure the continuing viability of agriculture and horticulture within rural areas and to protect and sustain the rural character of the countryside as a valuable resource.

3.2.19.ii Policy EE32: Rural Related Enterprises

It is the policy of the Council to facilitate agriculture, horticulture and rural related enterprises in the County.

3.2.19.iii Policy EE33: Sustainable Development of Agricultural Diversification

It is the policy of the Council to support the sustainable development of agriculture and agriculture diversification, such as organic foods, rural tourism and small to medium sized enterprises subject to the retention of the holding for primarily agricultural use and the proper planning and sustainable development of the area including protecting and maintaining biodiversity, wildlife habitats, water quality, rural landscape character, scenic amenities and nature conservation.

3.2.19.iv Policy EE34: Protection of Agriculture and Agri-Business Uses

It is the policy of the Council to protect agricultural or agri-business uses from unplanned and/or incompatible urban development.

3.2.19.v Policy EE35: Rural Related Enterprises in Agricultural Zones

It is the policy of the Council to facilitate the development of acceptable rural related enterprises, including equine enterprises, in accordance with the terms of Zoning Objective 'B' (to protect and improve rural amenity and to provide for the development of agriculture) and to minimise pollution from agricultural sources by means of development management and water pollution legislation and regulations.

3.2.20 Extractive Industry

The Council recognises the importance of the extractive industry in providing the aggregates and building materials required for all forms of construction and will facilitate its operation in suitable locations, having taken into account the continued reduction in demand with the increased recycling of construction and demolition waste. However, such industry can have severely damaging environmental effects and permission will only be granted where the Council is satisfied that residential and natural amenities will be protected, pollution will be prevented and aquifers and ground water will be safeguarded. In addition, all development proposals must make appropriate provision for the reinstatement of the landscape. Details of proposed reinstatement should accompany planning applications for extractive development.

The Council will seek to ensure that significant aggregate resources in the County are appropriately protected and in this regard will restrict the siting of incompatible developments that would interfere with the efficient development of such resources. It is an objective to carry out a comprehensive study of aggregate resources in the County with a view to the preparation of a strategy for their sustainable exploitation, having regard to relevant legislation and guidelines, and to the views of all interested parties.

POLICY 3.2.21

3.2.21.i Policy EE36: Operation of Extractive Industries

It is the policy of the Council to facilitate the operation of the extractive industry in suitable locations subject to the protection of amenity and maintenance of environmental quality.

3.2.21.ii Policy EE37: Proposals for New Extractive Industries

It is the policy of the Council that in the assessment of applications for new development, intensification of use or diversification of activity, the Council will have regard to the nature of the proposal, the scale of activity proposed, the impact on the adjoining road network and its effect on the environment.

3.2.21.iii Policy EE38: EIA and Landscape Plan Requirements for Extractive Industries

It is the policy of the Council that it is a requirement that applications for development within this category will be accompanied by an Environmental Impact Statement, as appropriate and a detailed landscaping plan. The plan should indicate proposed screening for the operational life of the site and set out a programme for the reinstatement of the landscape. The predominant use of native plant species in landscaping plans is encouraged.

The Council will have regard to the Quarries and Ancillary Activities Guidelines for Planning Authorities (2004) or as may be amended from time to time.

3.2.22 Aerodromes

The Council recognises the strategic location of Casement Aerodrome, Baldonnell, in the County and within the Metropolitan Area and in proximity to the rapidly developing major enterprise and employment areas e.g. Grange Castle, Citywest and Greenogue. The Council will co-operate with the County Development Board, State authorities, statutory bodies and other agencies in examining the potential of the development of the aerodrome for joint military/civilian use to contribute to the future economic development of the County. It is an objective of the Council that Casement Aerodrome shall retain its current status in the Plan while accepting the need to investigate the future of the airport.

The use of land for the purpose of an aerodrome requires planning permission. In considering such applications, the Council will have regard to the advice of the statutory bodies responsible for the control and safety of such operations, in addition to considering the proposal in the context of the proper planning and sustainable development of the area and the protection of amenities.

Proposals for the location of landfill sites within the County, together with development proposals in the environs of the Aerodrome within or under a flight path for any purpose which is likely to attract birds, shall be referred to the Department of Defence and the Irish Aviation Authority for comment.

3.2.23 POLICY

3.2.23.i Policy EE39: Casement Aerodrome and the Department of Defence

It is the policy of the Council to seek the cooperation of the Department of Defence and other Government departments and agencies in the carrying out of a study on the safety and security implications of the development of Casement Aerodrome for joint military/civilian uses.

3.2.23.ii Policy EE40: Requirements for Development within the Security Zone at Casement Aerodrome, Baldonnell

In considering appropriate development within the Security Zone adjacent to the Aerodrome, the following requirements shall be addressed either as part of a development submission or as a condition of permission where appropriate:

- **Sterile Zone: A sterile zone shall be created from the existing Aerodrome boundary fence to the boundary of the development, subject to a minimum width of 2.5 metres. This zone shall be gated with access confined to Defence Forces Personnel (or other by arrangement). The Department of Defence reserves the right to install alarm systems in this area.**
- **Boundary Fence of Development:** A 3 metre high clear visibility fence with integrated ram defence barriers, shall be erected where the development shares a boundary with the Aerodrome.
- **CCTV:** Any new development along the aerodrome perimeter shall be covered by **tilt and zoom cameras with a minimum zoom of 20:1, or an improved magnification as agreed. Facilities shall be provided for the images from these cameras to be shared with the military authorities as and when required.**

- **Building Restrictions:**
 - o No buildings shall be located within 10 metres of the edge of **the sterile zone (use of this area for car parking may be acceptable).**
 - o Site layout to be designed with roads and yard areas located near the aerodrome boundary to provide clear lines of sight for monitoring and surveillance.
 - o Buildings overlooking the perimeter shall have limited windows (with **frosted glass**) above ground floor level
 - o Roofs shall be secure and roof surfaces shall provide no opportunity to observe the Aerodrome while remaining hidden from view.

3.2.23.iii Policy EE41: Weston Aerodrome and Statutory Bodies

It is the policy of the Council to have regard to the advice of the statutory bodies responsible for the control and safety of operations at Weston Aerodrome, in the context of the proper planning and sustainable development of the area and the protection of amenities. It is also the policy of this Council to seek to revert the International Civil Aviation Organisation (ICAO) runway classification of Weston Aerodrome from its current Code 2B classification to Code 1A.

3.2.23.iv Policy EE42: Casement Aerodrome, Baldonnell

It is the policy of the Council to promote the development of Casement Aerodrome, Baldonnell for joint military/civilian uses.

Applications for development in the vicinity of Casement Aerodrome will be required to meet the Council's development management criteria. The observations of the Department of Defence will also be taken into account. Development within the Security Zone must comply with the provisions of policy EE40 'Requirements for Development within the Security Zone at Casement Aerodrome, Baldonnell' (as set out above). The Council is aware of the powers of the Minister of Defence under the

Defence Act 1954, particularly those relating to "protected area orders" under Section 36 of the Act.

3.2.23.v Policy EE43: Encroachment

It is the policy of the Council to prevent encroachment of development around Weston Aerodrome which may interfere with its safe operation.

3.2.24 General Guidance for Development in the Vicinity of Aerodromes

General Guidance for Development in the Vicinity of Aerodromes is set out below. The restricted areas are indicated on the Development Plan Index Map. Applications for development in the vicinity of the aerodromes will be notified to the Irish Aviation Authority (IAA). The IAA will advise the Council of potential hazards to air navigation.

- In the document 'Review of Policy at Casement Aerodrome, Baldonnell, Co. Dublin' (January 2009), Public Safety Zones have been introduced within the existing 'red zones'. No development whatsoever is permitted within the Public Safety Zones. However, within the 'red zones', some development may be permissible whereby the development could not reasonably expect to increase the number of people working or congregating in or at the property. This may include development such as the extension of an existing dwelling or a change of building use. However, new developments with a high intensity of use would continue to be prohibited. Height restrictions would continue to apply to developments in the environs of the Aerodrome. In the inner Approach Areas to Weston Aerodrome (coloured solid red on the Development Plan Index Map), no new development is permitted.
- Under the outer Approach Areas graded heights of development may be permitted, to a maximum gradient of up to 1.2% commencing from actual ground elevation at 60m from the relevant runway end. [Indicative maximum height guidance is provided on the Development Plan Index Map as to likely possible heights above mean sea level at various specific distances along the centrelines of these outer Approach Areas].
- Above the 116m contour (and outside the Approach Areas), where any development is being

considered, such development should not normally be higher than 15m above ground level.

- Below the 110m contour (outside all Approach Areas and at least 215m laterally from the runway at Weston) development of 20m in height would normally be permissible in most areas (from an aviation safeguarding point of view). Additional heights may also be possible below the 110m contour (depending on actual ground elevation) up to the elevations of the lowest Obstacle Limitation Surface (i.e. the Inner Horizontal Surface or the Conical Surface for either Weston or Casement Aerodromes, as indicated on Index Map).
- Between the 110m and 116m contours, the maximum height above ground level for any development would vary from 20m (at the 110m and 111m contours) to 15m (at the 116m contour).
- The application of ICAO standards will not prejudice the development of zoned lands in Rathcoole.
- Other developments which may not fall into the above broad categories would be subject to individual aeronautical assessment, with the ordnance datum elevations of their highest points being of particular importance.
- Planning applications for proposed developments exceeding 45m in height shall be submitted to the Irish Aviation Authority for assessment and comment.
- Proposals for the location of landfill sites within the County, together with development proposals in the environs of the Aerodrome within or under a flight path for any purpose which is likely to attract birds, shall be referred to the Department of Defence for comment.
- The Council will use its development management powers to prevent the encroachment of development around the aerodrome which would interfere with its safe operation. (Schedules 4 and 5)

3.2.25 Major Accidents Directive

The EU Directive on the Control of Major Accident Hazards seeks to reduce the risk and to limit the consequences of accidents at manufacturing and storage facilities involving

dangerous substances that present a major accident hazard. The Directive requires planning authorities to have regard to the potential effects of relevant development on the risks or consequences of a major accident for public health and safety and the need to maintain an appropriate safe distance of such establishments from residential areas, areas of public use and areas of particular natural sensitivity.

The Planning and Development Acts 2000 – 2007 Part II, S.10 (2) (k), requires that specific provisions in relation to SEVESO are included in the Development Plan.

There are currently two Lower Tier SEVESO establishments in South Dublin County Council's Area, while the zone of consultation of one Lower Tier SEVESO establishment located in an adjoining authority affects South Dublin County Council's area. These are indicated on the Development Plan maps.

3.2.26 POLICY

3.2.26.i Policy EE44: Major Accident Hazards

It is the policy of the Council to have regard to the provisions of the Major Accidents Directive (SEVESO ii) (European Council Directive 96/82/EC).

3.2.26.ii Policy EE45: SEVESO Developments

It is the policy of the Council to permit SEVESO Development only in low risk locations away from vulnerable residential, retail and commercial development. (For instance only allowing new SEVESO development in a zoning for industry where it is demonstrated that it will not prejudice the development of adjacent lands for such uses).

3.2.26.iii Policy EE46: Extensions to Established SEVESO Sites

It is the policy of the Council to prohibit new extensions to long-established SEVESO sites at undesirable locations, where they pose an unacceptable risk to the public, in order to encourage these facilities to relocate to sites where there is a less of a risk posed.

3.2.26.iv Policy EE47: Warehouses/Industrial Buildings and SEVESO sites

It is the policy of the Council to attach to any grant of permission for new warehouses or similar industrial buildings, a condition to exclude use/storage of SEVESO substances. (Or require a separate Planning Permission for it).

3.2.26.v Policy EE48: Clustering of SEVESO Sites

It is the policy of the Council to encourage clustering of SEVESO sites in order to minimise impact but only where it is demonstrated that there is no increased risk of an accident occurring or of the consequences being more damaging.

3.2.26.vi Policy EE49: Health and Safety Authority and SEVESO Sites

It is the policy of the Council to have regard to the advice of the Health and Safety Authority (HSA):

- when proposals for new SEVESO sites are considered and;
- for all Planning applications within the consultation distances stated in Table 3.2.1

Applicants/Developers of SEVESO sites are encouraged to consult with the HSA at the scoping stage to identify SEVESO II sites and assess their impacts.

3.2.26.vii Policy EE50: Risk Assessment

It is the policy of the Council to require applicants/developers to submit a detailed consequence and risk assessment with all Environmental Impact Statements and/ or legislative licence applications for developments to which the SEVESO Directive applies.

No.	Name	Location	Consultation Distance
1	Irish Distillers	Robinhood Road, Clondalkin, Dublin 22	300m
2	Tibbet & Britten Group (Ireland) Ltd.	Robinhood Road, Clondalkin, Dublin 22	300m
3	BOC*	Bluebell Industrial Estate, Dublin 12	700m

* BOC establishment is located in adjoining local authority area, however, zone of consultation affects South Dublin County Council.

Land-Use Zoning

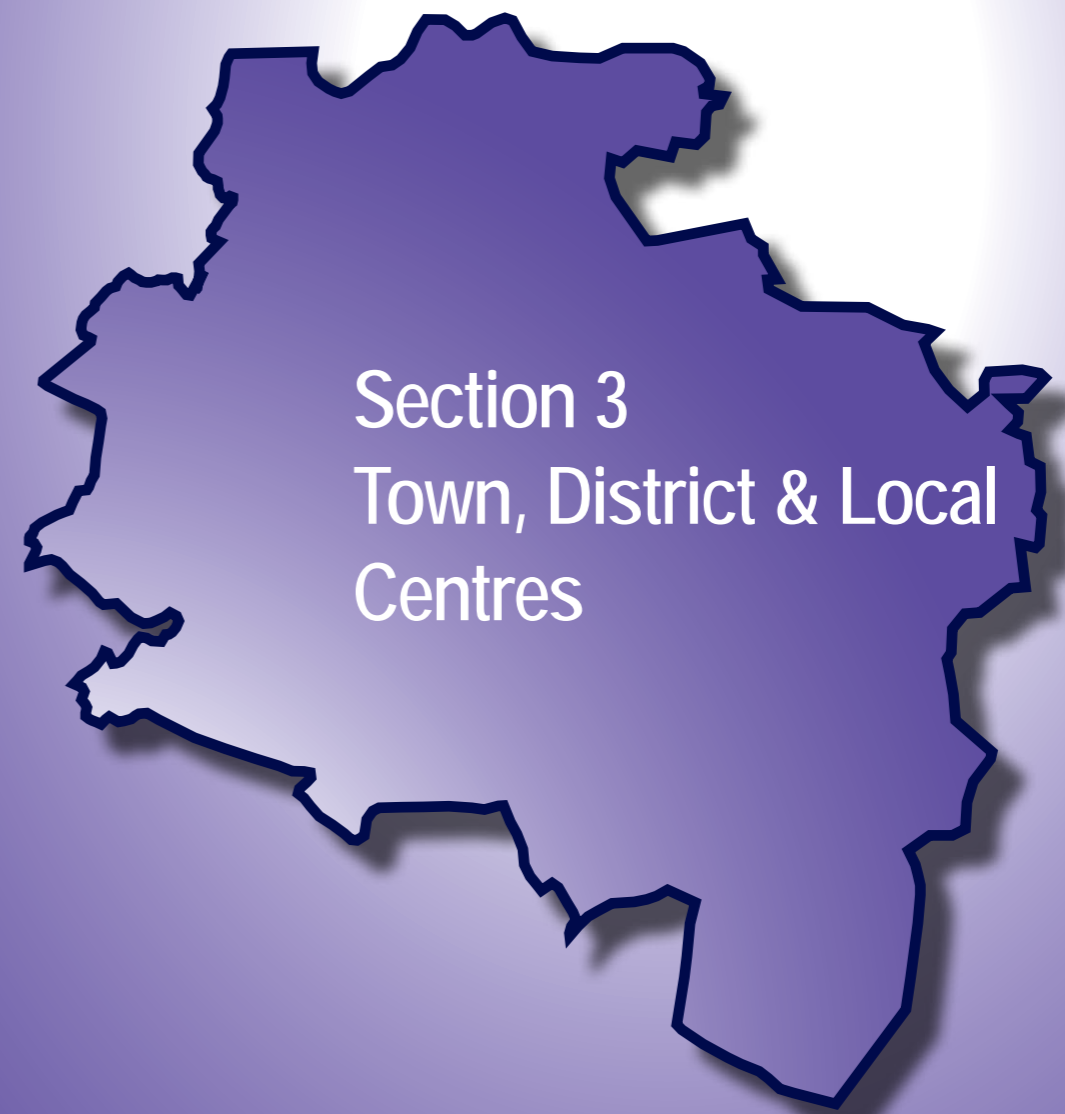
Enterprise Priority One Zoning Objective <i>'EP1: "To facilitate opportunities for intensive employment uses complemented by mixed-use development based on a principle of street networks and in accordance with approved plans"</i>	
Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements and Advertising Structures, Car Park, Childcare Facilities, Education, Enterprise/Training Centre, Health Centre, Home Based Economic Activities, Hotel/Motel, Industry-Light, Motor Sales Outlet, Office-Based Industry, Office less than 100m ² , Offices 100m ² –1,000m ² , Offices over 1,000m ² , Open Space, Petrol Station, Public Services, Recreational Buildings-Commercial, Recycling Facility, Residential, Science and Technology Based Enterprise, Service Garage, Shop-Local, Traveller Accommodation.
Open for Consideration	Agricultural Buildings, Bed & Breakfast, Cash & Carry/Wholesale Outlet, Community Centre, Cultural Use, Dance Hall/Discotheque, Doctor/Dentist, Funeral Home, Garden Centre, Hospital, Industry-General, Off Licence, Place of Worship, Primary Health Care Centre, Public House, Recreational Facility/Sports Club, Refuse Transfer Station, Restaurant, Retail Warehouse, Shop-Discount Food Store, Shop-Neighbourhood, Transport Depot, Veterinary Surgery, Warehousing.
Not Permitted	Abattoir, Aerodrome/Airfield, Betting Office, Boarding Kennels, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Guest House, Heavy Vehicle Park, Household Fuel Depot, Industry-Extractive, Industry-Special, Nursing Home, Refuse Landfill/Tip, Residential Institution, Retirement Home, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet.

Enterprise Priority Two Objective	
‘EP2: “To facilitate opportunities for manufacturing, Research and Development facilities, light industry and employment and enterprise related uses in industrial areas and business parks”.	
Use Classes Related to Zoning Objective	
Permitted in Principle	Abattoir, Advertisements and Advertising Structures, Car Park, Cash & Carry/Wholesale Outlet, Enterprise/Training Centre, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Industry-Light, Industry-Special, Motor Sales Outlet, Office-Based Industry, Office less than 100m ² , Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Retail Warehouse, Science and Technology Based Enterprises, Scrap Yard, Service Garage, Shop-Local, Transport Depot, Traveller Accommodation, Warehousing.
Open for Consideration	Agricultural Buildings, Bed & Breakfast, Boarding Kennels, Childcare Facilities, Community Centre, Concrete/Asphalt Plant in or adjacent to a Quarry, Cultural Use, Dance Hall/Discotheque, Doctor/Dentist, Education, Funeral Home, Garden Centre, Health Centre, Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Extractive, Offices 100m ² –1,000m ² , Offices over 1,000m ² ^(a) Place of Worship, Primary Health Care Centre, Public House, Recreational Buildings-Commercial, Recreational-Facility/Sports Club, Refuse Landfill/Tip, Restaurant, Shop-Neighbourhood, Veterinary Surgery.
Not Permitted	Aerodrome/Airfield, Betting Office, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Guest House, Nursing Home, Off Licence, Residential, Residential Institution, Retirement Home, Rural Industry-Cottage, Rural Industry-Food, Shop-Discussion Food Store, Shop-Major Sales Outlet.

Enterprise Priority Three Zoning Objective	
‘EP3: “To provide for distribution, warehouse, and logistics and related industry facilities which require good access to the major road network within a good quality environment.”	
Use Classes Related to Zoning Objective	
Permitted in Principle	Abattoir, Advertisements/Advertising Structures, Boarding Kennels, Car Park, Cash & Carry/Wholesale Outlet, Enterprise Centre, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Industry-Light, Industry-Special, Motor Sales Outlet, Office less than 100m ² , Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Scrap Yard, Service Garage, Shop-Local ^(g) , Transport Depot, Traveller Accommodation, Warehousing.
Open for Consideration	Agricultural Buildings, Bed & Breakfast, Childcare Facilities, Community Centre, Concrete/Asphalt Plant in or adjacent to a Quarry, Dance Hall/Discotheque, Doctor/Dentist, Garden Centre, Industry-Extractive, Place of Worship, Public House, Recreational Buildings-Commercial, Recreational Facility/Sports Club, Refuse Landfill/Tip, Restaurant ^(g) , Science and Technology Based Enterprises, Shop-Neighbourhood ^(g) , Veterinary Surgery.
Not Permitted	Aerodrome/Airfield, Betting Office, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Cultural Use, Education, Funeral Home, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel/Motel, Nursing Home, Office-Based Industry, Offices 100m ² –1,000m ² , Offices over 1,000m ² , Off Licence, Primary Health Care Centre, Residential, Residential Institution, Retail Warehouse, Retirement Home, Rural Industry-Cottage, Rural Industry-Food, Shop-Discussion Food Store, Shop-Major Sales Outlet.

Zoning Objective ‘B’: “To protect and improve rural amenity and to provide for the development of agriculture”	
Use Classes Related to Zoning Objective	
Permitted in Principle	Aerodrome/Airfield, Agricultural Buildings, Boarding Kennels, Caravan Park- Holiday, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Industry-Extractive, Nursing Home, Open Space, Place of Worship, Public Services, Rural Industry-Cottage, Rural Industry-Food, Traveller Accommodation.
Open for Consideration	Abattoir, Bed & Breakfast, Betting Office ^(b) , Car park, Cash & Carry/Wholesale Outlet ^(b) , Childcare Facilities ^(b) , Community Centre, Cultural Use, Dance hall/Discotheque ^(b) , Doctor/Dentist, Education, Enterprise Centre ^(b) , Funeral Home ^(b) , Garden Centre, Guest House, Health Centre ^(b) , Heavy Vehicle Park, Home Based Economic Activities, Hospital, Hotel/Motel, Household Fuel Depot ^(b) , Industry-General ^(b) , Industry-Light, Industry-Special, Motor Sales Outlet ^(b) , Office-Based Industry ^(b) , Offices less than 100m ² ^(b) , Petrol Station ^(b) , Primary Health Care Centre ^(b) , Public House ^(b) , Recreational Buildings-Commercial ^(b) , Recreational-Facility/Sports Club, Recycling Facility, Refuse Landfill/Tip, Refuse Transfer Station, Residential ^(b) , Residential Institution, Restaurant, Retirement Home, Science and Technology Based Enterprise, Service Garage ^(b) , Shop-Discussion Food Store ^(b) , Shop-Local ^(b) , Shop-Neighbourhood ^(b) , Transport Depot, Veterinary Surgery.
Not Permitted	Advertisements/Advertising Structures, Caravan Park-Residential, Offices 100m ² -1,000m ² , Offices over 1,000m ² , Off-Licence, Retail Warehouse, Scrap Yard, Shop-Major Sales Outlet, Warehousing.

- a In Existing Premises
- b In Villages to Serve Local Needs
- c In accordance with Council policy for residential development in rural areas
- f In accordance with a Local Area Plan
- g To service the local working population only
- i In accordance with Policy for Offices over 1,000 m² in EP2 areas



Section 3
Town, District & Local
Centres

3.3 TOWN, DISTRICT AND LOCAL CENTRES

3.3.1 Aim

To continue to develop a hierarchy of high quality, vibrant urban centres; and to enhance and develop the urban fabric of existing and developing centres in accordance with the principles of urban design and sustainable development. It is the aim of the Council to achieve an efficient use of land appropriate to its context, while avoiding the problems of over-development and where the optimum density will achieve compact, walkable places that prioritise pedestrian movement. Businesses and a variety of mixed-uses will be directed to locate within the hierarchy of urban centres and will be focused around public transport infrastructure.

3.3.2 Background

South Dublin County has a long history of urban settlement, due to its location on major routes to and from the capital city. Historic urban centres include Tallaght, Lucan, Clondalkin and Rathfarnham. The next generation of centres will be focussed around areas such as Adamstown and Clonburris, where development of dwellings has been phased on the provision of public transport and community infrastructure. The town, district and local centres of the County will continue to provide a focus for a range of residential, retail, commercial and community activities, which result in a mix of uses that contribute to a sense of place and identity.

It is an objective of the Council to:

- Encourage higher residential densities in town, district and local centres in the County where excellent or good access to public transport exists;
- Promote the area based integrated approach (as in the Tallaght and Clondalkin IAPs and RAPID) as the model for the provision of economic, social, physical and cultural infrastructure and as a means of tackling social and economic exclusion;
- Continue to Promote and facilitate the National Transport Authority Strategy and Implementation plan for the Greater Dublin Area for the period 2010-2030;

- Ensure that businesses and services with a high potential for public transport utilisation by employees and visitors are sited in locations which are easily accessible or which can be made easily accessible by public transport;
- Encourage the provision of a wide range of employment opportunities and
- Continue to give priority to the creation and maintenance of a high standard of local physical environment and enhance the character of the area.

3.3.2.i Integrated Area Plans

In 1999 the Council, in partnership with a number of local development groups, produced Integrated Area Plans (IAPs) for both Tallaght and Clondalkin. Both plans were produced in the context of addressing the physical, economic, social and environmental regeneration of the two town centres and in the adjoining disadvantaged residential areas.

The aim of the IAP was to attract private investment by means of tax incentives and to utilise the IAP funds from the sites in the two town centres to invest in community infrastructure in the disadvantaged areas of their environs.

The Tallaght Town Centre 2000 Plan, the Tallaght Urban Design Framework and the Integrated Area Plan 1999-2008 created the foundations for the *Tallaght Local Area Plan (2006)* which is now the driving force behind the expansion and growth of the Town. Development projects within the designated areas are substantially completed, a mechanism has been provided to deliver the vision of the town centre and the Urban Renewal Scheme has generated considerable amounts to expend on disadvantaged neighbourhoods on Community Infrastructure and projects.

The Clondalkin IAP seeks to encourage development on sites within Clondalkin Village and in the disadvantaged neighbourhoods of North and South-West Clondalkin.

3.3.2.ii Urban and Village Renewal Programme and Integrated Area Plans

The overall objective of the Urban and Village Renewal Programme 2000-2006 was to restore and enhance the urban and village fabric throughout the County, including footpath and amenity improvements within the main

shopping areas and improving pedestrian safety and convenience, with particular emphasis on the needs of disabled and mobility impaired people. Allocations of funding for approved schemes were provided annually through the Department of the Environment, Heritage and Local Government and supplemented by the Council's own funds. This investment of public monies has acted as a catalyst for private, business and community involvement in urban and village renewal. The various improvement schemes complemented the work carried out by the Council and has resulted in the enhancement of the environment and the promotion of tourism and local economic development. The towns and villages of the County have benefited from the Urban and Village Renewal Programme and the towns of Tallaght and Clondalkin from the Integrated Area Plans. It will continue to be an objective of the Council, where resources permit, to put together a bid for village and urban renewal funding if invited by the Department of Heritage and Local Government to do so.

3.3.3 Strategy

The strategy of the Council in relation to town, district and local centres is as follows:

- **Continue to develop a hierarchy of high quality, vibrant and sustainable urban centres whilst consolidating the urban fabric of existing centres including the strong network of district centres and the wide range of local and neighbourhood centres.**
- **Ensure that major urban centres are located at major transport nodes with good regional and district links and along main movement routes, within walking distance of homes.**
- **Focus employment/retail activities in the County in town, district and to a lesser extent local centres.**
- **Maintain the future viability of the existing town, district and local centres in the County and develop them with an appropriate mix of commercial, recreational, leisure and residential uses, new urban streets and public and semi-public spaces.**
- **Continue to improve the environments of existing town, district and local centres by embracing urban design principles.**

- **Provide a strong residential element, based on good urban design principles, within urban centres to enhance their vitality as lively and vibrant centres with safe and attractive streets and spaces and promote them as desirable places to work, live and visit.**
- **Consolidate local centres to contain a range of community, recreational and retail facilities, including medical/dental surgeries and crèches, at a scale to cater for both existing and future residential development.**
- **Identify and secure the redevelopment and regeneration of areas in need of renewal.**
- **Provide planning frameworks, through approved plans, for the consolidation and sustainable sensitive expansion of the County's villages.**

3.3.4 POLICY

3.3.4.i Policy TDL1: Town and District Centres

It is the policy of the Council that town and district centres will be the first choice location for convenience retailing proposals and major retail development as they contain a high standard of access for people.

3.3.4.ii Policy TDL2: Existing Centres

It is the policy of the Council to maintain the future viability of the existing town, district and local centres in the County.

3.3.4.iii Policy TDL3: Vibrancy of Existing Centres

It is the policy of the Council to ensure the continued vibrancy and life of town and district centres, to encourage business, leisure, entertainment and cultural uses to locate within these centres. In large-scale development proposals, the provision, retention or replacement of such uses may be required. In addition, existing residential uses should be retained wherever practical and new residential development will be encouraged.

The Council will support and encourage the setting up of markets within public or privately owned spaces in established villages and towns in the County, with an emphasis on supporting local entrepreneurship, cultural diversity, an expanded range of retail businesses, and an increased availability of locally produced and manufactured products. A special area will be designated in the County. Traffic management measures will be required.

3.3.4.iv Policy TDL4: Mixed Use in Town And District Centres

It is the policy of the Council that proposed commercial developments in town and district centres will incorporate retail, residential, employment, entertainment/ cultural and civic uses within the design, where appropriate.

Within town and district centres the mix of day and night-time uses adds vitality and is in line with the concept of sustainability. Non-retail uses are permissible in the principal shopping areas provided that they do not result in a predominance of non-retail frontages on the street at ground floor level, that they are not grouped together in one part of the shopping street, or side by side in a continuous frontage and that ground floor elevations are designed as shopfronts with provision for window displays. Non-residential units should be designed and finished so as to protect the amenities of the residential units.

3.3.4.v Policy TDL5: Environmental Improvement

It is the policy of the Council that environmental improvements in existing town, district and local centres are implemented to a high standard and finish where necessary and subject to the availability of finance.

Implementation of this policy will involve a combination of management over the design of new development and/or action by the Council, in conjunction with other agencies, including local residents and traders, to secure improvements to the shopping environment.

The Council will promote measures, including pedestrianisation, to improve pedestrian safety and convenience within the main shopping areas, with particular emphasis on the needs of disabled and mobility impaired people.

3.3.5 Tallaght

Tallaght is the County Town and the administrative capital of South Dublin County. It remains a vibrant urban centre and is the focus of community and commercial life in the County. Tallaght expanded significantly during the lifetime of the 2004-2010 Development Plan. Tallaght centre has also benefited from the location of the Luas Red Line terminal at Belgard Square.

Tallaght Town Centre has major shopping facilities, civic offices and associated commercial, financial, cultural and community facilities and the Institute of Technology and the Regional Hospital are well established in the town. In addition to these, Tallaght now boasts civic squares and plazas located in the developing centre around the major Luas hub with a new Arts Centre in Tallaght Town Centre. Recent developments in Tallaght have resulted in a significant physical transformation, in particular within the town centre area. Such progress has brought about a distinctive, modern, dynamic and compact urban centre.

Tallaght Town Centre benefited in the past under the Urban Renewal Scheme and also the implementation of the *Tallaght Town Centre Local Area Plan (2006)* which has guided the growth of sustainable forms of development in close proximity to major public transportation infrastructure. Substantial mixed-use development including apartments, shopping-business and commercial ventures have located around the Luas terminal. The Plan will encourage and facilitate steps or measures to enhance the revitalisation and long term viability and concept of living in Tallaght Village and end the proliferation of take away units and empty apartments in the area and attempt to eradicate derelict sites in the immediate area as well as encouraging the expansion of the cultural facilities that have grown up around Chamber Square.

3.3.6 POLICY

3.3.6.i Policy TDL6: Public Transport in Tallaght

It is the policy of the Council to promote the establishment of Tallaght Town Centre as a focus of city bound bus routes, the terminus of the Red Luas Line connecting Tallaght to Dublin City Centre as well as the roll out of Metro West which will connect the County town with towns, villages and suburbs to the north as well as Fingal County and the airport.

3.3.6.ii Policy TDL7: Tallaght County Town

It is the policy of the Council to secure the future development of Tallaght Town Centre as the County Town, to intensify and expand the town centre area and to facilitate the development of the extended town centre subject to the provisions of the *Tallaght Town Centre Local Area Plan (2006)*. The Local Area Plan will continue the augmentation of the retail provision within the town centre and to upgrade the existing retail component to ensure its competitiveness in relation to other comparable centres elsewhere.

The *Tallaght Town Centre Local Area Plan (2006)* provides for:

- Promotion of Tallaght as a vibrant and desirable place to live, work and visit;
- Identification of a range of opportunities to intensify development in the town centre in accordance with local conditions and aspirations;
- Encouragement of a diverse range of land uses;
- Facilitation of a layout which integrates streets, squares and parks as well as linkages and accessibility;
- Sustainable employment opportunities;
- Quality housing;
- Community and cultural facilities;
- Choice of public transportation, cycling and walking as an alternative to the motorised vehicle;
- Protection and conservation of the natural and built heritage of the area;
- Securing of the area;
- High quality parks and public spaces, linkages with Sean Walsh Park and establishing a clear relationship between Tallaght and the Dublin Mountains and
- The appropriate scaling, location and heights of buildings combined with a proper network of streets, squares and gardens.

3.3.6.iii Policy TDL8: Tallaght By-Pass (N81)

It is the policy of the Council to investigate and prepare a plan for major environmental upgrading and traffic calming of the N81 between the gateway entrances to the town centre near the junctions of the N81 with the Greenhills Road Extension and Whitestown Way, to link the town centre with the residential lands, Sean Walsh Park and employment zones to the south.

The plan will include gateway features at all road junctions, a reduced road carriageway and a landscaped pedestrian boulevard. It will involve reduced speed limits within and adjoining the gateways to Tallaght Town Centre for the purpose of creating a pedestrian friendly town centre area.

3.3.6.iv Policy TDL9: Tallaght Architectural Conservation Area

It is the policy of the Council, through the designation of Tallaght as an Architectural Conservation Area, to prevent the loss of distinctive features and to ensure that new development will only be permitted where it conserves or enhances its varied character thereby promoting high quality urban change and improvement.

3.3.6.v Policy TDL10: Tallaght Education City and Innovation City

It is the policy of the Council to facilitate and promote the concept of Tallaght as an Education and Innovation City, in conjunction with relevant stakeholders, with the objective of utilising the physical and educational infrastructure to provide for the education of international students in Tallaght and the promotion of innovation and enterprise.

It is an objective of the Council to brand and promote Tallaght as an Education and Innovation City and to promote and attract more international and national students to the area by using the ready availability of rented apartment and housing accommodation, the existing educational Institutes and facilities and its accessibility through growing and improved transport infrastructure, and to provide for future development of City West Institute

by facilitating development for education and residential buildings associated with City West Institute within the existing footprint of the buildings.

It is an objective of the Council to promote innovation, entrepreneurship and business start-ups in Tallaght Education and Innovation City through facilitating and supporting institutions and organisations involved in these activities.

3.3.6.vi Policy TDL11: Tallaght Cultural Quarter

It is the policy of the Council to encourage the enhancement and expansion of the Cultural quarter which has grown up around Chamber Square with a particular emphasis on cultural diversity, cultural development and cultural celebration.

3.3.7 Clondalkin

Clondalkin with its 9th Century round tower remains a rare example in Ireland of a monastic settlement which has grown into a town. The area in and around Clondalkin has seen rapid expansion over the last number of decades.

Clondalkin is designated as a major town and serves as an important educational and shopping centre while retaining the character of the older core area. It enjoys the amenity of the River Camac, the Grand Canal and Corkagh Park. It contains the district offices of the Council, Government Offices and a major Garda Station.

3.3.8 POLICY

3.3.8.i Policy TDL12: Clondalkin Town Centre

It is the policy of the Council to facilitate and encourage the development of Clondalkin as a town centre and in particular the expansion of the town centre area northwards on lands adjacent to the Mill Shopping Centre. It is envisaged that Clondalkin will represent an integrated urban centre including, cultural, heritage, residential and commercial uses.

3.3.8.ii Policy TDL13: Clondalkin Town Centre – Biodiversity

It is the policy of the Council to require that any proposal for a comprehensive redevelopment of any land adjacent to the culverted section of the Camac River within Clondalkin Town Centre be accompanied by a programme of works for the re-opening, rehabilitation and landscaping of the river as a biodiversity corridor.

3.3.8.iii Policy TDL14: Clondalkin Architectural Conservation Area

It is the policy of the Council, through the designation of Clondalkin as an Architectural Conservation Area, to prevent the loss of distinctive features and to ensure that new development will only be permitted where it conserves or enhances its varied character thereby promoting high quality urban change and improvement.

In the implementation of this policy, it is an objective of the Council to prepare an Urban Design Framework for the development of lands and sites in and around the town centre and adjacent to the Mill Centre, to protect and strengthen the role of the town as a strong urban retail centre, to conserve the historic village core, to address the issue of underdevelopment and lack of cohesiveness in the urban area and to promote and facilitate the Metro West proposals, Quality Bus Corridors and traffic calming/management as they relate to Clondalkin.

3.3.9 Liffey Valley Town Centre

Liffey Valley Shopping Centre, located off the N4 National Primary Route and the M50 Motorway, is a major commercial, shopping and recreational scheme. The *Liffey Valley Town Centre Local Area Plan* (2008) was prepared for the area occupied by the shopping centre and adjacent commercial businesses. The Liffey Valley site has been developed since the mid 1990s and is comprised of an enclosed shopping centre with multiplex cinema and separate office complex, retail park, hotel, public house, motor mall and other leisure uses, all served by an internal road loop.

3.3.10 POLICY

3.3.10.i Policy TDL15: Liffey Valley Town Centre

It is the policy of the Council to facilitate a high quality urban design based town centre development at the Liffey Valley Shopping Centre and to ensure that the centre is developed as a compact urban form in accordance with the *Liffey Valley Town Centre Local Area Plan* (2008).

The Local Area Plan seeks the provision of a more compact urban form, with improved accessibility and linkages, the facilitation of a vibrant and sustainable town centre and the promotion of the area as a desirable place to live, work and visit. The plan also provides for greater connectivity for adjoining communities and high quality civic spaces. The area will also benefit in the future from proposed public transport infrastructure in the form of Luas and Metro West.

3.3.11 Clonburris

The Clonburris area to the west of Clondalkin will be developed as a series of sustainable neighbourhoods built around local centres, two district centres, community facilities and major infrastructure including train stations and will have an eventual dwelling tally of 15,000 homes. Clonburris will be constructed as an eco-district, will contain urban design principles conducive to sustainable forms of development and will be built in accordance with the *Clonburris Strategic Development Zone Planning Scheme and Local Area Plan* (2008).

3.3.12 POLICY

3.3.12.i Policy TDL16: Clonburris Strategic Development Zone Planning Scheme and Local Area Plan (2008)

It is the policy of the Council that Clonburris shall be developed in accordance with the approved *Clonburris Strategic Development Zone Planning Scheme and Local Area Plan* (2008).

3.3.13 Adamstown

The Adamstown Area to the south of Lucan is continuing to be developed as a compact and sustainable neighbourhood influenced by contemporary urban design principles. The population is currently approximately 3,000 people and it will have an eventual future population of more than 20,000 people.

3.3.14 POLICY

3.3.14.i Policy TDL17: Adamstown Strategic Development Zone

It is the policy of the Council that Adamstown shall be developed in accordance with the *Adamstown Strategic Development Zone Planning Scheme* (2003).

3.3.15 Local Centres

In local centres, it is the requirement to maintain a balance of appropriate commercial, service and residential uses. In assessing proposals, regard will be had for the need to maintain and enhance the vitality, viability and character of district and local centres and to the assessment criteria listed in this section.

The function of local centres is to provide a range of convenient and easily accessible retail outlets and services within convenient walking distance for the local population. Their proximity to the surrounding residential area means that certain developments within shopping centres may have an adverse impact on the residential amenity of adjoining occupiers which must be taken into consideration when evaluating development proposals.

3.3.16 POLICY

3.3.16.i Policy TDL18: Local Centres in Communities

It is the policy of the Council to create local centres that are the focal point for local communities that people can walk to.

3.3.16.ii Policy TDL19: Locations of Local Centres

It is the policy of the Council that local centres should be located along local public transport routes, preferably at nodal points, particularly at a main street or intersection and contain uses which service all local needs.

3.3.16.iii Policy TD20: Community Facilities in Local and District Centres

It is the policy of the Council, that wherever possible, community facilities be located within local and district centres where they are accessible, are designed to be adaptable for a variety of uses and generate daytime and evening activities.

3.3.16.iv Policy TD21: Uses in Local Centres

It is the policy of the Council to encourage community, employment and training uses in local centres including micro-enterprise and start-up units, subject to the protection of residential amenity.

3.3.16.v Policy TD22: Non-Retail Uses in Local Centres

It is the policy of the Council to control the provision of non-retail uses at ground floor level within the shopping parades of local centres that would preclude the provision of a more appropriate range of services in the centre and to restrict the establishment of uses that would seriously affect the residential amenities of the surrounding area. This policy will be operated through the development management process. It is considered necessary to manage the amount of non-retail floorspace at ground floor level in order to protect the retail viability of shopping areas and to maintain the visual character of the centres, which can be adversely affected by the impact of dead frontages.

3.3.17 City Suburbs

The city suburbs include Rathfarnham, Palmerstown, Templeogue, Knocklyon and Greenhills. These are established residential areas well served by local and district shopping centres, schools, parks and open spaces.

3.3.18 Lucan

Lucan is situated on the River Liffey and its tributary the Griffeen. It is an historic village, with an attractive streetscape and many fine buildings and structures including Lucan

House, one of the finest Palladian houses in Ireland. The compact and small scale of the village centre lends itself to specialised shopping and leisure uses with large-scale uses situated outside the village.

The *Lucan Village Design Statement (2007) (VDS)* for management of development and for conservation of the central core of Lucan Village has been produced. The VDS will encourage sensitive development within the historic settlement and it contains guidance on qualities and characteristics which must be achieved and protected.

3.3.19 POLICY

3.3.19.i Policy TD23: Lucan Village Design Statement

It is the policy of the Council to require that all new development proposals within the environs of Lucan Village comply with the *Lucan Village Design Statement (2007)*.

3.3.19.ii Policy TD24: Lucan Village Vision and Strategy

It is the policy of the council to facilitate the preparation of a more strategic and forward looking vision and strategy for the future sustainable development of Lucan Village to address matters such as urban design, land-use, traffic management, environmental improvements and urban centre management, including:

- preserve and develop Lucan as a Heritage Village having regard to the special historic and architectural character of the area and to preserve and enhance this unique character;
- further develop Lucan as a pedestrian-friendly village;
- support the further development of Lucan Village as a destination centre for specialised and boutique commercial activity and as civic hub for the Lucan environs;
- actively seek the appropriate reuse of vacant buildings;
- seek to address and take advantage of its prime location on the River Liffey while preserving the landscape and biodiversity of the river valley and

- retain the individual identity of Lucan by maintaining its physical separation from Leixlip.

3.3.19 iii Policy TD25: Consolidation of the Lucan Environs

It is the policy of the council to strengthen and consolidate the Lucan environs including the early phases of Adamstown SDZ as a legible, permeable and cohesive polycentric network of sustainable neighbourhoods and neighbourhood centres, with well-developed and safe walking and cycling routes, an efficient road network, improved public transport and enhanced connectivity with Lucan Village. Plans to strengthen and consolidate the Lucan environs shall have particular regard to the need to provide necessary educational and recreational facilities and amenities to cater for the significant number of young families and children resident in the Lucan environs and for the subsequent large increase in the number of teenagers due in coming years.

3.3.20 Templeogue Village

3.3.20.i Policy TD26: Templeogue Village Vision and Strategy

It is the policy of the council to facilitate the preparation of a more strategic and forward looking vision and strategy for the future sustainable development of Templeogue Village to address matters such as urban design, land-use, traffic management, environmental improvements and urban centre management, including:

- preserve and develop Templeogue Village having regard to the historic character of the area and to preserve and enhance this character;
- further develop Templeogue as a pedestrian-friendly village;
- support the further development of Templeogue Village as a destination centre for specialised

and boutique commercial activity;

- actively seek the appropriate reuse of vacant buildings and
- retain the individual identity of Templeogue Village.

3.3.21 Rathfarnham Village

Rathfarnham has been designated an Architectural Conservation Area (ACA). The purpose of an ACA designation is to define the boundaries of an area that merits protection and to use appropriate management over development in order to protect and enhance the special character of the ACA. The Council recognises that the protection and enhancement of the character of the area as a whole including linkages to Rathfarnham Castle is best achieved by managing and guiding change on a broader scale rather than just focusing on individual buildings.

3.3.22 POLICY

3.3.22.i Policy TD27: Rathfarnham Architectural Conservation Area (ACA)

It is the policy of the Council, through the designation of Rathfarnham as an Architectural Conservation Area, to prevent the loss of distinctive features and to ensure that new development will only be permitted where it conserves or enhances its varied character thereby promoting high quality urban change and improvement.

3.3.23 County Villages

The smaller towns and villages make a valuable contribution to the character and development hierarchy of the County. *The Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)* define smaller towns and villages as those with a population ranging from between 400 – 5,000 persons. These types of urban settlements within South Dublin County have come under pressure from increased development because of their location within easy commuting distance of Dublin City. The rapid expansion which took place during the ‘Celtic Tiger’ years has had a direct impact on the character of many of these settlements and to ensure their successful growth a balance is needed to meet the demands of modern life in a way that is sensitive and responsive to the past. The

use of urban design principles can support the sustainable growth of these settlements and allow them to meet the needs of future generations in an organised way.

There are many prime villages in the County. The role of these villages is evolving with the spread of the city further out into the Metropolitan Area. The preparation of approved plans will be required to direct the future development of the County's important village settlements and to ensure that they are developed in a sustainable and consolidated manner. All new development should take place within the environs of an existing settlement, should have appropriate building design, be sequential, contiguous with the existing urban settlement and incorporate such urban design principles as legibility, permeability, landmarks and nodes and be located within walkable distances from high quality public transport. It is an objective of the Council to promote local distinctiveness and character through a Village Design Statement for each of the rural villages. The Village Design Statement will focus on promoting local distinctiveness and character and will set out comprehensive guidelines on urban design for the villages.

3.3.23 POLICY

3.3.23.i Policy TDL28: Community Support

It is the policy of the Council, during the term of this Development Plan, to encourage and support proposals from local communities, and community organisations such as Community Council's, and proposals from Local Area Committees of the Council, which seek to have a Village Design Statement for a particular village drawn up through a process involving community participation, the Heritage Council and the Council's Planning Department.

There should be sensitive use of brownfield and backland sites and acceptable green field sites within the immediate environs of the settlement. The development of these sites should follow urban design standards set out in this plan and in Government Guidelines.

Also, many sites contain features that can help to lend a scheme identity. The removal of such features serves to erode a site's cultural and historical context. The challenge of integrating features into a scheme often results in a high quality creative response to layout design. It is the intention

of the Council that new development should be designed and carried out so as to incorporate as far as practicable the amenity and biodiversity benefits offered by existing trees, hedgerows and water features on a site as well as distinguishing features such as street furniture.

Within the County's villages, proposals for development will be considered on their merits, regard being had to the need to:

- protect the rural character and streetscape of the village in question, including features of local heritage importance;
- protect and/or improve residential amenity;
- protect, provide for and or improve local centre facilities and
- protect important biodiversity resources.

3.3.24 POLICY

3.3.24.i Policy TDL29: Village Consolidation and Expansion

It is the policy of the Council that all new development will consolidate the existing urban character of village settlements within the County and will be subject to the Sustainable Neighbourhood section of the plan.

3.3.24.ii Policy TDL30: Village Framework Plans

It is the policy of the Council to provide planning frameworks, through approved plans, for the consolidation and the sustainable expansion of the County's villages.

3.3.24.iii Policy TDL31: New Development in Villages

It is the policy of the Council that all new development in the historic and rural villages of South Dublin County should be of high quality design and layout and to an appropriate scale and density, that will ensure a high standard of residential amenity.

3.3.24.iv Policy TDL32: Edge of centre sites

It is the policy of the Council that the edge of centre sites within villages will be predominantly developed for residential use.

3.3.24.v Policy TDL33: Streets and Connections

It is the policy of the Council that all new developments, including brownfield and backland developments will follow, as far as possible, the existing street pattern. The creation of new streets should ensure that dwelling units face onto and be connected directly with, the public realm.

3.3.24.vi Policy TDL34: Layout of New Development in Villages

It is the policy of the Council that all new development will be designed to promote walking, cycling and the use of public transport. New developments within village settlements should create streets that link directly with existing main streets and provide pathway connections through sites to link with existing streets. Cul-de-sac developments should be avoided.

3.3.24.vii Policy TDL 35: Serviced Residential Sites

It is the policy of the Council to facilitate the provision of suitable sites in the villages of Rathcoole, Saggart and Newcastle and their environs and at other appropriate locations, subject to the availability of the necessary services, for the purpose of accommodating members of the rural community who would otherwise seek to build a house in the open countryside, where such housing needs can be satisfied with minimal harm to the countryside while also providing residents with the advantages of a rural setting.

3.3.25 Urban Design Considerations: Urban Centres

It is the aim of the Council to seek the sustainable development of town, district and local centres in accordance with urban design principles centred on:

- **Street Hierarchy:** To focus development around one or a number of linked Main Streets with a number of active feeder streets.
- **Mix Of Uses:** Major urban centres will be characterised with a mix of uses consisting generally of a commercial core with surrounding mixed use neighbourhoods. There will be the promotion of uses within town and district centres which generate an early morning to late night life cycle.
- **Street Interface:** Active street frontages which promote/generate high levels of pedestrian activity.
- **Urban Grain And Perimeter Blocks:** A mixed and flexible urban grain to facilitate a variety of uses.
- **Landmark Buildings:** Landmark and gateway buildings that set design standards and define the place.

3.3.26 High Density Residential Development

High density, residential development will be safeguarded through the application of the following principles:

3.3.26.i Street Networks and Hierarchy:

For street networks, environment and hierarchy the policies, standards and safeguards laid out in Sustainable Neighbourhoods should be met.

3.3.26.ii Street Interface

The Street interface refers to the architectural treatments employed along the ground floor of the external perimeter of a building. This includes the arrangement of setbacks, solid and transparent surfaces, entrances/exits, fencing and landscaping. These factors will determine the relationship between a building, the uses within it and the public domain. The Street Interface will also have a major impact on the sense of openness, activity levels and surveillance of the public domain.

3.3.27 POLICY

3.3.27.i Policy TDL36: Street Interfaces

It is the policy of the Council that street interfaces within the urban centres should seek to maximise on-street activity levels and passive surveillance of the public domain and should demonstrate the following qualities:

- Setbacks should be minimised to provide direct interaction between the ground floor and the street;
- Where setbacks are to be provided they should be located at the ground floor level and be provided between the footpath and the front building line where the ground floor contains commercial, community or retail uses. Setbacks up to 1.5m should normally be provided for residential development, where the area between the fronting building line and the footpath predominantly consists of hard or soft landscaping;
- Commercial and retail uses should be concentrated along key frontages and at corners;
- The number of openings along the ground floor of a building should be maximised by placing smaller retail/commercial units and/or own door residential dwelling units around the perimeter of a development;
- Blank walls should be avoided on street elevations and service/vehicular entrances should not be grouped together;
- Where a division between public and private space needs to be defined, defensive landscaping should be used in preference to any fence or walls;
- The external elevations of retail/commercial/community development should generally contain no less than 50% transparent glazing. Entrances are to be provided at regular intervals generally located no greater than 15m apart;

- All ground floor residential dwelling units are to have a minimum of one window fronting each street front elevation and an individual entrance that is directly accessible from the street;
- Security shutters are to be visually permeable, with no more than 50% of the surface area to consist of solid materials and
- Windows should not to be obscured with advertising or other signage.

3.3.28 Mixed-Use Characteristics

The creation of focal points within a development site can be a good way to introduce identity. These tend to be areas of usable open space, convenience stores, restaurants and cafes for example. They should almost always be located at key intersections within the layout of the development.

3.3.29 POLICY

3.3.29.i Policy TDL37: Mixed-Uses and Active Street Frontages

It is the policy of the Council to promote:

- **Active frontages that are not dominated by advertising;**
- **Strong, well defined street frontages and park frontages;**
- **Distinguishing a notable change at the edge of a district;**
- **A rich mix of building types, tenures and uses, multiple entrances onto a street and an enlivened street interface and**
- **The location of convenience shops centrally within developments.**

3.3.30 Mixed and Flexible Urban Grain and Perimeter Blocks

A fine grain of development can help urban centres to generate a more active frontage, encourage a human scale, thereby creating attractive places for pedestrian movement, enable higher densities to be achieved, provide a flexible basis for amalgamation if necessary and enable future incremental growth to occur and minimise costly and wasteful left over space. Lining the block with a perimeter of buildings at medium to high densities, along the main street network, at major junctions and at important public spaces represents the best way to achieve a diversity of building types and uses and to achieve overlooking of the public realm. Unless particular circumstances dictate the perimeter block form should be used. Perimeter blocks work by enclosing the semi private and private areas within the block whilst providing a strong sense of overlooking onto the public street and public open spaces. Areas of land or blocks are created by the grid of routes and connections. These blocks can be filled by open space or built form or a mix of both. The block can vary in shape and size to allow for street configuration, orientation and topography. Mixed-use neighbourhoods should contain a range of block sizes and forms which should encourage permeability and movement through areas.

There are various types of blocks and each imparts a different character:

- Regular rectangular or square blocks based on a grid of streets and routes as formal, uniform character can represent a bland environment/streetscape;
- Concentric grids designed to promote access to local centres or public transport routes and
- Irregular layouts with a more organic feel.

Perimeter block development is required in urban centres to ensure:

- A strong street interface;
- Passive surveillance of the public realm;
- Privacy and enclosure of the private and semi private internal areas;

- Provision of a range of uses in the building and
- Provision of a range of uses in the internal space.

Dimensions of the Block:

- Short, square blocks (70m-80m) provide a high degree of pedestrian permeability;
- A block length of 80m-100m is a reasonable length for most general cases to provide good pedestrian and vehicular movement through a site;
- 50m-80m is more appropriate in central locations with intense pedestrian activity;
- Long grids achieve land efficiency at the expense of convenient pedestrian movement so if a long residential block is proposed it should be orientated along the main pedestrian desire lines;
- Square blocks offer a flexible basis for accommodating a range of commercial and residential buildings and provide more options for internal treatment;
- Rectangular blocks with depths in the order of 110m can accommodate larger buildings such as factories or warehouses without exposing rear/side walls. These may be suitable at the fringes or transition zones of town/major urban centres and
- Rectangular blocks of 100m x 200m orientated with the short side onto the main street are useful in providing efficient connections from the main street, increasing connectivity with the surroundings, providing more crossings and junctions, which serve to slow traffic making it easier for pedestrians and cyclists. Residential buildings can line the quieter sides of the block.

Depth of the perimeter block:

Narrow frontage deep plan dwellings with continuous frontages are highly land efficient in terms of development density and the ratio of dwellings to street length. Shallow or square plan dwellings provide opportunities to create varied street layouts and are more suited to the organic type grid layouts. Consideration should be taken of:

- The future adaptability of the building;
- Dual aspect properties;
- The provision of daylight to the properties therein and
- A perimeter depth of 10m for fine grained mixed-use or housing (can accommodate dual aspect housing with good daylight access to internal space) and 20m for retail/commercial is a useful rule of thumb that can be refined to reflect individual building types

Within perimeter blocks care must be taken in designing corners, particularly where they include sharp corners. The key design issues include:

- Maintaining a continuity of frontage and visual surveillance;
- Securing a direct relationship between habitable rooms and gardens;
- Ensuring privacy between habitable rooms and the corner;
- Articulating prominent junctions and nodal points and
- The block should not concentrate activity on one side to the detriment of the other sides.

3.3.31 POLICY

3.3.31.i Policy TDL38: Urban Grain

It is the policy of the Council that blocks within urban centres should display a fine grain to ensure a safe, well used, and pleasant urban environment.

- The façade should be broken down to avoid long monotonous frontages.
- Commercial buildings and residential apartment blocks in higher density centres must maintain a vertical proportion to elevations.
- Width is to be less than height to shoulder line of building, vertical elevational features, set backs in building line and/or changes to the roof line.

- Entrances to non residential buildings must be created a maximum of 15m apart measured along the street.
- A block of development will contain a coherent series of heights, scales and building lines.
- All facades facing the public realm should contain windows and preferably doors. The use of materials and public art can help articulate the façade. Blank facades will not be acceptable.
- Public places must be well overlooked.
- Each block will be designed to ensure level access and accessibility to and from the public realm. Buildings must present a public front and a main entrance to the street.
- Semi private areas can be viewed from public areas but must have clear boundaries and not be ambiguous as to their function or ownership.
- Continuous frontages are to be used as far as possible by adhering to a common building line. Projections and set backs can be used to add emphasis but the function of resulting spaces must be clearly defined with a defined user group.
- Small regularly shaped and narrow subdivisions within a block can accommodate a range of buildings and make most efficient use of land.
- Where larger parcels are required within a block for commercial, industrial or civic buildings subdivisions of 15m-20m wide and 30m-40m deep provide flexible land increments for central areas. Wrapping these with smaller plots ensures that rear elevations and servicing is not exposed to the street.

3.3.32 Landmark Buildings/Features and Gateways

As well as helping people to form an attachment to a place, landmarks or easily recognisable features will ensure a place is easy to locate and navigate around by someone who has never been there before. Being able to successfully orientate their way around an area is a key determinant in people's sense of personal security and safety. Landmarks help to create a sense of place and urban legibility.

- Landmarks can be created primarily by focusing the design of new development on existing notable landscape features or adjacent landmarks.
- Landmark buildings are encouraged at important nodes, major gateways and prominent edges.
- The significance of Landmark buildings need not be limited to their height and their presence may be enhanced by changes in building form, colour, construction materials and function.
- Landmark buildings will be characterised by high architectural quality. They will be evaluated in terms of townscape potential, design innovation, overall environmental impact and contribution to sustainability through durability of materials and energy efficiency.
- The decision whether a landmark building will be allowed is decided by its contribution to the townscape, its innovation in terms of design and contribution towards sustainability (by durable materials, renewable resources, energy efficiency).
- Existing landmarks or views to existing landmarks should be retained and enhanced as features. Significant high points within a development should be reserved for public tracts of land or civic functions.
- Landmark buildings may be particularly suited to non-residential uses and may be taller than adjoining buildings, subject to the height limitations contained within the Sustainable Neighbourhood Section of this Plan.

3.3.33 POLICY

3.3.33.i Policy TDL39: Legibility through Landmark Buildings

It is the policy of the Council to promote way finding/legibility within the County through encouraging landmark buildings and structures and distinguishing gateways which provide clear signals that a person is leaving one place and entering another.

3.3.33.ii Policy TDL40: Appropriate Use of Landmark Buildings

It is the policy of the Council that landmark buildings be used judiciously to fulfil the need for people to orientate themselves by distinct landscape features, institutional buildings, notable civic buildings or other striking buildings and to create a sense of place.

3.3.34 Building Heights

In all cases the Development Plan standards set out in the Sustainable Neighbourhoods section of this Plan will be met.

3.3.35 Urban Design Considerations for Local Centres

Urban design principles should form the basis of development within local centres.

3.3.36 POLICY

3.3.36.i Policy TDL41: Masterplans for Existing Local Centres

It is the policy of the Council to support the preparation and implementation of urban design masterplans for existing local centres so as to facilitate the regeneration and improvement of these centres as key commercial, civic and social hubs for the local community, with a strong sense of place and with improved linkage to surrounding areas.

3.3.36.ii Policy TDL42: Local Centre Design Considerations

It is the policy of the Council that local centres should:

- **Including community buildings, face the street in order to provide passive surveillance and enliven the streetscape;**
- **Contain a finer grain of development (i.e. urban village);**

- **Be connected and easily accessible to pedestrians and cyclists and all users;**
- **Have a public transport connection;**
- **Be designed to ensure a safe and lively streetscape;**
- **Have a central area for congregation (e.g. a small square separate from parking); the local centre can act as a meeting point for neighbours as local facilities and services will be grouped together;**
- **Be accessible to all adjoining neighbourhoods via direct walking and cycling routes. Barriers such as alleyways, walls/railings should be avoided;**
- **Incorporate buildings designed to be easily adaptable to change of use and**
- **Should contain community uses such as play facilities which should be designed and located for ease of use by the local schools or crèches and incorporate measures to protect neighbouring residential amenity.**

Land-Use Zoning

Zoning Objective 'CT': "To protect, improve and provide for the future development of the County town of Tallaght."	
Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements/Advertising Structures, Bed & Breakfast, Betting Office, Car park, Childcare Facilities, Community Centre, Cultural use, Dance hall/Discotheque, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hospital, Hotel/Motel, Industry-Light, Motor Sales Outlet, Nursing Home, Office-Based Industry, Offices less than 100m ² , Offices 100m ² -1,000m ² , Offices over 1,000m ² , Open Space, Petrol Station, Primary Health Care Centre, Public House, Public Services, Recreational Buildings-Commercial, Recreational Facility/Sports Club, Recycling Facilities, Residential, Residential Institution, Restaurant, Retail Warehouse, Retirement Home, Shop-Discount Food Store, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Veterinary Surgery.
Open for Consideration	Boarding Kennels, Cash & Carry/Wholesale Outlet, Home Based Economic Activities, Household Fuel Depot, Industry-General, Off-licence. Place of Worship, Science and Technology Based Enterprise, Service Garage, Traveller Accommodation, Warehousing.
Not Permitted	Abattoir, Aerodrome/Airfield, Agricultural buildings, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Refuse Landfill/Tip, Refuse Transfer Station, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard, Transport Depot.

Note: The above should be read in conjunction with the policies and objectives of the Tallaght Town Centre Local Area Plan 2006.

Zoning Objective 'TC': "To protect, provide for and/or improve town centre facilities."	
Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements/Advertising Structures, Bed & Breakfast, Betting Office, Car park, Cash & Carry/Wholesale Outlet, Childcare Facilities, Community Centre, Cultural use, Dance hall/Discotheque, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hospital, Hotel/Motel, Household Fuel Depot, Industry-Light, Motor Sales Outlet, Nursing Home, Office-Based Industry, Offices less than 100m ² , Offices 100m ² -1,000m ² , Offices over 1,000m ² , Open Space, Petrol Station, Primary Health Care Centre, Public House, Public Services, Recreational Buildings-Commercial, Recreational-Facility/Sports Club, Recycling Facility, Residential, Residential Institution, Restaurant, Retail Warehouse, Retirement Home, Service Garage, Shop-Discount Food Store, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Veterinary Surgery.
Open for Consideration	Boarding Kennels, Home Based Economic Activities, Industry-General, Off Licence, Place of Worship, Refuse Transfer Station, Science and Technology Based Enterprise, Transport Depot, Traveller Accommodation, Warehousing.
Not Permitted	Abattoir, Aerodrome/Airfield, Agricultural buildings, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Refuse Landfill/Tip, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard.

Zoning Objective 'DC': "To protect, provide for and/or improve district centre facilities."	
Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements & Advertising Structures, Bed & Breakfast, Betting Office, Carpark, Childcare Facilities, Community Centre, Cultural Use, Dance Hall/Discotheque, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hospital, Hotel/Motel, Household Fuel Depot, Industry Light, Motor Sales Outlet, Nursing Home, Office-Based Industry, Offices less than 100m ² , Offices 100m ² -1,000m ² , Open Space, Petrol Station, Primary Health Care Centre, Public House, Public Services, Recreational Buildings-Commercial, Recreational Facility/Sports Club, Recycling Facility, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Discount Food Store, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Veterinary Surgery.
Open for Consideration	Boarding Kennels, Cash & Carry/Wholesale Outlet, Home Based Economic Activities, Industry-General, Offices over 1,000m ² , Off Licence, Place of Worship, Refuse Transfer Station, Retail Warehouse, Science and Technology Based Enterprise, Transport Depot, Traveller Accommodation, Warehousing.
Not Permitted	Abattoir, Aerodrome/Airfield, Agricultural Buildings, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Refuse Landfill/Tip, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard.

Zoning Objective 'LC': "To protect, provide for and/or improve local centre facilities"	
Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements & Advertising Structures, Bed & Breakfast, Betting Office, Car park, Childcare Facilities, Community Centre, Cultural Use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Industry-Light, Nursing Home, Offices less than 100m ² , Open Space, Petrol Station, Primary Health Care Centre Public House, Public Services, Recreational Buildings-Commercial, Recreational Facility/Sports Club, Recycling Facility, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Discount Food Store, Shop-Local, Shop-Neighbourhood, Veterinary Surgery.
Open for Consideration	Boarding Kennels, Cash & Carry/Wholesale Outlet, Dance hall/Discotheque, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-General, Motor Sales Outlet, Office-Based Industry, Offices 100m ² -1,000m ² , Off Licence, Place of Worship, Refuse Transfer Station, Science and Technology Based Enterprise, Traveller Accommodation.
Not Permitted	Abattoir, Aerodrome/Airfield, Agricultural Buildings, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-Special, Offices greater than 1,000m ² , Refuse Landfill/Tip, Retail Warehouse, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Warehousing.



3.4 RETAILING

3.4.1 Aim

To maintain the vibrancy of, and where appropriate revitalise existing town and local centres, and embrace opportunities presented by enhanced transport improvements in South Dublin County.

3.4.2 Background

The Greater Dublin Area (GDA) has experienced significant change in the last six years. Current economic indicators show a slowing of growth in the economy impacting on retail sales.

Since 2001, the analysis of the *Retail Strategy for the Greater Dublin Area 2008-2016* demonstrates South Dublin County has suffered outflow of consumer expenditure. In addition, there is a more limited capacity for significant new development to be supported by growth in population and expenditure per capita. Also, there are a large number of planning permissions for retail development granted in the County, where construction and/or occupation have not yet taken place.

New retail policy guidance to which the Development Plan must have regard include the *Retail Planning Guidelines for Planning Authorities* (2005) and the *Retail Strategy for the Greater Dublin Area 2008-2016*.

The revised Guidelines for Planning Authorities states that the challenge for the Development Plan system is to establish the optimum location for new retail development, that is accessible to all sections of society and is of a scale that allows the continued prosperity of traditional town centres and existing retail centres.

The *Retail Planning Guidelines for Planning Authorities* (2005) identify a number of matters which should be included in Development Plans, these include:

- Confirmation of the retail hierarchy, the role of centres and the size of the main town centres;
- Definition in the Development Plan of the boundaries of the core shopping area of town centres;
- A broad assessment of the requirement for additional retail floorspace;

- Strategic guidance on the location and scale of retail development;
- Preparation of policies and action initiatives to encourage the improvement of town centres and
- Identification of criteria for the assessment of retail developments.

There is a limited quantitative case to be put forward for the provision of new centres outside of those planned in the Regional Planning Guidelines and current Development Plans and the allocation of additional district and local centres will therefore have to be put forward mainly on a qualitative basis. New district and local centres will be designed to meet the week to week shopping needs of new communities.

The updated *Retail Strategy for the Greater Dublin Area 2008-2016* policies are that:

- Adequate and suitable provision be made to meet the needs of the growing and changing population, both overall and locally, and provide for healthy competition and consumer choice;
- Retail developments should be provided in suitable locations that integrate within existing growth areas and underpin public transport investment and
- Avoid significant overprovision, which would place more marginal locations under severe pressure and undermine sustainability driven policies aimed at revitalising town centres.

In the metropolitan area the key policy objective is consolidation with a much enhanced multi-modal transport system. The retail strategy for South Dublin County is determined within the context of the *Retail Strategy for the Greater Dublin Area 2008-2016*.

Development Plan policies aim to:

- Consolidate the new centres at Adamstown and Clonburris in the northern sector of the County and Citywest in the south;
- Protect and enhance infrastructural investment such as public transport and high quality town centre facilities of the established retail uses in Tallaght Town Centre and Liffey Valley and

- Ensure a flexible response to market trends while retaining traditional services in the upgrading of existing local centres.

3.4.3 Retail Hierarchy

The *Retail Strategy for the Greater Dublin Area (2008-2016)* proposes a five-tier hierarchy of retail centres in the Greater Dublin Area based on the *Retail Planning Guidelines for Planning Authorities (2005)*. The Council accepts this as a general basis for future retail planning in the County.

A critical part of delivering the overall vision for the retail strategy is the recognition of the retail hierarchy as a core spatial policy around which future growth, rejuvenation and expansion in the retail sector needs to be focused in order to achieve the goal of vibrant and successful town centres. For the success of the strategy any proposed new retail provision in the County will be made in line with the retail hierarchy.

The Retail Hierarchy with reference to South Dublin County Council is set out below:

Table 3.4.1 Retail Centres Hierarchy

Level 2:	Major Town Centres & County Town Centres - Tallaght, Liffey Valley
Level 3:	Town and/or District Centres & Sub-County Town Centres - Adamstown, Crumlin (Ashleaf), Clonburris, Clondalkin, Fortunestown, Kilnamanagh, Lucan, Rathfarnham
Level 4:	Neighbourhood Centres, Local Centres - Small Towns and Villages
Level 5:	Corner Shops/Small Villages

Retailing is recognised as a key component of town centres. It is a major contribution to the vitality and viability of town centres and the guidelines recommend that they retain retailing as a core function. The *Retail Planning Guidelines for Planning Authorities* (2005) state that the preferred location for new retail development is within town centres (or district or major village centres). A sequential approach should be applied to selecting sites for new retail development. Only where it has been determined that there are no sites within a town centre or an edge of

centre location by virtue of size, availability, accessibility and feasibility, should an alternative out of centre site be considered.

The *Retail Strategy for the Greater Dublin Area 2008-2016* defines the categories and types of services expected within each level of the hierarchy:

3.4.3.i Major Town Centres

A full range of all types of retail services from newsagents to specialist shops and boutiques; large department stores, foodstores of all types, shopping centres and high level of mixed-uses including the arts and culture to create a vibrant, living place. Centres should be well connected and served by high quality public transport and should be serving population catchments in excess of 60,000 people.

Tallaght and Liffey Valley are the two designated Major Town Centres in South Dublin County. Tallaght is the centre that provides the highest level of retailing in the County along with a broad range of services and other functions in the context of a highly accessible centre with an established catchment population. The synergy of the range of established uses in the Tallaght Town Centre area generates a special status for Tallaght as the primary commercial centre in the County. It is desirable that this status be maintained and enhanced whenever practicable. Tallaght is therefore designated as the County Town of South Dublin County.

3.4.3.ii District centres

These centres will vary both in the scale of provision and size of catchment depending on proximity to a major town centre but a good range of comparison shopping is expected. Financial and other services should be located alongside other retail services creating an active and busy centre. They should have high quality access by public transport and also strong links through the built fabric via walking and cycling. Such centres would generally range in size from 10-25,000m² of retail space catering for a population of 10,000-40,000.

While Clondalkin is referred to as a Level 3 District Centre in the *Retail Strategy for the Greater Dublin Area 2008-2016*, this classification refers only to the retailing function of the centre. It is considered that in planning terms Clondalkin should be designated as a town centre to adequately reflect its role as a high quality, vibrant service centre, which plays a key role in the urban structure of the County.

The Local Area Plans for Liffey Valley and Tallaght Town Centre and the Strategic Development Zone Planning Schemes for Adamstown and Clonburris all include a detailed retail strategy. Further Level 2 and Level 3 retail developments are not proposed for this Development Plan period in South Dublin County.

3.4.3.iii Neighbourhood/Small Town/Village Centre

These centres usually provide for one supermarket or discount foodstore ranging in size from 1,000-1,500m² with a limited range of supporting shops and retail services, cafes and possible other services such as post offices or community facilities or health clinics grouped together to create a focus for the local population. It also includes a small supermarket on a scale directly related to the role and function of the settlement and its catchment and not exceeding 1500m² in gross floor area.

3.4.3.iv Local Shops/Small Villages

These shops meet the basic day to day needs of surrounding residents, whether as rural foci points, close to other community facilities such as the local primary schools, and post office or as a terrace of shops within a suburb. Local centres should provide for one or two small convenience stores, newsagents and potentially other tertiary services such as butcher/vegetable shops, public house, hairdressers and other similar basic retail services; with the retail element in total ranging approximately from 500-1,500m² of space.

3.4.3.v Older Centres

If existing centres are to be redeveloped then consideration will be given to them being anchored by a medium/large convenience supermarket/foodstore extension as part of a district or local centre improvement, this may provide appropriate opportunities for discount convenience retailers.

3.4.4 Boundaries of Core Shopping Areas

The boundaries of the Level 2 Major Centres in the context of the retail strategy are defined by the area of zoning objectives CT and TC on the land use zoning maps in the Development Plan.

3.4.5 Retail Floorspace Required for the County

The *Retail Strategy for the Greater Dublin Area 2008-2016* (RPS) presents a broad assessment of the future quantity of retail floor-space required in the Greater Dublin Area. The Council will have regard to the *Retail Strategy for the Greater Dublin Area 2008-2016* floorspace need range in order to facilitate the needs of the future population.

Expenditure patterns indicate that the retail centres in South Dublin County attract a significant inflow of comparison goods expenditure from the surrounding counties, mostly to Tallaght and to the Liffey Valley Shopping Centre. Outflow of comparison expenditure from the County is also high, most of which goes to Dublin City Centre. Measures taken by adjoining authorities to target and reduce the level of retail expenditure that leaks into South Dublin County, so as to reduce the demand for travel, can be responded to by similar measures to reduce the expenditure that leaks from South Dublin County.

It is considered that the retention of expenditure outflow is a sustainable objective insofar as it will reduce the demand for travel outside the County, which was identified by the RPS/GDA as significant.

Expenditure outflow is a particular issue where comparison goods' shopping is concerned, since the County experiences a substantial retail expenditure outflow for comparison expenditure. It is therefore an objective of the Council to recapture retail expenditure outflow from the County by way of facilitating both:

- Provision of higher quality retail infrastructure that will encourage a higher retail spend by residents in the County and
- Provision of the full range of retail expenditure opportunities required to meet the needs of the County's existing and future population, subject to the development of such retail facilities in accordance with the retail hierarchy set out in this Plan.

It is considered that Tallaght as the County Town, which is highly accessible via public transport and the prime retail location in the County is the most appropriate location to secure this objective.

The refurbishment or replacement of obsolete existing retail floorspace will contribute to the consolidation and maintenance of a thriving retail hierarchy in the County. It is therefore an objective of the Council to provide for, facilitate or encourage, the refurbishment or replacement of obsolete retail floorspace. Such floorspace would be exclusive of the indicative floorspace potential set out in the RPG/GDA strategy. The scale and location of such refurbishment or replacement will be subject to the policies and Development Management criteria set out in this Plan.

3.4.6 Scale and Location of Retail Development

In determining the allocation of the projected additional floorspace, and in accordance with the requirements of the *Retail Planning Guidelines for Planning Authorities (2005)* and the criteria influencing the *Retail Strategy for the Greater Dublin Area 2008-2016*, the following will be taken into account in determining the location and scale of additional retail floorspace:

- The availability of public transport to serve the retail centre;
- Current catchment population and areas of projected population growth;
- Current availability of retail floorspace in each part of the County, along with that which has outstanding planning permission but not developed;
- Potential impact on the vitality and viability of existing and permitted retail centres;
- Relevant provisions of Local Area Plans, Integrated Area Plans and Planning Schemes.

3.4.7 Retail Parks/Retail Warehouses

Retail parks have emerged as agglomerations of retail warehouses grouped around a common car park selling mainly bulky household goods. They do not fit easily into the formal retail hierarchy given their size requirements and the need for good car parking facilities and ease of servicing. The *Retail Planning Guidelines for Planning Authorities (2005)* advise that generally, planned retail parks do not have any material impact on town centres provided that the range of goods sold is limited to truly bulky household goods or goods generally sold in bulk. However, the sale of non-bulky durable goods has the potential to adversely impact on a nearby town centre.

The criteria of a retail warehouse development are set out in the definitions of the Development Plan and will be applied to the assessment of planning applications for such development. In addition, it is the policy of the Council to ensure that continuing and/or change of use in retail warehouse units in areas outside town centre zoning remain within the definition of 'retail warehouse'.

Retail business parks, providing for a cluster of retail warehouse units catering for bulky goods requiring car transport on the periphery on town centres, have become a common factor in the retail pattern. While retail warehouse outlets provide valuable comparison shopping, it is not proposed to provide for further retail park development during the period of this Development Plan.

In assessing applications for retail warehousing, it is considered appropriate that the proportion of public retail floorspace for small ancillary items in association with the bulky goods, (e.g. household linen or tableware in furniture retail warehouse, or electronic attachments and software in a computer retail warehouse), should be generally limited to 5-10% of the total public retail floorspace. In addition, customer services, such as cafes, to encourage long stay shopping experience should not be considered.

3.4.8 Strategy

The strategy of the Council for retailing in the County is as follows:

- **Ensure that there is sufficient retail floorspace in the County and that this floorspace is located in an efficient, equitable and sustainable manner, having regard to the *Retail Planning Guidelines for Planning Authorities (2005)* and to the *Retail Strategy for the Greater Dublin Area 2008-2016*.**
- **Ensure that the provision of additional retail floor-space relates to the hierarchy of retail centres adopted and is compatible with the scale, character and function of receiving centres.**
- **Ensure that proposed commercial developments, where appropriate, will incorporate retail, residential, employment and entertainment/cultural and civic uses, and provide adequate support facilities for shoppers and access for disabled people.**

- **Maintain and strengthen the retail character of key shopping areas of existing centres, while protecting and/or improving the amenities of surrounding areas.**
- **Facilitate the provision of retail warehousing, retail parks and discount stores in the County subject to appropriate protection of centres in the retail hierarchy.**
- **Maintain the dominant retailing and major centre functions of Tallaght Town Centre as the County Town.**
- **Maintain the position of Liffey Valley as a major centre and designate and facilitate the development of new district centres of an appropriate scale at Clonburris and Adamstown.**
- **Support high quality, well designed efficient, competitive and innovative retail in town centres as an overarching objective in local/town plans, mixed with leisure, tourism, culture, business and other sectors.**
- **Promote and enhance existing centres, by focusing development in such centres and encouraging a wide range of services in good environments which are accessible to all.**

3.4.9 POLICY

3.4.9.i Policy S1: Retail Planning Guidelines

It is the policy of the Council to have regard to the *Retail Planning Guidelines for Planning Authorities (2005)* in preparing plans and in the assessment of planning applications for retail developments.

3.4.9.ii Policy S2: Retail Hierarchy

It is the policy of the Council to generally adopt the categorisation of the hierarchy of retail centres contained in the *Retail Strategy for the Greater Dublin Area 2008-2016* and as set out in Table 3.4.1 above.

3.4.9.iii Policy S3: Scale and Location of Retail Development

It is the policy of the Council that the **provision of additional retail floorspace** should relate to the hierarchy contained in the *Retail Strategy for the Greater Dublin Area 2008-2016*, should be of a scale and character compatible with the function of the centres and should maintain the vitality and viability of existing, permitted or proposed centres while protecting and/or improving the amenities of surrounding areas.

All planning applications for major new retail development will be assessed in accordance with the criteria set out in the development management section below and criteria set out in the Transportation Section of 'A Connected Place'.

3.4.9.iv Policy S4: County Town - Tallaght Town Centre

It is the policy of the Council to support the County Town of Tallaght in line with the **policies and objectives of the Tallaght Town Centre Local Area Plan (2006)** with its highly accessible centre and an established and growing catchment population through the **intensification and expansion of the town centre area** and to facilitate the provision of the highest level and broadest range of retailing in the County, along with a broad range of services and other functions.

3.4.9.v Policy S5: Major Centres

It is the policy of the Council to ensure an adequate level of retail development at Level 2 in the retail hierarchy including the **continuing development of the Liffey Valley Centre at Quarryvale as the second major town centre**, in line with the policies and objectives of the *Liffey Valley Town Centre Local Area Plan (2008)*.

The Local Area Plan aims to promote a sustainable mix of retail, commercial, community and residential uses at appropriate locations within the town centre. Part of this will facilitate the continuation of a strong retailing sector in this centre to meet the needs of its catchment within South Dublin County and support the future vitality and viability of the centre.

3.4.9.vi Policy S6: District Centres

It is the policy of the Council to maintain and strengthen the existing Level 3 District Centres in the County and to deliver the new high quality district centres designated in the Strategic Development Zones (SDZs) at Adamstown and Clonburris.

This will ensure that these areas of new population growth are provided with the necessary retail services in highly accessible locations.

3.4.9.vii Policy S7: Local Centres

It is the policy of the Council to seek to maintain and strengthen the existing local centres within neighbourhoods and to designate and facilitate the development of new local centres where appropriate.

Local centres typically comprise a parade of convenience stores, the occasional lower order comparison outlet and a limited range of service outlets. Their primary purpose is to provide a range of convenient retail outlets and services for the local population. These centres provide an essential and sustainable amenity for residential areas and it is important that they should be maintained and strengthened where necessary.

Proposals to upgrade existing district or local centres may include a residential element, as a method to revitalise the area and provide for 24 hour surveillance, thus enhancing the security components or residential amenity in the vicinity after trading hours.

3.4.9.viii Policy S8: Local/Corner Shops

It is the policy of the Council to encourage the provision of local and/or corner shops in residential areas where there is an existing **deficiency of retail provision**.

Local/corner shops are normally provided as single units providing primarily convenience goods and, occasionally, a limited range of lower order comparison goods. They are generally located within a short walking distance of the local population. The assessment of planning applications for such developments will pay particular attention to the possible effects on adjoining property from the provision of such shops.

3.4.9.ix Policy S9: Non-retail Commercial Floorspace

It is the policy of the Council to control the **provision of non-retail uses at ground floor level** in the principal shopping areas in the Level 2 and Level 3 centres of the Retail Hierarchy. The purpose of this policy is to maintain and strengthen the retail character of key shopping areas of the County, which can be adversely affected by an excessive proliferation of non-retail uses.

3.4.9.x Policy S10: Access and Facilities in Shopping Centres

It is the policy of the Council to require adequate provision to be made in new shopping developments for:

- **Access and facilities for disabled people including parking spaces;**
- **Secure parking for cyclists and**
- **Support facilities for shoppers in general and for people with young children in particular, with regard to the provision of toilets and other facilities, including baby changing/feeding and crèche facilities.**

3.4.9.xi Policy S11: Access Improvement to Town Centres

It is the policy of the Council to improve access to town centres by facilitating opportunities for public transport, cycling and walking; while also ensuring that **sufficient car parking is available for necessary car borne shopping**.

3.4.9.xii Policy S12: Retail Parks/Retail Warehouses

It is the policy of the Council to facilitate the provision of retail warehousing and retail parks in the County. These will be assessed taking into account the need to protect the centres in the retail hierarchy as a priority **and the need to confine their use to the sale of bulky goods**.

3.4.9.xiii Policy S13 : Discount Food Stores

It is the policy of the Council that applications for any discount convenience store (exceeding 1500m² gross) in areas where the site is not located in a designated neighbourhood, district or town centre, should be accompanied by a statement **justifying need, demonstrating impact on town centres utilising the sequential test, and demonstrating that the development is of an appropriate scale.**

Discount food stores can effectively anchor smaller centres or local neighbourhood centres as well as complementing existing conventional convenience shopping in established Level 3 or 4 centres. Proposals for such developments will be considered in relation to the provisions of the Plan concerning the design, layout and impact of retail developments. For the purpose of zoning, a discount store should be assessed as a convenience shop and on the basis of the immediate area which it is proposed to serve, whether this is local or district.

Smaller discount stores of up to 1,500m² gross have a potential role in extending the choice of retailing particularly for certain sectors of the community. Their customer catchment and retail offer is different to the mainstream superstores and supermarkets and their trade draw is different. They provide a specialised form of predominantly convenience shopping. This will be relevant when assessing impact, although the effect on neighbourhood centres and other shops should also be considered.

Where a discount foodstore is proposed in or near an existing local/district centre, the use should not occur at the loss of non retail services such as a post office, pharmacy and hairdressers, through the amalgamation of units. These facilities need to be retained to service the local residents, particularly where accessibility is an issue for older residents. A recent trend towards locating discount foodstores, with limited lines of goods, in proximity to a supermarket is considered to promote the sustainability of a centre. However the scale and location should not detract from the viability of existing centres, which are not the subject of a specific local plan.

Applications for discount food stores must demonstrate that they will not have a significant negative impact on Level 3 District Centres and Level 4 Local Centres.

3.4.9.xiv Policy S14: Retail Parks and Zoning

It is Council policy that new Retail Parks will be encouraged to locate within Enterprise Priority Two locations in order to maintain Enterprise Priority One locations **for higher order office based development** and to allow for the retention of Enterprise Priority Three locations for lower order industrial land associated uses. Development or expansion of existing retail parks within Enterprise Priority One locations will be open for consideration.

Applications for new retail parks and retail warehouses must demonstrate that they will not have a significant negative impact on Level 3 District Centres and Level 4 Local Centres of the retail hierarchy.

3.4.9.xv Policy S15: Casual Trading/Temporary Markets

It is the policy of the Council to implement the provisions of the Casual Trading Act 1995 (as may be amended from time to time).

These markets stimulate local economic development through employment, encouraging consumers to support indigenous business and attracting business to retailers in the vicinity.

It is an objective of the Council that a local market with locally made produce continue to be facilitated in the South Dublin County area, that it be a high quality market, well managed and enhance the existing retail sector and that a special area be designated.

3.4.10 Restaurants, Takeaways, Nightclubs Licensed Premises and Betting Offices

In order to maintain an appropriate mix of uses and protect night-time amenities in a particular area, the Council will seek to prevent an excessive concentration of the above uses and to ensure that the intensity of any proposed use is in keeping with both the scale of the relevant building and the pattern of development in the area.

3.4.11 POLICY

3.4.11.i Policy S16: Restaurants, Takeaways, Nightclubs, Licensed Premises and Betting Offices

It is the policy of the County that the provision of restaurants, takeaways, nightclubs, licensed premises and betting offices will be strictly controlled, having regard to the following, where appropriate:

- The effect of noise, general disturbance, hours of operation, litter and fumes on the amenities of nearby residents or adjoining commercial activities;
- The need to safeguard the vitality and viability of shopping areas in the County and to maintain a suitable mix of retail uses;
- Traffic considerations;
- The number/frequency of such facilities in the area and
- Satisfactory arrangements with the Council in relation to litter control.

3.4.12 Off-Licence and Part Off-Licence

It is recognised that an over-concentration of late night venues, including off-licences, may have a detrimental effect on the amenities of residents where an area has a residential population. In all applications there will be a need to balance the needs of local residents with the need to create a mixed-use vibrant community. In order to maintain an appropriate mix of uses and protect night time amenities in a particular area, the Council will seek to prevent an excessive concentration of Off-Licences and Part Off-Licences and to ensure the intensity of any proposed use is in keeping with both the scale of the relevant building and the pattern of development in the area. The Council will monitor the number of planning permissions granted for off-licences.

In considering planning applications for off-licence premises or extensions to existing off-licence premises, the following policies shall be applied:

3.4.13 POLICY

3.4.13.i Policy S17: Context and Character of the Area

It is the policy of the Council in relation to applications for off-licences to consider the context and character of the street where the aim is to maintain and improve the vitality of the shopping experience by encouraging a range of convenience and/or comparison retail shops.

3.4.13.ii Policy S18: Ground Floor Uses

It is the policy of the Council in relation to applications for off-licences to consider **the range of uses at ground floor in an area** where the aim is to strengthen the retail character and ensure the proposal will not result in a proliferation of off-licences and part off-licences resulting in a predominance of similar non-shop frontages.

3.4.13.iii Policy S19: Size of Off-Licences

It is the policy of the Council in relation to applications for off-licences to consider **the size of the proposed off-licence in the context of the size of the premises in the area.**

In considering planning applications for a part off-licence in a shop, the following criteria should be applied:

3.4.13.iv Policy S20: Residential Amenity

It is the policy of the Council in relation to applications for part off-licences to consider **the amenities of properties in the vicinity in residential areas.**

3.4.13.v Policy S21: Display Area of Part Off-Licence

It is the policy of the Council in relation to applications for part off-licences to require **that the floor area used for the display of alcohol products is subsidiary to the main use of the shop and that area should be no more than 10% of the total floor area.**

3.4.13.vi Policy S22: Location of Display Area of Part Off-Licence

It is the policy of the Council in relation to applications for part off-licences to require that the location of the display area of alcohol products should be in an unobtrusive position, not near the entrance or windows of the shops and preferably to the rear of the premises.

3.4.13.vii Policy S23: Floor Area of Part Off-Licence detailed on Planning Application Drawings

It is the policy of the Council in relation to applications for part off-licences to require that the area for the display of alcohol products be detailed on the floor plans when Planning Permission is sought and the display of alcohol products should be limited to this area only.

3.4.13.viii Policy S24: Security of Display Areas in Part Off-Licences

It is the policy of the Council in relation to applications for part off-licences to require that the area for the display of alcohol products should be secure and monitored.

3.4.14 Petrol Stations

In considering planning applications for petrol stations, the following criteria should be applied:

3.4.15 POLICY

3.4.15.i Policy S25: Design and Amenity

It is the policy of the Council that a high quality of overall design will be required for all new petrol stations and refurbished existing stations to ensure an attractive development which integrates with and complements or enhances its surroundings.

In situations where the petrol station is likely to have a significant impact either on the built environment as in town and village centres and areas of historic or architectural importance, or in areas of high scenic quality, the use of standard corporate designs and signage for petrol stations may not be acceptable.

3.4.15.ii Policy S26: Petrol Stations in Residential Areas

It is the policy of the Council that petrol stations will not generally be permitted adjoining residential areas unless it can be clearly demonstrated that no significant damage to residential amenities will occur by reason of factors such as noise, visual obtrusion, safety considerations or fumes and smells.

Consideration may also be given to the limiting of the hours of operation of petrol stations in these circumstances.

3.4.15.iii Policy S27: Petrol Stations in Rural Areas

It is the policy of the Council that in rural areas petrol stations will not be permitted where they will have a detrimental impact on the surrounding views and prospects, scenery or general amenities.

3.4.15.iv Policy S28: Forecourt Lighting

It is the policy of the Council that forecourt lighting, including canopy lighting, should be limited to that which is necessary for the safe operation of a petrol station and should not interfere with the amenities of adjoining premises.

3.4.15.v Policy S29: Waste Collection

It is the policy of the Council that waste oil collection facilities should be provided at all new petrol stations and garages where ever possible.

3.4.15.vi Policy S30: Petrol Stations at Food Stores

It is the policy of the Council that limited petrol stations ancillary to large foodstores located in, or adjacent to town centres, may be permitted where there is acceptable road access and where it is considered there will be no negative impacts in terms of visual intrusion or the amenities of the adjoining area.

3.4.15.vii Policy S31: Workshops and Petrol Stations

It is the policy of the Council that a workshop for minor servicing (e.g. tyre changing, puncture repairs, oil changing) or petrol stations may only be permitted in circumstances where they would not adversely affect local amenities - particularly with regard to proximity to dwellings or adjoining residential areas and the Planning Authority will generally not permit either - unless it can be clearly demonstrated that no significant damage to residential amenities will occur by reason of factors such as noise, visual obtrusion, safety considerations or fumes and smells.

3.4.15.viii Policy S32: Ancillary Use at Petrol Stations

The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. In view of the possible conflict between pedestrians and vehicles, it is the policy of the Council that the sale of goods from a petrol station may only be permitted as an ancillary small-scale facility which would remain secondary to the use as a petrol filling station and where it would not adversely affect local amenities and established neighbourhood shops and district centres.

The assessment of planning applications for ancillary use at petrol stations will consider the following:

- The total area devoted to ancillary retail sales within a petrol station shall, in general, not exceed 100m² of net retail sales area and shall be in scale with the size of the filling station. The forecourt store should be designed so as to be accessible by foot and bicycle, with proper access for delivery vehicles;
- Should a larger retail facility be proposed with a wide range of goods, it will be treated as a shop and will be assessed as would an application for a retail shop in the same location, using the sequential approach and

- Retailing activities shall be confined to the shop floor area, except in the case of sales of domestic fuel, where some external storage shall be permitted. The external storage of gas cylinders, solid fuel, shall be limited in area and confined to strictly defined, specifically designed compounds adjoining the shop/forecourt, subject to adequate measures being taken for visual appearance, security, safety and the requirements of the Chief Fire Officer.

3.4.16 Urban Design Considerations: Retail

Retail development forms a significant part of the built environment and can enhance the streets within the County.

3.4.17 POLICY

3.4.17.i Policy S33: Shopping Centres

It is the policy of the Council that internalised mall type developments should be replaced by retail units that front onto the street, thereby creating an enlivened streetscape. The building form should give consideration to the use of arcades and other architectural elements to protect and shelter shoppers.

Shopping centres must conform to the highest urban design standards. The design must ensure that the proposed centre will be integrated with, and be complementary to, the streetscape or area where it will be located.

Elements to be addressed include:

- The scale, design and enclosure of pedestrian space;
- Creation of streetscapes, multiple linkages to existing streets and neighbourhoods to ensure accessibility and safe routes to and from the area;
- The approach to the shopping area by car, bicycle, on foot or by public transport to ensure safe and ease of pleasant access to the location;
- In the interests of both ease of access and civic design concerns, the centre should have frontage on to the street and should not be surrounded by car parking provision;

- Provision and design of street furniture, including public art, telephones, seats, litter bins;
- Provision, within the overall design of the centre, of public facilities, e.g. toilets, childcare areas, access and facilities for disabled people including toilets and parking spaces, advice centres, pedestrian routes to schools, health clinics. The centres, where appropriate, should also include offices, medical and related consultants;
- Activities and uses that promote activities both during the day and evening, e.g. stalls, cafes and public houses;
- Inclusion of residential uses, particularly apartments, as an integral part of the centre, in order to increase the evening activity and security of the centre;
- Overall design strategy which reflects variety (by the use of differing shop fronts, set backs, signs) within a unified design;
- Design and layout of buildings, including materials that discourage graffiti and other forms of vandalism. Service areas, should be out of sight of surrounding residential and pedestrian areas and
- Tree planting and landscaping must form part of the overall design of the shopping centre and should be in place prior to the opening of the first shop.

3.4.17.ii Policy S34: Retail Warehouse/Big Box Development

It is the policy of the Council that where 'Big Box' development is proposed it should be absorbed into the urban mixed-use centres and the following must be considered:

- **The scheme should avoid blank facades and careful treatment of the façade is required such as the wrapping of the structure with urban structures (wrapping with smaller, more lively uses such as cafes and smaller retail units, that have windows and entrances onto the street)**

3.4.17.iii Policy S35: Shop Front Design

It is the policy of the Council to promote high-quality shopfront design throughout the County in order that shopping areas are attractive to shoppers and investors and an overall image of quality is maintained. The Council favours the use of renewable and recyclable materials such as timber, glass and steel. Good shopfront design makes a valuable contribution to the environmental quality of urban areas.

The Council will manage the design of shopfronts in line with the following principles:

- Shopfronts should relate to the architectural characteristics of the building of which they form part. The building design, materials, colour and detailing have an important influence. Such features as existing arches, string courses, plaster detailing or existing fascias and brackets should be considered for retention in the new design. Quality, texture and colour of materials are important considerations in integrating new shopfronts with older buildings;
- If aluminium is used it should be anodised or treated in an appropriate colour. The painting of clay, brick or stone is generally not acceptable;
- In established shopping streets, new shopfront design must respect the scale and proportions of the streetscape by maintaining and enhancing the existing character of development along the street and respecting the appropriate plot width;
- Commercial interests may not necessarily be allowed to use standardised shopfront design, corporate colours or materials. Compatibility with individual buildings and with the street scene is considered more important than uniformity between the branches of one company;
- Roller shutters are not exempted development on, or in front of, the building line and their erection requires planning permission. Shutters should be provided in such a way that no part of the shutter or its casing extends beyond the face of the building. Where possible the shutter should be recessed to provide for a window display area. Open grille

shuttering should be used and in all cases shutters should be treated with a colour to match the colour of the main shopfront materials and provision should be made for roller shutters behind the line of the glazing and

- Alarm boxes should be sensitive in design and location on the building.

3.4.17.iv Policy S36: Signs on Shopfronts and Other Business Premises

It is the policy of the Council that the sign and nameplate on a shopfront should be an integral part of the elevational design, particularly in relation to the scale and character of the development to which it relates or is attached. The Council may require commercial interests (especially chain outlets) to restrain the use of corporate image advertising, which is considered to be too dominant or out of character and will encourage the use of the Irish language.

Planning applications for signs will be evaluated in relation to the surroundings and features of the buildings on which they are to be displayed. The Council will also have regard to the number and size of signs (both existing and proposed) and the potential for the creation of undesirable visual clutter and artificial light pollution.

3.4.17.v Policy S37: Illuminated Box Fascias and Box Signs

It is the policy of the Council that the use of internally illuminated box fascias and illuminated projecting box signs will be severely restricted, particularly when they are used indiscriminately in relation to the building to which they relate. All illuminated signs should be designed and operated so as to minimise artificial light pollution, particularly where such signs may cause nuisance to the occupants of residential accommodation in the vicinity. Where permitted, the daytime appearance of these signs is important and may require lettering or other features to be backlit.

3.4.17.vi Policy S38: Signs above Parapet

It is the policy of the Council that signs, which project above the level of a building parapet, or otherwise intrude on the skyline, will generally not be permitted.

3.4.17.vii Policy S39: Projecting Signs

It is the policy of the Council where a sign projects from a building facade, the permitted projections should depend on the merits of the proposed development having regard to the dimensions of the sign, its relationship to the building, the footpath width and the streetscape generally. Freestanding signs on petrol station forecourts should not extend above the height of the canopy.

3.4.18 Urban Design Considerations: Advertising

Advertising refers to signage that is visible from the public domain. It does not include displays located within a premises that may be visible through an opening, provided they are not attached to the opening itself. Signage is an essential component of any commercial or retail area and also contributes to promoting the formation of a legible urban environment. Left unchecked, signage can lead to visual clutter which can detract from the character of an area. Careful consideration also needs to be given to the materials used within the construction of a sign and any methods used to light it. Advertising should generally be communicated through the media and not by way of fixed structures, which tend to impact injuriously on amenity, landscapes and the built environment.

3.4.19 POLICY

3.4.19.i Policy S40: Non-Essential Advertising Structures

It is the policy of the County that in order to protect the amenities and attractiveness of the County, non-essential advertising structures will generally not be permitted in the following instances:

- Open countryside;
- On or near a structure of architectural or historical importance;

- In Architectural Conservation Areas (ACAs);
- In areas of high amenity;
- In areas zoned Liffey Valley;
- Within areas of scenic importance;
- In residential areas or
- Where they would confuse or distract users of any public road.

3.4.19.ii Policy S41: Design of Advertising Signs

It is the policy of the Council that advertising signs, where permitted, should be simple in design and sympathetic to the surroundings and features of the buildings on which they are displayed. The number of signs located on a property should be limited and no sign should be unduly obtrusive or out-of-scale with the building façade. Management will be exercised to prevent an impression of clutter in any location. The purpose of signs is to guide the public/customers and they should not intrude severely on visual amenity.

Particular attention will be paid to the design and location of new advertising in those areas where the Council intends to implement town and village improvement schemes. This is necessary to maximise the potential environmental benefits of such schemes.

Signs should be designed to:

- Contribute to the character of the streetscape and promote a more legible environment;
- Fully integrate with the architecture of the building and should not obscure any architectural features;
- Take a consistent approach to the form and layout of signs along each elevation;
- Be proportionate to the scale of the building to which they are attached and do not dominate its appearance;
- Avoid visual clutter. Signs for multiple units within a premises should be grouped together to form a single sign;

- Include non-intrusive lighting measures such as floodlights or back lighting rather than internal illumination and any flashing lights or moving parts and
- Essential signs attached to Protected Structures or buildings of historic value or within an Architectural Conservation Area should be constructed of materials that are in keeping with the character of the building.

3.4.19.iii Policy S42: Prismatic/Moving Vane Signs

It is the policy of the Council that prismatic/moving vane signs will not be permitted in any instance where they would represent **a traffic hazard by virtue of a distraction to road-users.**

3.4.19.iv Policy S43: Wall Panel/Poster Board Advertisements

It is the policy of the Council that wall panel/poster board advertisements may be permitted on commercial premises in **shopping areas. The size of the display panel should relate to pedestrian scale. Larger scale poster panels are generally inappropriate in locations proximate to pedestrians.**

Wall panels/poster boards should be designed considering the following:

- A wall panel/poster board should be sited having regard to the symmetry of the wall on which it is to be displayed. Panels should not be placed on buildings above ground floor level;
- In circumstances where they will provide temporary screening for derelict and vacant sites or sites where development is taking place, the actual poster board should not exceed 30% of the surface of the wall or screening on which it is mounted and
- Subject to availability of location, well-designed advertisement panels may be permitted on builders' hoardings for a specified period. The panels should not extend above the general line of the top of the hoarding and should be evenly spaced at uniform height and width.

3.4.19.v Policy S44: Free Standing Advertisement Displays

It is the policy of the Council that public information and advertising panels are permissible in situations such as the pedestrian precincts of shopping centres and other areas of commercial activity as they **can be effective when grouped in a unified composite that avoids an impression of clutter.**

3.4.19.vi Policy S45: Advertising on Public Information Panels

It is the policy of the Council that the amount of advertising permitted on public information panels will be restricted and should constitute not more than 50% of the total area.

3.4.19.vii Policy S46: Advertising Structures on Public Footpaths and Public Areas

It is the policy of the Council that the display of any advertising boards or other advertising devices will not be permitted on public footpaths or other public areas without a licence in the interest of amenity and public safety.

3.4.19.viii Policy S47: Sundry Advertising Devices

It is the policy of the Council that attachment of sundry advertising devices to the facade of any structure, e.g. multi-coloured lights, **spotlights, flags, bunting, banners, neon moving message signs, fly posting, barrage/balloon** will not normally be permitted.

3.4.19.ix Policy S48: Advertisements in Bus Shelters

It is the policy of the Council to manage the exact location of bus shelters and the number and scale of advertising panels permitted.

3.4.19.x Policy S49: Signs for Tourist Facilities

It is the policy of the Council to observe the "Criteria for the Provision of Tourist Attraction and Accommodation Signs" issued by the Minister for the Environment in September 1988 (or as may be amended from time to time) in relation to signs for tourist facilities.

3.4.19.xi Policy S50: Signage within Industrial and Employment Areas

It is the policy of the Council that business signage can be readily accommodated on front elevations of buildings within Industrial and Employment Areas which advertises the presence of the building but avoids the need **for free standing signs, flags and banners,** which are often required where buildings stand at the back of plots and can result in unsightly and distracting clutter.

3.4.19.xii Policy S51: Signage on New Buildings within Industrial and Employment Areas

It is the policy of the Council that on new buildings within Industrial and Employment Areas, a location for signage should be **identified and designed in from the outset.** Signage can be designed as part of front elevations where buildings face an area close to the street.

3.4.19.xiii Policy S52: Unauthorised Advertising Structures

It is the policy of the Council to restrict non-essential advertising structures, or any advertising structure which would impact **injurious on amenity, the built environment or road safety and to have unauthorised signs removed.**

The Council will take enforcement measures to secure the removal of unauthorised advertisements from private property and will remove unauthorised advertisements from public areas. Where appropriate the Council will use the powers available under S.209 of the *Planning and Development Acts 2000 - 2007* to repair, tidy or remove advertisement structures or advertisements, or the powers of the Litter Wardens to enforce the provisions of the Litter Act.

3.4.19.xiv Policy S53: Advertisement Structures above the 350m Contour

It is the policy of the Council that no advertisement or advertisement structure will normally be permitted in upland areas above the 350m contour.



THEME 4
A Protected Place



Section 1
Introduction

A PROTECTED PLACE

4.1. Introduction

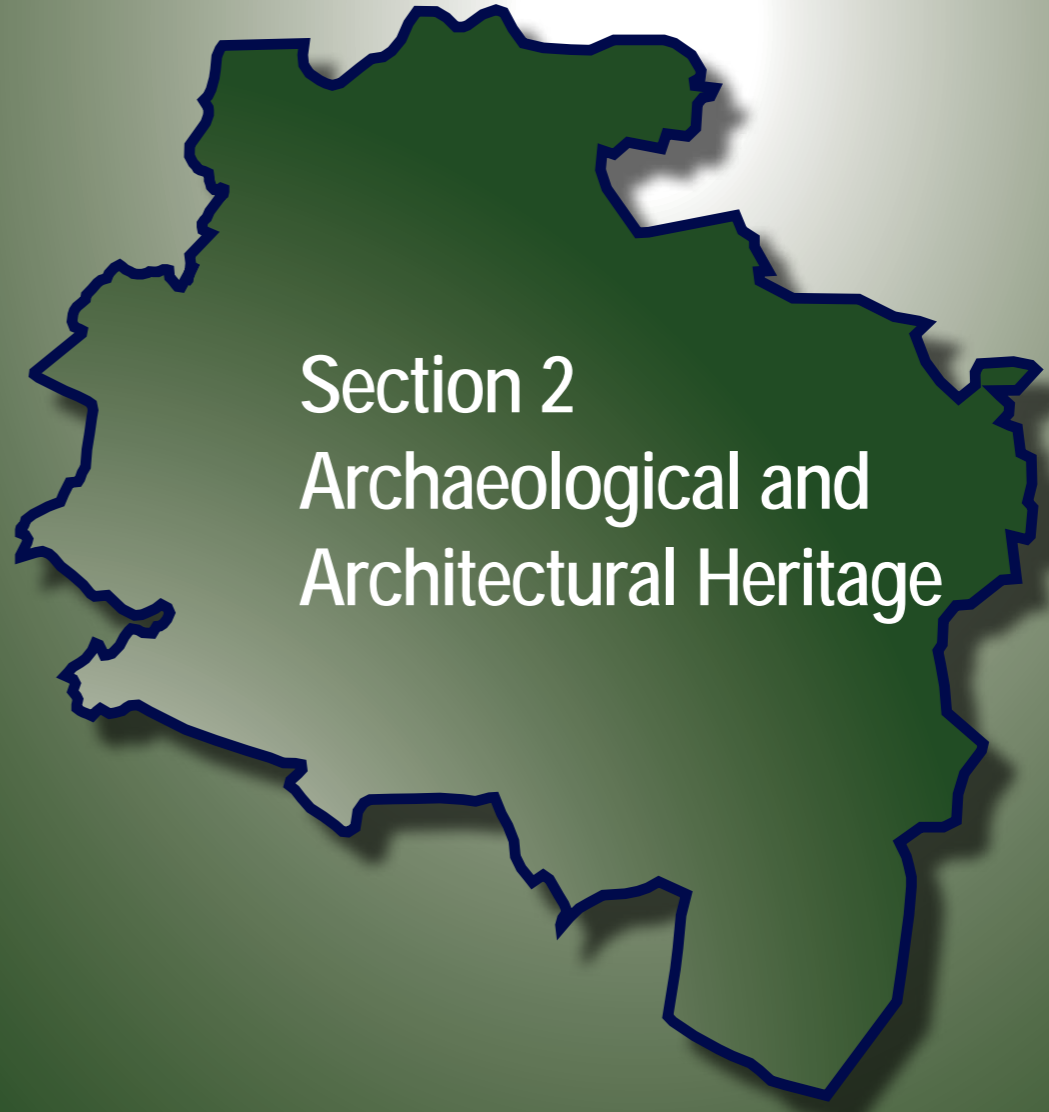
We have inherited a built, cultural and natural landscape in South Dublin County that is rich and diverse and one which we aim to protect and conserve for future generations.

South Dublin County has a wide variety and a large number of buildings, structures and places of cultural, historical and architectural value which contribute to its essential character. The architectural heritage of the County is a unique resource and over time structures and places have acquired special character, which once lost or damaged can never be replaced. This architectural heritage not only comprises buildings of national importance but also more modest works of social and cultural importance.

The County also contains areas of outstanding natural beauty and amenity, Green Belt Areas, proposed Natural Heritage Areas and two proposed Special Areas of Conservation. The Liffey and Dodder rivers and the Grand Canal are important waterways flowing through the County and a Special Amenity Area Order (SAAO) applies to part of the Liffey Valley Area.

Our natural heritage and biodiversity must be protected in order to maintain and enhance our natural systems such as wetlands, tree cover and peatlands. These vital resources protect communities from flooding, improve the quality of our air and water and help us deal with the impacts of climate change. Our very existence, our quality of life and our economy depend on this natural infrastructure.

The protected place is one where both built and natural heritage are constantly under threat from human influence and change, the conservation and enhancement of which is a major function of the Development Plan.



4.2 ARCHAEOLOGICAL AND ARCHITECTURAL HERITAGE

4.2.1 Aim

To protect and conserve buildings, areas, structures, sites and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

4.2.2 Background

The County contains a large number of buildings, structures and sites of architectural, historic and/or artistic importance, in addition to numerous archaeological sites. This significant archaeological and architectural heritage is a valuable resource adding to the historical and cultural character of the County. This section of the Development Plan contains policies which are intended to ensure the protection of this heritage. Village Design Statements can be utilised as a tool to guide development in smaller centres.

4.2.3 Archaeological Heritage

A large number of archaeological features that bear witness to earlier periods, including prehistoric times, remain both above and below ground in the County. The archaeological heritage of the County is protected by the National Monuments Acts, 1930-1994 and comprises:

- Recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places as established under S.12 of the *National Monuments (Amendment) Act, 1994*; Major sites of archaeological importance in South Dublin County in State Ownership or Guardianship;
- National Monuments which are the subject of preservation orders in South Dublin County;
- Zones of Archaeological Potential in historic towns and
- All previously unknown archaeology that becomes known (e.g. through ground disturbance or the discovery of sites underwater).

All such items are identified on the Development Plan maps and are listed in the Record of Monuments and Places at Schedule 1 in the Plan, to which reference should be made for the complete list of archaeological features which are currently known.

4.2.4 Architectural Heritage

South Dublin County has a wide variety and a large number of buildings, structures and places of historical and architectural value which contribute to its essential character. The architectural heritage of the County is a unique resource and over time structures and places have acquired special character, which once lost or damaged can never be replaced. This architectural heritage not only comprises buildings of national importance but also more modest works of social and cultural importance.

It is a mandatory requirement of the *Planning and Development Act 2000-2007* that a Development Plan shall include objectives for the protection of structures, or parts of structures, that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The Act requires that a Development Plan shall include a Record of Protected Structures (RPS). The Record of Protected Structures is set out in Schedule 2 of the Plan. The Council has been assisted in drawing up the RPS by the publication of the Architectural Heritage of South Dublin County compiled by the National Inventory of Architectural Heritage.

The *Planning and Development Act 2000-2007* also requires that objectives for the preservation of the character of Architectural Conservation Areas (ACAs) should be included in a Development Plan. ACAs are intended to protect groups of structures or townscapes that are of special interest, or that contribute to the appreciation of protected structures. ACAs are designated in this Development Plan.

The qualities of archaeological or architectural interest are not mutually exclusive and certain structures can have both qualities. Some of the items listed in the Record of Protected Structures (Schedule 2), are also defined as Recorded Monuments and are within the ambit of protection under the provisions of the *National Monuments (Amendment) Act 1994*.

In addition to the buildings of special interest included in the RPS, South Dublin County contains a wide variety of vernacular buildings. These buildings contribute in a

particular way to the distinctive character of local areas, which can be significantly diminished by their loss through demolition and replacement. The Council will seek to retain such buildings, where feasible.

4.2.5 Strategy

The strategy for the archaeological and architectural heritage of the County is as follows:

- Protect and conserve the archaeological heritage of the County.**
- Protect and conserve buildings, structures and sites of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.**
- Secure the preservation in-situ or by record of all sites and features of historical and archaeological interest.**
- Protect and conserve areas that have particular environmental qualities that derive from their overall layout, design and unity of character.**
- Protect and conserve historic milestones, street furniture, and other significant features wherever feasible.**
- Encourage the rehabilitation, renovation and re-use of existing older buildings where appropriate.**
- Continue to examine and reassess the architecture of the County with a particular focus on the protection of more modern structures of exceptional quality.**

4.2.6 Archaeological Heritage

A large number of archaeological features that bear witness to earlier periods, including prehistoric times, remain both above and below ground in the County.

4.2.7 POLICY

4.2.7.i Policy AA1: Archaeological Heritage

It is the policy of the Council to protect and conserve the archaeological heritage of the County.

Implementation of this policy will involve, inter alia :

- Designation of Areas of Archaeological Potential and
- Safeguarding the integrity and the setting of archaeological monuments and sites, protecting existing rights of way to such sites and seeking to establish public access where it does not exist at present.

The Council will monitor the passing of any legislation, or court decisions, which may provide opportunities to strengthen the processes of protecting rights of way, and/or provide opportunities to establish public access, and will be prepared to propose variations of the Development Plan during its term to incorporate improvements in access and availability of rights of way

4.2.7.ii Policy AA2: Historical and Archaeological Sites and Features

It is the policy of the Council to secure the preservation (i.e. preservation in-situ or, as a minimum, preservation by record) of all sites and features of historical and archaeological interest.

In securing such preservation the Council will have regard to the advice and recommendations of the Heritage and Planning Division of the Department of the Environment, Heritage and Local Government.

4.2.7.iii Policy AA3: Historical and Archaeological Preservation in Situ

It is the policy of the Council to favour the preservation in situ of archaeological remains or objects in their settings.

4.2.7.iv Policy AA4: Development in Vicinity of Recorded Monument or Zone of Archaeological Potential

It is the policy of the Council to ensure that development within the vicinity of a recorded monument or zone of archaeological potential does not seriously detract from the setting of the feature, and is sited and designed appropriately.

4.2.7.v Policy AA5: Historical Burial Grounds

It is the policy of the Council to protect historical burial grounds within South Dublin County and encourage their maintenance in accordance with conservation principles.

4.2.7.vi Policy AA6: Areas of Archaeological Potential

It is the policy of the Council to conserve and protect areas designated as Areas of Archaeological Potential.

Tallaght, Newcastle, Clondalkin, Lucan, Saggart and Rathcoole have been designated as Areas of Archaeological Potential. The designated areas are shown on the Development Plan Maps. Where it is appropriate, the Council, in conjunction with the Heritage and Planning Division of the Department of Environment Heritage and Local Government, will identify and designate as 'Archaeological Landscapes' areas that contain clusters of Recorded Monuments, or areas that contain very important sites. This will allow for the protection of the setting and environs of Recorded Monuments.

4.2.8 Conservation of Buildings, Structures and Sites

The County has a wealth of features of architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest. Such features are contained in the Record of Protected Structures and the Record of Monuments and Places.

A Protected Structure, unless otherwise stated, includes the interior of the structure, the land lying within the curtilage of the structure, any other structures lying within the curtilage and their interiors, all fixtures and features which form part of the interior or exterior of that structure. The protection also extends to any features specified as being in the attendant grounds.

The effect of Protected Structure status is to seek to retain the special character and features that make these structures significant. Therefore, any works that would have a material affect on the character of a Protected Structure require planning permission. Exempted development regulations do not apply to Protected Structures. This does not mean that development or alterations to a Protected Structure are precluded, but that in most circumstances planning

permission will be required to carry out these works. A declaration under S.57 of the *Planning and Development Act 2000-2007* can be sought from the Council to list the type of works that do not affect the character of a specific Protected Structure in its jurisdiction, and therefore do or do not require planning permission.

All planning applications relating to Protected Structures must contain the required accompanying documentation as set out in the *Architectural Heritage Protection, Guidelines for Planning Authorities (2004)* to enable to proper assessment of the proposed works.

The Council will seek to facilitate public access to National Monuments in State care and Council ownership.

4.2.9 POLICY

4.2.9.i Policy AA7: Conservation of Buildings, Structures and Sites

It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest. The Council will carefully consider and scrutinise proposals for development within the curtilage of a Protected Structure in order to assess the impact that development may have on the contribution that the curtilage makes to the character of a Protected Structure.

4.2.9.ii Policy AA8: Architectural Conservation Areas

It is the policy of the Council that areas that have particular environmental qualities that derive from their overall layout, design and unity of character be designated as Architectural Conservation Areas.

In the implementation of this policy it is the intention of the Council to designate as Architectural Conservation Areas (ACAs) places, areas, groups of structures or townscapes, that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, or that contribute to the appreciation of a protected structure.

The following five areas are designated as ACAs:

- Clondalkin Village;
- Lucan Village;
- Palmerstown Lower (Mill Complex);
- Rathfarnham Village including Willbrook and
- Tallaght Village.

The Council will examine the need to designate further areas as Architectural Conservation Areas (ACAs) during the period of the Plan. The Architectural Conservation Areas are shown on the Development Plan Maps.

Guidance leaflets have been prepared by the Council on the five Architectural Conservation Areas in the County and information sessions were held for residents of ACAs. These leaflets are available to all members of the public for reference.

In Architectural Conservation Areas the Council will have particular regard to the:

- Impact of proposed development on the immediate environs of the streetscape in terms of compatibility of character, design, colour and finishes, massing of built form and intensity of site use;
- Impact of proposed development on the existing amenities, character and heritage of these areas;
- Likely impact of the proposed use on the character of the site and its environs;
- Need to conserve the existing residential accommodation within the currently designated Architectural Conservation Areas of Lucan, Clondalkin, Tallaght, Rathfarnham and Lower Palmerstown.

It is an objective of the Council to progressively reduce the amount of free-standing signposts, mini-pillars boxes, overhead cables and other urban clutter which detract from the visual attractiveness of our traditional urban centre commencing with those areas designated as Architectural Conservation Areas.

It is an objective of the council that all proposals by the council, utility providers or other parties to install new signage, poles, mini-pillar boxes or other free standing installations in Architectural Conservation Areas be assessed and approved by the council's Conservation Officer prior to installation so as to ensure that the proposed installations do not detract from the visual attractiveness of the area.

Where it is proposed to demolish a structure within an ACA, the onus will be on the applicant to justify demolition and redevelopment as opposed to rehabilitation, renovation and re-use. Where full or part demolition is proposed the effect on the character of the area and adjacent properties will be considered by the Planning Authority.

4.2.9.iii Policy AA9: Features of Interest

It is the policy of the Council to protect and conserve historic milestones, street furniture, and other significant features wherever feasible.

Items of street furniture can be important elements in establishing the character and interest of Architectural Conservation Areas, and in the urban and rural areas of the County generally. Such items include lamp standards, cast-iron vent pipes, railings, street signs, freestanding or wall mounted post-boxes, troughs, water pumps, milestones, bench marks, paving, kerbstones, cobbles and setts, coal hole covers, statues, plaques and monuments. Other features of interest include old stone walls, gate piers, gates, stone bridges, archways and wrought iron features.

4.2.9.iv Policy AA10: Retention of Older Buildings

It is the policy of the Council to encourage the rehabilitation, renovation and re-use of existing older buildings where appropriate. The Council promotes proper conservation standards in all adaptive design work and promotes best conservation skills in all renovation work to Protected Structures which are re-utilised for housing, retail, commercial and other uses.

4.2.9.v Policy AA11: Development Proposals involving Protected Structures

It is the policy of the Council that in assessing proposals for developments affecting Protected Structures it is the intention of the Council to:

- **Encourage appropriate use and re-use of Protected Structures;**
- **Discourage demolition and unnecessary alteration of Protected Structures;**
- **Ensure that proposals to extend, alter or refurbish a Protected Structure are sympathetic to its essential character and in accordance with good conservation principles and practice and**
- **Ensure that all significant development proposals for Protected Structures or that would affect the setting of such structures are referred to the appropriate prescribed bodies, and the Council will have regard to the advice and recommendations received.**

This policy will be implemented through the Development Management process and is consistent with the achievement of sustainability. To facilitate retention of older buildings, the Council will give consideration to the relaxation of car parking and other Development Management requirements in appropriate circumstances.

Applications in relation to Protected Structures shall generally include an architectural heritage assessment report as part of the planning application documentation. The report shall include a comprehensive assessment of the likely effects of the proposed development on the special character of a Protected Structure and the area in which it is located.

4.2.9.vi Policy AA12: Signage Relating to Archaeological Heritage, Conservation and Historical Significance

It is the policy of the Council to provide appropriate signage in areas, sites, villages, buildings of Archaeological, Heritage, Conservation and Historical significance.



Section 3 Landscape, Natural Heritage and Amenities

4.3 LANDSCAPE, NATURAL HERITAGE AND AMENITIES

4.3.1 Aim

To create a well defined and linked green structure in rural and urban areas where biodiversity, heritage, amenities and landscape are afforded protection, management and enhancement. The green setting will be enhanced by encouraging elements of the rural landscape into urban areas through greenways, linear parks and wildlife corridors. The Council aims to strike a balance between improving the quality of life of residents while adapting to climate change, through the protection of the natural environment and facilitating access to amenities.

4.3.2 Background

The conservation and enhancement of the natural environment is a major function of the Development Plan. The County contains areas of great natural beauty and amenity, Green Belt Areas, proposed Natural Heritage Areas and two proposed Special Areas of Conservation in Glenasmole and the Wicklow Mountains. The Liffey and Dodder rivers and the Grand Canal are important waterways flowing through the County and a Special Amenity Area Order (SAAO) applies to part of the Liffey Valley Area.

4.3.3 Strategy

The strategy for landscape, natural heritage and amenity in the County is as follows:

- **Recognise that the landscape, natural heritage and amenities of South Dublin County have an important role to play in contributing to a high quality of life for residents and a positive experience for visitors.**
- **Protect the Natural Heritage and Biodiversity of the County in particular the proposed Special Areas of Conservation (SACs) and the proposed Natural Heritage Areas (pNHAs).**
- **Implement the Landscape Character Assessment and a Landscape Character Strategy that will preserve the quality of the rural landscape and open space in the County.**

- **Facilitate the creation of a Green Structure in accordance with the National Spatial Strategy.**
- **Promote a balance between the protection of areas zoned Liffey Valley or high amenity and the facilitation of recreational use.**
- **Support the objectives and actions of the South Dublin County Heritage Plan and prepare a Biodiversity Plan in accordance with the National Biodiversity Plan 2002.**
- **Develop a strategy for the creation of a Green Infrastructure for the County, promoting a balance between the protection of areas zoned Liffey Valley or high amenity, the facilitation of recreational use, and the provision of a network of sustainable wildlife corridors throughout the County.**

4.3.4 Landscape

Landscape is an important part of people's lives, giving individuals and communities a sense of identity and belonging and bestowing a sense of place on their surroundings. Landscape is also the context in which change takes place and the key to successful landscape policy is the ability to manage change in a way that is respectful of the natural environment and rural areas.

S.10 of the *Planning and Development Act 2000-2007* requires that a Development Plan shall include objectives relating to the preservation of the character of the landscape, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest.

The Development Plan divides the non-urban areas of the county into the following zones; Rural Amenity ('B'), Open Space ('F'), High Amenity ('G'), Green Belt ('GB') Dublin Mountain Area ('H') and Liffey Valley ('I'). Policies and objectives are identified for each of the zones, where the main objective is either to protect or preserve them.

The extensive rural areas of the County include the foothills of the Dublin Mountains, as well as the flat arable lands to the west of Clondalkin, Rathcoole and the Liffey Valley.

The mountains are a major amenity with great potential for both active and passive recreational use. In terms of Development Plan policy, the issues faced by rural areas relate primarily to balancing the need for local social and economic development with protecting the area against pressures for development, generated by the proximity of the City.

These include pressures for:

- Expansion of the suburbs;
- Construction of one-off housing and
- Extractive industry and landfill.

In order to address landscape issues in Ireland, "*Draft Guidelines for Landscape and Landscape Assessment*", (2000) were published, which provide a framework for Local Authorities to carry out a Landscape Character Assessment for their functional areas. The objective of an assessment is to characterise landscapes and to assess the sensitivity of various landscapes to development. South Dublin County Council has prepared a Landscape Character Areas Assessment, including landscape descriptions, a strategy and a map.

4.3.5 POLICY

4.3.5.i Policy LHA1: Preservation of Landscape Character

It is the policy of the Council to protect the character of the landscape in the County in accordance with the policies and objectives of the Development Plan and with the "*Draft Guidelines for Landscape and Landscape Assessment*", (2000) or any *finalised Guidelines which may be issued.*

It is an objective of the Council to further develop the Landscape Character Areas Assessment in accordance with the Draft Guidelines including deriving a series of objectives for each character area.

4.3.5.ii Policy LHA2: Views and Prospects

It is the policy of the Council to protect views and prospects of special amenity value or special interest.

The County contains many scenic areas and vantage points from which views of great natural beauty may be obtained over adjoining counties and the rural landscape in general. In addition to scenic views, the County also contains important "prospects" i.e. prominent landscapes or areas of special amenity value or special interest, which are visible from the surrounding area. Views and prospects for protection have been identified in the Plan, these are shown on the Development Plan Maps and prospects are listed in Table 4.3.1.

Table 4.3.1 Prospects for which it is an Objective to Protect

Viewing Points	Prospects
Blessington Road (in the vicinity of Tallaght)	Kilakee Mountain, Cruagh Mountain
Blessington Road (Killinarden area)	Sliabh na mBanog, Ballymorefinn Hill
Blessington Road (Killinarden area)	Knockannavea, Tallaght Hill
Belgard Road	Cruagh, Kilakee Mountain, Mountpelier, Piperstown Hill, Kippure, Seefingan, Corrig Mountain, Seahan
Ballinascorney Road	Ballymorefinn Hill, Sliabh na mBanog, Seahan
Ballinascorney Road (across Kiltipper)	Knockannavea
Eastern and Western sides of Glenasmole Valley	Glenasmole Valley, hillsides of Sliabh na mBanog, Corrig Mountain, Ballymorefinn Hill, Seahan to the west, Killakee Mountain to the east.
Naas Road (Brownsbarn area)	Saggart Hill, Verschoyle's Hill, Windmill Hill, Lyons Hill and Busty Hill.
Naas Road (in the vicinity of the Redcow Roundabout)	Kilakee Mountain, Cruagh
Naas Road	Athgoe, Verschoyle's and Tallaght Hill
Garter Lane (Saggart)	Knockannavea, Tallaght Hill
Rathcoole-Lucan Road (R120) (Between Newcastle and Naas Road, vicinity of Commons/Rathcreadan)	Athgoe Hill
Rathcoole-Lucan Road (R120) (in the vicinity of Milltown)	Verschoyle's Hill, Knockannavea, Sliabh na mBanog
Scholarstown Interchange	Knockannavea, Sliabh na mBanog, Piperstown and Mountpelier

4.3.6 Natural Heritage and Biodiversity

South Dublin County has a rich and varied natural heritage including rivers, streams, the Grand Canal, trees and woodlands, forestry, hedgerows, geological features, and a wide range of protected species of flora and fauna. The protection and conservation of this natural heritage, and biodiversity, is an important role of the Council. Some of this heritage is protected in designated sites such as the Special Amenity Area of the Liffey Valley, the County's two Special Areas of Conservation and the County's proposed Natural Heritage Areas.

S.10 of the *Planning and Development Act 2000-2007* requires that a Development Plan include objectives relating to the conservation and protection of the environment, including, in particular, the natural heritage and the conservation and protection of European sites and any other sites, which may be prescribed.

The Council will fulfil the requirements of the National Parks and *Wildlife Service Appropriate Assessment of Plans and*

Projects in Ireland - Guidance for Planning Authorities (December 2009) for projects and plans.

4.3.7 POLICY

4.3.7.i Policy LHA3: Lucan to Palmerstown Special Amenity Area Order

It is the policy of the Council to preserve and enhance the character and special features of the Lucan Bridge to Palmerstown Special Amenity Area, during the lifetime of the development plan and subject to available resources.

A Special Amenity Area Order for the Liffey Valley between Lucan Bridge and Palmerstown was confirmed by the Minister for the Environment in March 1990. The Council will continue to preserve and enhance the area as particularly set out in the schedules to the order.

4.3.7.ii Policy LHA4: Extension of the Liffey Valley Special Amenity Area Order

It is the policy of the Council to actively investigate the feasibility of extending the Liffey Valley Special Amenity Area Order to include lands from the Dublin City Council boundary to the boundary with County Kildare, during the lifetime of the development plan and subject to available resources.

4.3.7.iii Policy LHA5: Expansion of the Liffey Valley Special Amenity Area Order

It is the policy of the Council to pursue the expansion of the existing Special Amenity Area Order in the area as set out by the Minister for Environment, Heritage and Local Government, during the lifetime of the development plan and subject to available resources.

Development in the area covered by the Special Amenity Area Order shall be subject to the objectives set out in the Schedules to the Order.

In all areas adjoining the boundary of the Special Amenity Area, where development may be permitted, particular care shall be taken that any structures and uses permitted do not visually intrude on views from within the Special Amenity Area or otherwise prejudice the achievement of the objectives of the Special Amenity Area Order.

Where existing uses are established adjoining the Special Amenity Area, particular care shall be taken in the design of any alterations or extensions so that they do not detract from the visual amenity of the Special Amenity Area.

4.3.7.iv Policy LHA6: Preservation and Ownership of the Liffey Valley

It is the policy of the Council to secure the preservation of the Liffey Valley and its landscapes and to seek to have the lands brought into public ownership, during the lifetime of the development plan and subject to available resources.

4.3.7.v Policy LHA7: Liffey Valley Park

It is the policy of the Council to promote and develop a Liffey Valley Park in line with the policies and objectives of the OPW document *Towards a Liffey Valley Park* (2008), during the lifetime of the development plan and subject to available resources.

It is an objective of the County Development Plan that the Council will take the initiative in inviting Fingal, Dublin City and Kildare Councils' to work collaboratively and positively for the development of a Liffey Valley Park within the boundaries described by the Liffey Valley Park Alliance and as proposed in the OPW *Towards a Liffey Valley Park* report of 2008 and shall bring forward firm proposals for the elected members.

It is an objective of the Council to preserve all areas within the Liffey Valley from housing developments. The Council recognises and seeks to promote the Liffey Valley as having major tourist attraction potential.

4.3.7.vi Policy LHA8: Special Areas of Conservation and proposed Natural Heritage Areas

It is the policy of the Council to protect and preserve areas designated or proposed as Special Areas of Conservation (*E.U. Habitats Directive*) and proposed Natural Heritage Areas.

The County has a rich ecological, botanical and geological heritage and many such areas are considered worthy of conservation. This heritage can be easily damaged through pollution, land drainage, dumping, or recreational overuse.

Special Areas of Conservation (*E.U. Habitats Directive*) and Proposed Natural Heritage Areas are shown on the Development Plan Maps and listed in the tables below. It is the intention of the Council to protect and preserve these areas.

4.3.7.vii Policy LHA9: Impacts on Natura 2000 Sites

It is the policy of the Council that projects giving rise to significant direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements,

emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this Plan (either individually or in combination with other plans or projects), except as provided for in Article 6(4) of the Habitats Directive, viz. There must be:

(4.3.7.vii Policy LHA9 continued)

All subsequent plan-making and adoption of plans arising from this Plan and proposed amendments to the adopted plan will be screened for the need to undertake Stage 2 Appropriate Assessment under Article 6 of the Habitats Directive.

Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. Projects noted within the National Parks and Wildlife Service Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009) will be screened for the need to undertake Stage 2 Appropriate Assessment under Article 6 of the Habitats Directive.

- (a) No alternative solution available;
- (b) Imperative reasons of overriding public interest for the plan to proceed and
- (c) Adequate compensatory measures in place.

Table: 4.3.2 Special Areas of Conservation

SAC Site Code	Area	Interest Type
001209	Glenasmole Valley SAC	Ecological
002122	Wicklow Mountains SAC	Ecological

Area No.	Site Name and Code of National Parks and Wildlife Service	Interest Type
1	Liffey Valley (00128)	Ecological
2	Grand Canal (02104)	Ecological
3	Dodder Valley (00991)	Ecological
4	Lugmore Glen (01212)	Ecological
5	Slade of Saggart and Crooksling Glen (00211)	Ecological

4.3.7.viii Policy LHA10: Dublin Mountains Area above 350m Contour

It is the policy of the Council that within the part of the Dublin Mountains area, which is generally above the 350m contour, the management of development will seek to protect the open natural character of mountain heaths and mountain blanket bogs.

4.3.7.ix Policy LHA11: New Buildings in the Dublin Mountain Zone

It is the policy of the Council that in order to preserve the unique character of the Dublin Mountain Zone new buildings should be low-rise, generally single-storey structures. Sensitivity in the siting and design of new developments in general will be required in the High Amenity, Liffey Valley and Dublin Mountain Zones.

4.3.7.x Policy LHA12: Outdoor Recreational Potential of the Mountain Area

It is the policy of the Council that Development shall be managed with the objective of enhancing the sustainable outdoor recreational potential of the area while protecting and sustaining the environmental capacity of the upland landscape.

4.3.7.xi Policy LHA13: Development within Liffey Valley, High Amenity Areas or Mountain Areas

It is the policy of the Council that within Liffey Valley, High Amenity Areas or the Dublin Mountain Area, any new development not related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming will not be permitted.

4.3.7.xii Policy LHA14: Development below the 120m Contour in the Dublin Mountain Area

It is the policy of the Council to limit the development of residential, commercial or industrial clusters to areas below the 120m contour in the Dublin Mountain area, (except where 'A1' zones are shown in this Plan above the 120m contour and also where specific objectives so permit in this Plan), in the interest of pursuing the policy of sustainability in both high amenity and rural areas.

Development proposals that have the potential to adversely impact upon landscapes attributed with Liffey Valley, High Amenity Areas zoning objective, upon protected views or prospects, for land above the 120m contour, or for any land considered to have sensitive landscape character, shall be accompanied by an assessment of the potential visual impacts of the proposed development on the landscape-demonstrating that impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape.

4.3.7.xiii Policy LHA15: Heritage and Biodiversity Plan

It is the policy of the Council to support the objectives and actions of the South Dublin County Heritage Plan and to prepare a County Biodiversity Plan following public consultation and within the lifetime of the plan. This Plan will be set within the context of the National Biodiversity Plan, (2002).

In order to protect, strengthen and improve the biodiversity linkages within the County, as required by Article 10 of the Habitats Directive, the Council shall formulate a Green Network Plan or as part of the Biodiversity Plan indicating linkages between open space, sensitive habitats, river systems which shall incorporate walking routes and greenways. Any recommendations and outputs arising from the Green Network Plans for South Dublin County will be incorporated into the Development Plan.

4.3.7.xiv Policy LHA16: Forestry

It is the policy of the Council to facilitate the sustainable development of forestry in areas of the County where it will not have an adverse environmental impact, and where it will not detract from the recreational potential or the character of the Dublin Mountain Area or other High Amenity Zones or character or landscape of Liffey Valley Zone.

In addition to their economic function forests have a major role to play in facilitating recreational activities. In the mountain areas the Council will seek to ensure that new forestry development facilitates public access wherever possible. In addition, the Council is conscious of the potentially negative visual impact of extensive forestry development (particularly ridge line planting and clear-felling activity) and will seek to have such planting and felling conducted in a manner which takes into account best practice in forestry planting and felling in the context of landscape design and impact.

The Council will encourage the planting of broadleaf native species such as oak in both urban and rural areas in order to enhance biodiversity. The Council will also promote the development of urban forests on appropriate sites as circumstances permit.

Within areas designated as 'Sensitive To Forestry', the Council shall, in assessing any forestry proposal, have regard to the likely impact on:

- Views and prospects;
- Visual amenity of landscape;
- Existing residential amenity;
- Impact on existing flora and fauna;
- Impact on archaeological features;
- Drainage;
- Impact on water supply to reservoirs;
- Water pollution;
- Access and
- Recreational potential.

4.3.7.xv Policy LHA17: Trees and Woodlands

It is the policy of the Council that trees, groups of trees or woodlands, which form a significant feature in the landscape, or are important in setting the character of an area, will be preserved wherever possible.

In the implementation of this policy, the Council will consider making Tree Preservation Orders where it appears expedient in the interest of amenity. A number of orders have been made and these are detailed in the table below. In addition, certain trees, groups of trees and woodlands have been identified on the Development Plan Maps. It is intended that these trees be protected and maintained.

The Council will review the existing Tree Preservation Orders in the County and as part of that review will undertake an assessment of significant trees, groups of trees and woodlands in the county with a view to making further Tree Preservation Orders in circumstances where it is considered desirable, and where the subject trees meet the requirements set out in the TPO Guidelines issued by the DoEHLG, to enhance the protection of such trees within the lifetime of the plan (see Table 4.3.3).

4.3.7.xvi Policy LHA18: Hedgerows

It is the policy of the Council to protect hedgerows in the County from development which would impact adversely upon them and to enhance the County's hedgerows by increasing coverage, where possible, using locally native species.

Where appropriate, the Council will require a comprehensive tree and hedgerow survey on drawings of a suitable scale. Details of tree and hedgerow survey requirements and of measures necessary to protect trees and hedgerows are to be found in 'Guidelines for Open Space Development and Taking in Charge (2005)'; Layouts will be required to facilitate the retention of the maximum number of significant trees, which must be adequately protected before and during development works.

Security by means of a financial bond may be required to ensure the protection of existing trees on a development site.

Table 4.3.3 Tree Preservation Orders

Order	Location
Dublin County Council (St. Brigid's, Clondalkin) Tree Preservation Order 1973	St. Brigid's (now Newlands Garden Centre), New Road, Clondalkin
Dublin County Council Tree Preservation Order (Beaufort Downs, Rathfarnham) Order 1987	Beaufort Downs, Rathfarnham
Dublin County Council Tree Preservation (Quarryvale, brooklawn) (Liffey Valley No.1) Order 1990.	Townlands of Quarryvale and Brooklawn, Palmerstown

4.3.7.xvii Policy LHA19: Flora and Fauna

It is the policy of the Council to protect the natural resources of the County and conserve the existing wide range of flora and fauna in the County through the protection of wildlife habitats and wildlife corridors wherever possible.

4.3.7. xviii Policy LHA20: Green City Guidelines

It is the policy of the Council to require that all Planning applications for medium and high density development utilise the 'Green City Guidelines' (UCD Urban Institute Ireland 2008) to effectively retain and incorporate biodiversity into development proposals.

No primary ecological corridors or parts thereof which provide significant connectivity are to be lost without mitigation as a result of the implementation of the Plan. The conservation of existing flora and fauna is a central element in the preservation of the natural heritage of the County and important to the achievement of sustainability. In conjunction with other agencies, the Council will endeavour to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible including requiring a programme to monitor and restrict the spread of invasive species such as those located along the River Dodder. In addition, the Council will explore the potential for habitat protection, enhancement and recreation in urban areas.

The Council will seek to preserve habitat corridors from fragmentation by infrastructure development and where it is unavoidable will identify how alternative connections can be created to maintain these. The Council will help ensure that any E.U. protected species are not placed under further risk of reduction in population size.

In conjunction with the National Parks and Wildlife Service, the Council will require impact assessment of proposed development in Brittas and Aghfarrell on the feeding areas of protected Greylag Geese.

The Council will help ensure that any E.U and Nationally protected species are not placed under further risk of reduction in population size.

4.3.7.xix Policy LHA21: River and Stream Management

It is the policy of the Council to implement a strategy (prepared on a regional basis) for the management of rivers and streams throughout the County.

The purpose of the strategy is to implement an integrated programme for the management of rivers and streams, dealing with the creation of riparian zones, issues such as nature conservation, flood control, pollution control, general recreation, walking and angling. It will facilitate monitoring of changes in water quality and aquatic habitats, and assist in the preparation of landscape improvement schemes for existing rivers and streams. The strategy will be prepared in consultation with local community and environmental groups, angling organisations and fisheries authorities and should have regard to the "E.U. Water Framework Directive", (2000) and the "EU Floods Directive", (2007).

It is an objective of the Council to co-operate with Dublin City Council and Dun Laoghaire Rathdown County Council in the preparation of an Environmental Management Plan for the River Dodder and its environs.

With respect to river and stream management it is an objective of the Council that existing County flood plain management policy seeks to limit development in identified floodplains and to preserve riparian corridors. Development proposals in river corridors will only be considered providing they:

- Dedicate a minimum of 10m each side of the waters edge for amenity, biodiversity and walkway purposes where practical. This may be increased depending on the size of the watercourse and any particular circumstances;
- Do not have a negative effect on the distinctive character and appearance of the waterway corridor;
- Preserve the biodiversity of the site;
- Do not involve land filling, diverting, culverting or re alignment of river or stream corridors.

4.3.7.xx Policy LHA22: Watercourses

It is the policy of the Council to protect, maintain, improve and enhance the natural and organic character of the watercourses in the County and to promote access, walkways and other recreational uses of their associated public open space, subject to a defined strategy of nature conservation and flood protection.

The Council will pursue the establishment of a working group in association with adjoining Local Authorities, the Department of Environment, Heritage and Local Government, the Office of Public Works and Fisheries Authorities to oversee the preparation of a guide on Irish river rehabilitation and a public education programme.

The Council will also aim to evaluate all watercourses in the County for rehabilitation potential, particularly in conjunction with sustainable drainage measures in consultation with the Fisheries Authorities.

4.3.7.xxi Policy LHA23: Protection of the Grand Canal

It is the policy of the Council to protect and enhance the visual, recreational, environmental (flora/fauna/biodiversity) and amenity value of the Grand Canal (pNHA), its towpaths, adjacent wetlands, and associated habitats and to facilitate the provision of a cycle-way on one side in association with Waterways Ireland. All development proposals adjoining the Grand Canal should be accompanied by a Biodiversity Action Plan, including mitigation measures, where appropriate.

4.3.7.xxii Policy LHA24: Geological Features

It is the policy of the Council to identify and seek to preserve important features of geological and geomorphological interest within the County.

Table 4.3.4 Sites of Geological Interest

Site Location	Principal Characteristics	Classification	Summary
Newcastle	Fill-in channel and cave sediments	Potential Natural Heritage Area (NHA)/Definite County Geological Site (CGS)	Of Regional Importance, but potentially of greater status.
Kilcarbery Golf Course Grange Castle	Hydro-chemical interest	Potential NHA	
Belgard	Working Quarry in Lower Carboniferous Limestone	Potential NHA	
Clondalkin Quarries	Lower Carboniferous Limestone with granite pebbles in turbiditic features	Potential NHA	
M50/N4 interchange road sections	Lower Carboniferous	Potential NHA	Intersection cuttings
Liffey Valley Centre road sections	Lower Carboniferous	Potential NHA	Road to north of Liffey Valley Shopping Centre. Intersection cuttings.
Friarstown/Ballinascorney Quarry	Dolerite dyke swarm	Definite CGS	Intense intrusions shown Intense dyke swarming.

4.3.8 Amenities

The preservation and enhancement of the amenities and recreational amenities is an integral part of the development of the County. The Council recognises the important role that areas of amenity and green linkages play in creating quality and healthy environments for all and will seek to promote a balance between the protection of environmental assets and the facilitation of recreational use.

Dublin Mountain Area" and 'I' - "To protect and enhance the outstanding character and amenity of the Liffey Valley and to preserve its strategic importance as a green break between urban settlement areas". These areas play a crucial role in recreation and amenity terms, in addition to serving as valuable wildlife habitats.

It is an objective of the Council to facilitate the implementation of the "Dublin Mountains Strategic Plan for Development of Outdoor Recreation", (2008).

4.3.9 POLICY

4.3.9.i Policy LHA25: Dublin Mountain Zone-Character

It is the policy of the Council to conserve the character of the Dublin Mountain and High Amenity Zones in conjunction with the Dublin Mountains Partnership.

In the implementation of this policy it is the intention of the Council to designate and conserve areas of outstanding natural beauty and/or recreational value. Such areas include the Dublin Mountains and the Liffey and Dodder Valleys, and are covered by the zoning objectives 'G' - "To protect and improve High Amenity Areas" 'H' - "To protect and enhance the outstanding natural character of the

4.3.9.ii Policy LHA26: Areas of Special Amenity

It is the policy of the Council to examine areas within the Dublin Mountains including the Bohernabreena Reservoirs and High Amenity Area and Liffey Valley Zones with a view to making Special Amenity Area Orders for all or part of them.

The Council will investigate the feasibility of adopting a joint management structure with Dublin City Council for the Bohernabreena Reservoirs, and will report back within two years of the adoption of the Development Plan and that the Draft County Development Plan be amended accordingly.

4.3.9.iii Policy LHA27: Preservation of Major Natural Amenities

It is the policy of the Council to preserve the major natural amenities of the County (i.e. Dublin Mountains and River Valleys) and to provide parks and open spaces in association with them, along with facilitating walking and cycling routes linking the mountains, river valleys and major parks.

- **Development and extension of the Dodder Valley Linear Park** by securing public access along the river bank from Oldbawn to Bohernabreena and development of lands at Tymon South in the Dodder Valley for active and passive recreation;

4.3.9.iv Policy LHA28: National Park

It is the policy of the Council to assist and cooperate in the protection of the Wicklow Mountains National Park that adjoins the County at Glendoo and Kippure and extends into the County at Glendoo and to promote the extension of the Park to areas adjoining the County.

- **Take appropriate measures to ensure to protect and preserve the biodiversity value and significant landscape character of lands within the Dodder Valley;**

4.3.9.v Policy LHA29: Dodder Valley Linear Park

It is the policy of the Council to provide for the continued development of the Dodder Valley Linear Park, including:

- **Provide for the regeneration of the natural habitat on the Dodder riverbank behind Spawell House and investigate the provision of a natural or minimal intervention access to this area and**
- **Provide an Ecoduct/Green Bridges at important locations to repair habitat fragmentation and to enhance the natural and human environment.**

4.3.9.vi Policy LHA30: Slade Valley Amenity

It is the policy of the Council to conserve the attractive rural environment of the Slade Valley area and to:

- **Continued development of a walkway along the River Dodder and extension of the network of pedestrian footpaths;**
- **Development of a heritage park located at Firhouse Weir, incorporating the historic weir, sluices, city watercourse and surrounding lands;**
- **Restoration of the Old City Watercourse from Firhouse Weir and along its length within the Dodder Valley Park, returning to the River Dodder in the vicinity of the new bridge over the river near Spawell;**
- **Enhancement of the waterfall and bridge at Oldbawn;**
- **Development and expansion of the Dodder Valley Linear Park in association with the development of the adjoining convent lands;**

- **Recognise the Slade Valley as a place of special interest with an emphasis on its potential for tourism through the promotion of appropriate activities such as fishing, walking, pony trekking, art, nature studies and other suitable activities.**

- **Facilitate the development of a Heritage Trail through Slade Valley from Saggart Village using existing rights of way and in consultation with relevant landowners.**

4.3.9.vii Policy LHA31: Green Structure

It is the policy of the Council to facilitate, where possible, the development of a Green Structure where heritage and landscape are afforded protection, management and enhancement and where there will be adequate opportunity for passive and active recreation.

Green infrastructure is a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands and allotments and private gardens.

of way in the interest of amenity as opportunities or needs arise whilst also allowing for the extinguishment of certain urban public rights of way as provided for in Roads Legislation.

4.3.9.viii Policy LHA32: Green Belts

It is the policy of the Council to retain the individual physical character of towns and development areas by the designation of green belt areas, where appropriate.

It is an objective of the Council to secure retention of established public rights of way. Among the most important of these are the Grand Canal Way. (Waymarked Walk), a short section of the Wicklow Way (Waymarked Walk), and public rights of way in the Dublin Mountains.

It is an objective of the Council to examine existing rights of way, paths, access points to rivers, lakes, mountains and other amenity areas to determine where existing public rights of way exist, and where public rights of way should be created, either by agreement or by compulsion, in the interests of ensuring access to amenities for recreation and amenity purposes, by the provision of walking routes.

It is an objective of the Council to compile a list and map of public rights of way and that a charter of pedestrian rights be adopted in conjunction with this.

The function of this policy is to protect the special amenity value of countryside which provides a visual break between urban areas. Green belt areas have been designated for protection under zoning objective 'GB' - "To preserve a Green Belt between Development Areas". New development will be strictly controlled in this zone as set out in the zoning objective at the end of this section.

4.3.9.ix Policy LHA33: Tree Planting and Landscape Enhancement

It is the policy of the Council to improve areas of poor environmental quality with significant tree planting and to improve and enhance the visual appearance of small neglected areas with good quality landscaping.

4.3.9.xii Policy LHA36: Trails, Hiking and Walking Routes

It is the policy of the Council to promote the development of regional and local networks of hiking and walking routes and waymarked trails.

Implementation of this policy could involve the development of special interest features such as cultural walks, and long distance hiking trails, with appropriate signage, taking advantage of the Dublin Mountains (e.g. the walk from Saggart to the Dublin Mountains, The Dublin Way). The Council will co-operate with stakeholders and other relevant agencies, both public and private as appropriate.

4.3.9.x Policy LHA34: Access to Forest and Woodland Areas

It is the policy of the Council to seek the co-operation of Coillte and other agencies and landowners where appropriate, in the establishment of access ways, bridle paths, nature trails and other recreational facilities within forest and woodland areas, as part of a connected network of walking and cycling routes within the County.

The Council has commenced the development of an interconnected walking and cycling route that links parks, open spaces and on road routes to connect work, school and leisure areas. It is an objective of the Council that this route will connect to the Dublin Mountains Area.

4.3.9.xi Policy LHA35: Public Rights of Way

It is the policy of the Council to preserve and/or extend and enhance existing public rights of way and to create new rights

It is an objective of the Council to facilitate the on-going development of the "Dublin Mountains Way" as a long-distance waymarked walking route through the county, in conjunction with organisations such as Dublin Mountains Partnership, Mountaineering Ireland and Cospoir.

It is an objective of the council to work in partnership with adjoining Local Authorities to develop linkages with walking and cycle paths.

Where possible, the Council objective will be to preserve the open character of commonage and other hill land and to secure access thereto.

4.3.9.xiii Policy LHA37: Amenity/Viewing lay-bys

It is the policy of the Council to secure or improve amenity/viewing lay-bys in areas of recreational amenity, at the commencement of rights of way and walking routes and where there are views and prospects of special interest.

Land-Use Zoning

Zoning Objective 'G' "TO PROTECT AND IMPROVE HIGH AMENITY AREAS	
Use Classes Related to Zoning Objective	
Permitted in Principle	Open Space, Traveller Accommodation.
Open for Consideration	Aerodrome/Airfield, Agricultural Buildings, Bed & Breakfast ^a , Boarding Kennels, Car Park, Caravan Park-Holiday, Cemetery, Childcare Facilities, Community Centre, Concrete/Asphalt Plant in or adjacent to a Quarry, Cultural Use, Doctor/Dentist ^a , Education, Garden Centre, Guest House ^a , Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Extractive, Nursing Home ^a , Place of Worship, Public Services, Recreational Facility/Sports Club, Recycling Facility, Refuse Landfill/Tip, Residential ^c , Residential Institution ^a , Restaurant, Rural Industry-Cottage, Rural Industry-Food, Veterinary Surgery ^a .
Not Permitted	Abattoir, Advertisements and Advertising Structures, Betting Office, Caravan Park-Residential, Cash & Carry/Wholesale Outlet, Dance Hall/Discotheque, Enterprise Centre, Funeral Home, Health Centre, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Industry-light, Industry-Special, Motor Sales Outlet, Office-Based Industry, Offices less than 100m ² , Offices 100m ² -1,000m ² , Offices over 1,000m ² , Petrol Station, Primary Health Care Centre, Off Licence, Public House, Recreational Buildings-Commercial, Refuse Transfer Station, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Discount Food Store, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Transport Depot, Warehousing.

a In existing premises.

c In accordance with Council Policy for Development in Rural Areas.

Zoning Objective 'GB' "TO PRESERVE A GREEN BELT BETWEEN DEVELOPMENT AREAS "	
Use Classes Related to Zoning Objective	
Permitted in Principle	Aerodrome/Airfield, Open Space, Place of Worship, Traveller Accommodation.
Open for Consideration	Agricultural Buildings, Bed & Breakfast ^a , Boarding Kennels, Car Park, Caravan Park-Holiday, Childcare Facilities, Concrete/Asphalt Plant in or adjacent to a Quarry, Cultural Use ^a , Doctor/Dentist ^a , Education, Guest House ^a , Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Extractive, Nursing Home ^a , Public Services, Recreational Facility/Sports Club, Refuse Landfill/Tip, Residential, Residential Institution ^a , Restaurant ^a , Rural Industry-Cottage, Rural Industry-Food, Veterinary Surgery ^a .
Not Permitted	Abattoir, Advertisements and Advertising Structures, Betting Office, Caravan Park- Residential, Cash & Carry/Wholesale Outlet, Cemetery ^e , Community Centre, Dance Hall/Discotheque, Enterprise Centre, Funeral Home, Garden Centre, Health Centre, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Industry-Light, Industry-Special, Motor Sales Outlet, Office-Based Industry, Offices less than 100m ² , Offices 100m ² -1,000m ² , Offices over 1,000m ² , Off Licence, Petrol Station, Primary Health Care Centre, Public House, Recreational Buildings-Commercial, Refuse Transfer Station, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Discount Food Store, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Transport Depot, Warehousing.

a In existing premises.

e A 'lawn' cemetery is permitted in principle in 'GB' Zone.

Zoning Objective 'H' "TO PROTECT AND ENHANCE THE OUTSTANDING NATURAL CHARACTER OF THE DUBLIN MOUNTAIN AREA"	
Use Classes Related to Zoning Objective	
Permitted in Principle	Open Space.
Open for Consideration	Aerodrome/Airfield ^d , Agricultural buildings, Bed & Breakfast ^{a, d} , Boarding Kennels ^d , Car park ^d , Caravan Park-Holiday ^d , Cemetery ^d , Childcare Facilities ^a , Community Centre ^d , Concrete/Asphalt Plant in or adjacent to a Quarry ^d , Cultural Use, Doctor/Dentist ^{a, d} , Education, Garden Centre ^d , Guest House ^{a, d} , Health Centre ^a , Home Based Economic Activities ^{a, d} , Hospital ^{a, d} , Hotel/Motel ^{a, d} , Industry-Extractive ^d , Nursing Home ^{a, d} , Place of Worship ^d , Public Services, Recreational Facility/Sports Club ^d , Refuse Landfill/Tip ^d , Residential ^{c, d} , Residential Institution ^{a, d} , Restaurant ^{a, d} , Rural Industry-Cottage ^d , Rural Industry-Food ^{a, d} , Shop-Local ^{a, d} , Traveller Accommodation ^d , Veterinary Surgery ^{a, d} .
Not Permitted	Abattoir, Advertisements and Advertising Structures, Betting Office, Caravan Park- Residential, Cash & Carry/Wholesale Outlet, Childcare Facilities, Dance Hall/Discotheque, Enterprise Centre, Funeral Home, Health Centre, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Industry-Light, Industry-Special, Motor Sales Outlet, Office-Based Industry, Offices less than 100m ² , Offices 100m ² -1,000m ² , Offices over 1,000m ² , Off Licence, Petrol Station, Primary Health Care Centre, Public House, Recreational Buildings-Commercial, Recycling Facility, Refuse Transfer Station, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Discount Food Store, Shop-Major Sales Outlet, Shop-Neighbourhood, Transport Depot, Warehousing.

a In existing premises

c In accordance with Council Policy for Development in Rural Areas.

d Not permitted above 350m contour

Zoning Objective 'I' "TO PROTECT AND ENHANCE THE OUTSTANDING CHARACTER AND AMENITY OF THE LIFFEY VALLEY AND TO PRESERVE ITS STRATEGIC IMPORTANCE AS A GREEN BREAK BETWEEN URBAN SETTLEMENT AREAS"	
Use Classes Related to Zoning Objective	
Permitted in Principle	Open Space
Open for Consideration	Agricultural Buildings, Bed & Breakfast ^a , Boarding Kennels, Car Park ^h , Cemetery, Childcare Facilities ^a , Community Centre ^a , Cultural Use, Doctor/Dentist ^a , Education, Guest House ^a , Home Based Economic Activities ^a , Hotel/Motel ^a , Place of Worship, Public House ^a , Public Services, Residential ^a , Restaurant ^a , Rural Industry-Cottage ^a , Rural Industry-Food ^a , Shop-Local ^a , Traveller Accommodation.
Not Permitted	Aerodrome/Airfield, Abattoir, Advertisements and Advertising Structures, Betting Office, Caravan Park-Residential, Caravan Park-Holiday, Cash & Carry/Wholesale Outlet, Concrete/Asphalt Plant in or adjacent to a quarry, Dance Hall/Discotheque, Enterprise Centre, Funeral Home, Garden Centre, Health Centre, Heavy Vehicle Park, Hospital, Household Fuel Depot, Industry-Extractive, Industry-General, Industry-light, Industry-Special, Motor Sales Outlet, Nursing Home, Office-Based Industry, Offices less than 100m ² , Offices 100m ² -1,000m ² , Offices over 1,000m ² , Petrol Station, Primary Health Care Centre, Off-Licence, Recreational Buildings-Commercial, Recreational Facility/Sports Club, Recycling Facility, Refuse Landfill/Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Discount Food Store, Shop-Major Sales Outlet, Shop-Neighbourhood, Transport Depot, Veterinary Surgery, Warehousing.

a In existing premises,

h For small-scale amenity or recreational purposes only

South Dublin County Council

DEVELOPMENT



2010-2016



LOCAL ZONING
OBJECTIVES

LOCAL ZONING OBJECTIVES

Local Zoning Objectives relate to particular sites/ areas located within a broad zoning category where notwithstanding the overall zoning of the area the Council is seeking to achieve a specific objective.

It is an objective of the Council to:

1. Cooldrinagh – Redevelopment of Former Co-Op Site

Facilitate the redevelopment of the portion of lands occupied by the former Tara Co-Op buildings with a replacement development of a scale, design and layout appropriate to its prominent location in a Green Belt Zone and in proximity to the Liffey Valley High Amenity Area, the M4 and the Lucan/ Leixlip urban areas. Any such development should not compromise the important geomorphic and archaeological heritage of the site, and adjacent sites. Additionally it should not compromise the vistas or landscape amenity or biodiversity of the Valley.

2. Primrose Hill, Lucan – Sheltered Housing

Facilitate the provision of sheltered housing through development which has regard to the amenity and heritage importance of Primrose Hill House, a Protected Structure, and its gardens.

3. Rail corridor - Framework

Facilitate the preparation of a detailed framework plan for the identification of future development along the rail corridor from the city boundary to Adamstown including lands south of the Nangor Road extension. This framework plan will consider future economic and enterprise, commercial, residential and amenity development.

4. Hazelhatch - Residential Marina Village

Facilitate the development of a Residential Marina Village at Hazelhatch subject to an Approved Plan.

5. Grange Castle Golf Course – Development

Provide for development including hotel, golf course activities, golf apartments, golf clubhouse, and associated residential units at Grange Castle Golf Course, integrated with Kilcarberry House. The Department of Defence shall be consulted in relation to any proposed developments.

6. Knockmeenagh Road - Backland Development

Facilitate the development of housing to the rear of the cottages at Knockmeenagh Road, Clondalkin, with not more than one additional unit per existing cottage.

7. Luas Depot, Ballymount – Development

Facilitate appropriate development in accordance with the Naas Road Framework Plan incorporating the Luas Depot at Ballymount.

8. Greenogue, Newcastle – Office Use

Within the industrial zoned lands at Greenogue, Newcastle, designated as Zoning Objective 'EP3' on Development Plan Maps, the use classes Office-Based Industry and Offices shall not be permitted as stand alone developments independent of industrial/warehousing type uses. Office use of not more than 20% of total floor area which is wholly ancillary to industrial or warehousing uses will however generally be acceptable.

9. Citywest Destination Resort Complex, Saggart

Facilitate the development of major leisure facilities in line with Policy EE28: Major Leisure Facilities at Citywest Destination Resort Complex, Saggart, including: health and spa tourism facilities, an integrated dedicated holiday park for families and visitors, to enhance the comprehensive integrated holiday complex featuring high quality accommodation, conference and mixed activity facilities in existing buildings on site; and a large and small events arena.

10. Cuckoo's Nest/Tymon Park – Residential Development

Facilitate high quality residential development, designed to complement and address Tymon Park, and including retention of theatre uses on site and providing for facility improvements in the park area.

11. Spawell, Templeogue - Mixed Use Redevelopment

Facilitate redevelopment of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue, for commercial, leisure, health, well-being, education and recreational purposes. An acceptable development proposal may include a sports centre incorporating indoor and outdoor sports facilities, and complementary mixed uses including an ancillary hotel of 150 bedrooms with conference facilities and integral staff accommodation, a nursing home, primary healthcare and step-down healthcare facilities or other similar scheme. Any development on the lands to be carefully designed to a scale and height appropriate to its proximity to the Green Belt and include traffic management proposals.

South Dublin County Council

DEVELOPMENT



2010-2016



SPECIFIC LOCAL
OBJECTIVES

SPECIFIC LOCAL OBJECTIVES

The objectives listed below are location specific and are indicated on the Development Plan Maps by way of a hexagon with the relevant number marked inside.

It is an objective of the Council to:

1. Liffey Valley - Amenity

Provide for the amenity development of the Liffey Valley, including:

- Secure control over some of the lands in the area covered by the SAAO with a view to the development of a Regional Park with public access to the banks of the River Liffey.
- Consult with the E.S.B. with a view to removing or altering power lines in order to minimise their adverse effects on the visual amenity of the area.
- Consider in detail the need for additional car-parks in the area and in this regard to seek by negotiations with the owners the improvement of existing car-parks.
- Encourage the development of facilities for anglers and canoeists. The Council will consider possible conflicts which might arise between these sports and methods of overcoming these.
- Provision of public rights of way and public footpaths in the Liffey Valley without compromising or impairing habitats, biodiversity or the visual amenity of the landscape, or the riparian edge of the river.
- Take appropriate steps to ensure the protection of the flora and fauna of the Valley.
- Review the Management Plan for the area as necessary.

2. Liffey Valley – Guinness Bridge

Pursue the connection to the Guinness Bridge in conjunction with Fingal County Council.

3. Liffey Valley – Extension of SAAO

Investigate the feasibility of extending the Special Amenity Area Order to include all of the lands at Lucan Demesne, the Embassy - owned lands, the area behind Lucan BNS, St Edmondsbury, Fonthill, Woodville, the Kings Hospital and Waterstown Park, extending from the River Liffey up to the N4 and bordered by the Leixlip-Lucan Slip Road, Lucan Village Road, the Lucan Hill Road, the Lucan Road from the Church Car Park to Woodies, the N4 onwards towards the Old Lucan Road and onwards as far as Waterstown Park.

4. Liffey Valley – Regional Park

Investigate the provision of a Regional Park in the Liffey Valley as a public amenity on lands at St. Edmondsbury and Woodville.

5. Palmerstown – Waterstown Park

Continue to investigate the acquisition of land adjoining Waterstown Park at Palmerstown (Coates land).

6. Mill Lane, Palmerstown – Mill Complex

Facilitate sensitive development within the Mill Complex, Mill Lane, Palmerstown, that would retain and protect the architectural and technical importance of the Protected Structures, the overall Architectural Conservation Area, and enhance and complement the SAAO/Liffey Valley.

7. Areas of Flooding Potential – Assessment of Planning Applications

The areas of flooding potential as indicated in the Dodder Catchment Flood Risk Assessment Management Study (CFRAMS) and the OPW alluvial soils floodplain maps are to be taken into account along with the requirements of Section 5 of *The Planning System and Flood Risk Management Guidelines* (November 2009) when assessing planning applications, with a view to restricting or, if necessary, refusing development proposals within such areas in order to avoid flooding events.

8. River Liffey and Grand Canal – Strategy

Develop a sustainable strategy in conjunction with Waterways Ireland, National Parks and Wildlife Service and other relevant bodies, to promote the natural, historical, and amenity value of the Grand Canal and the River Liffey in South Dublin County (including the promotion of Lucan as a tourist destination for water-based activity).

9. Lucan – Lighting of Key Buildings

Encourage and facilitate the sensitive and selective lighting of key buildings and structures in Lucan Village such as churches and the Liffey Bridge. The design of any proposed future lighting of the Liffey Bridge shall be subject to assessment of the impact of such lighting on bat roosting, hunting and movements.

10. Lucan – Church of Ireland School

Facilitate expansion of the Church of Ireland school in Lucan. Provision of facilities for existing schools only, given the existing tenure on the lands at St. Edmondsbury and Woodville, and in the context of its need, should be accommodated. While recognising the design of such facilities, they should not compromise the visual amenity and important landscape setting of the area.

11. N4 – Pedestrian Bridge

Secure the provision of a high quality pedestrian bridge over the N4 to provide a spacious landscaped boulevard linking Liffey Valley Town Centre to the Liffey Valley High Amenity Area to the north.

12. Libraries – Building Programme

Secure the provision of new public libraries in suitable locations in accordance with an agreed programme. The development of a library in Palmerstown, subject to the acquisition of a suitable site and to satisfying DEHLG criteria, is to be the first priority of the Library Building Programme. The Programme will also include libraries in North Clondalkin and the Rathcoole/Newcastle area.

13. Palmerstown – Approved Plan

To prepare an approved plan for the Palmerstown area, including measures to look at traffic in immediate Palmerstown area. To also conclude and action the Palmerstown Village Heritage Plan, having regard to its partial location within the Liffey Valley and the fact that it provides a gateway to both the Liffey valley and to the County as approached from the East or City Direction.

14. Palmerstown – Traffic

Divert unnecessary heavy commercial traffic out of Kennelsfort Road and adjoining residential areas and construct either a fly-over or a traffic roundabout at the junction of Kennelsfort Road/Galway Road to accommodate local traffic between Palmerstown Village and the Greater Palmerstown Residential area subject to funding being available and this will be a priority of the Council.

15. Airlie Heights – Traffic

To investigate traffic management measures to improve traffic flow in the vicinity of Scoil Mhuire, Airlie Heights.

16. Newcastle Road – Parkland/Woodland

Enhance and promote the small area of parkland/woodland along the Newcastle Road on the Lucan village side of Vesey Park and the Moat House area.

17. Esker Hill Viewing Locations

To seek to develop the area at the top of Esker Hill as a Viewing Location for views over Lucan Village and the Liffey Valley.

18. Old and New Cemetery Lucan

Enhance both cemeteries by undertaking and implementing a landscape assessment and plan.

19. Tandy's Lane and Esker Lane – Exit on to N4

To pursue and facilitate the reopening of Tandy's Lane and Esker Lane exits onto the N4 in an acceptable, safe and efficient layout subject to funding and approval from the National Roads Authority.

20. Esker – Site of former Green Waste Recycling Centre

To reserve the site of former Green Waste Recycling Centre at Esker for the provision of school accommodation. Any application or proposal for development on this site shall require preparation and implementation of a traffic management and parking strategy.

21. Esker Lane – Traffic

To facilitate provision of a safe drop-off and turning point, pre-school accommodation on existing footprint and pedestrian link to Esker Lane on lands adjacent to Gaelscoil Phádraig.

22. Griffeen Valley Park – Swimming Pool

Actively seek the provision of a swimming pool beside Lucan Sports and Leisure Centre at Griffeen Valley Park.

23. Griffeen Valley Park – Biodiversity

To continue to improve Griffeen Valley Park and to increase its biodiversity through appropriate measures including the provision of lakes and water features. Any such works in this area should be subject to consultation with the Department of Defence, due to the possibility of waterfowl posing a threat to air safety at Casement Aerodrome.

24. Mount Bellew Way – Road Safety

Facilitate provisions to improve road safety at Lucan Educate Together, Mount Bellew Way

25. Bewley Grove and Mount Bellew Way – Completion of Boundary Fence

Facilitate completion of the boundary fence that separates Bewley Grove and Mount Bellew Way running eastwards as far as the Outer Ring Road.

26. Old Lucan – Newlands Road Embankment – Future Use

Investigate the future use of the Old Lucan - Newlands Road Embankment between Moy Glas and Castle Riada estates in the interests of eliminating anti-social behaviour.

27. Bush Centre & Parochial House, Foxdene – Redevelopment

To redevelop lands at the Bush Centre & Parochial House at Foxdene in partnership with the Parish of South Lucan, to include delivery of a new community centre for the Balgaddy/South Lucan area.

28. Quarryvale Estate – Traffic Calming

Carry out traffic calming at the entrances to Quarryvale Estate.

29. North Clondalkin – Horse Project

Facilitate the development of a horse project in the North Clondalkin Area.

30. Glenaulin Park – Improvements

Continue to improve Glenaulin Park as neighbourhood park for a wide range of both active and passive recreational activities; in particular take measures to enhance the entrances to the park and to provide for additional car parking.

31. Grand Canal – Hazelhatch

Facilitate the development of the Grand Canal at Hazelhatch as a location for water based activities, walking trails and cycle routes between Dublin and Kildare subject to the approval of Waterways Ireland and the development of a sustainable strategy for the Grand Canal as set out in SLO 8. River Liffey and Grand Canal-Strategy.

32. Western Road

The western north south road shall be the subject of a sustainability assessment of the need for this route and an Environmental Impact Assessment which will also examine alternative alignments with particular emphasis on potential impacts on the Grand Canal.

33. West of County – Regional Park

Consider the provision of a regional park in the western sector of the County.

34. Peamount Hospital

To facilitate the development of Peamount as a centre of excellence in the provision of a range of high quality rehabilitation and continuing care services. To facilitate the development of a state of the art continuing care facility and rehabilitation unit and associated ancillary facilities to serve the expanding population of its catchment area.

35. Enterprise lands – Framework Plan

That prior to the commencement of development, the land zoned for enterprise and industrial development to the west of the R120 and south of the Nangor Road extension shall be the subject of a framework plan. This plan will set out the format of development having regard to mitigating and ameliorating environmental constraints including a requirement for flood risk assessment in accordance with *Planning System and Flood Risk Management Guidelines 2009*.

36. 12th Lock Canal Bridge.

Retain and protect the character of the 12th Lock Canal Bridge.

37. 12th Lock – Masterplan

To prepare a Masterplan for the area around the 12th Lock to guide matters such as:

- The further development of a recreational and amenity zone given the presence of a variety of recreational and sporting amenities including the Grand Canal, Griffeen Valley Park, Lucan Sarsfields, Lucan pitch & putt and the 'green route' pedestrian and cycle paths along the Grand Canal and linking to Adamstown & Griffeen Avenue;
- To protect and conserve the rich natural and cultural heritage of the area including the restoration of the historic Thomas Omer lock house and old mill buildings and the protection of natural habitats and ecological resources along the Grand Canal and Griffeen River.
- To facilitate the down-scaling of uncomplementary extractive, heavy-industrial and distribution uses on adjoining lands which contribute to significant and undesirable HGV usage of the R120/Newcastle Road;

- To facilitate development of complementary uses on adjoining lands;
- To secure environmental, social and physical infrastructural improvements and other planning gains for the community including the strategic reinforcement of the power network in the area, the possible undergrounding of overhead 110kv lines, the upgrading of the R120/Newcastle Road and the extension southward of Griffeen Valley Park.

The Grand Canal 12th Lock Master Plan is subject to the following:

- The Grand Canal Way should be developed on the North Side westbound to Hazelhatch but not on the South Side.
- Traffic control should be implemented for cyclists' safety at the 12th Lock Bridge.
- The three storey Mill Building adjacent to the 12th Lock Bridge should be included in the list of Protected Structures.
- The Grand Canal should not be used as a flood relief route.
- Any restorative work on the Grand Canal should not impact negatively on the local natural environment.

38. Grange Castle Business Park

Provide for high quality developments, which are entirely appropriate to and fully compatible with the development of the Grange Castle Business Park.

39. St Cuthbert's Park – Community Centre

Actively seek the provision of a Community Centre in St. Cuthbert's Park to serve the local needs of the community in the Deansrath Area.

40. St. Cuthbert's Park – Improvements

Continue to improve the standard of facilities in St. Cuthbert's Park, Deansrath by the further improvement of pathways, boundaries, seats and recreational facilities, lighting and a Community Centre.

41. Cloverhill Road – Development of lands

Development on lands at Cloverhill Road shall

- (a) Be subject to an area plan
- (b) Be low rise (no more than three storeys in height)
- (c) Be two storeys in height backing onto Moorfield and Palmerstown Woods
- (d) Not have a density greater than 37 dwellings per hectare (15 dwellings per acre)
- (e) Incorporate the preparation of a full traffic study to ensure that any upgrading of roads or bridges is carried out prior to any development.

42. Clondalkin – Theatre

Provide for a theatre in conjunction with future development at Clondalkin.

43. Clondalkin Town Centre – Plan

Prepare a Plan for the proposed Clondalkin Town Centre area, specifically with a view to improving amenities and transport while, at the same time, ensuring that new developments respect the amenity of existing developments.

44. Clondalkin – Round Tower

Provide for an integrated cultural facility, e.g. museum on lands at the Round Tower, Tower Road, Clondalkin in sympathy with, and complementary to the adjacent National Monument and including linkages to other community facilities.

45. Kingswood Village – Framework Study

To prepare a Framework Study within the period of the Development Plan to ensure the building of the necessary infrastructure to enhance the community facilities and to consolidate the identity of Kingswood Village for the future.

46. Newcastle – Burgage Plots

Where possible, preserve and articulate the planimetric layout of surviving burgage plots on lands in the environs of Newcastle – Lyons village.

47. Commons Little, Aylmer Road – Nursing Home

To provide for the development of a high quality nursing home facility at Commons Little, Aylmer Road, Newcastle.

48. Greenogue – Completion of New Road

It is an objective of the Council to provide at the earliest possible date, a new link road between the Peamount Road and Aylmer Road to facilitate the development of zoned industrial lands and to divert through traffic away from Newcastle Village Centre. The Department of Defence shall be consulted in relation to this development.

49. Grange Castle Golf Course – Adjoining lands

Development on the eastern and southern boundaries of lands adjoining Grange Castle Golf Course shall be of high quality siting, design and finish, and shall have regard to the location of the Golf Course.

50. Corkagh Park – Sporting Centre

To promote Corkagh Park as a sporting centre of excellence for the County to further complement its existing facilities such as the sports and leisure centre, swimming pool, all weather pitches, tennis courts, grass pitches, fishing lakes, baseball ground, etc. Any work in this area, such as provision of lakes/water features or development likely to cause pooling of water, which may pose an attractant for waterfowl and therefore might in turn pose a threat to air safety at Casement Aerodrome, should be subject to consultation with the Department of Defence.

51. Corkagh – Cultural/Heritage/Folk Park

Develop a cultural/heritage/folk park at the former Gun Powder Mills and Oil Mills, Corkagh and that this facility be an exemplar of sustainable development.

52. Naas Road – Junction Reorganisation and New Luas Stop

Facilitate the reorganisation and relocation of the 'Hamburger Junction' at the junction of the Nangor Road and Long Mile Road with the Naas Road, to provide the potential for a new Luas stop.

53. Boot Road Junction with Naas Road

To maintain the Boot Road junction connection to the Naas Road (N7)

54. Lands at Monastery Road Clondalkin

In light of changed circumstances, any further development of lands at Monastery Road shall be subject to the revised 'Site Development Brief' to be approved at a later date by South Dublin County Council.

55. Tymon – Retirement Village.

Advance the provision of a retirement village with a six year objective on the lands bordering Tymon Road North, Tymon North Grove and St. Aongus Grove.

56. St. Mel's Avenue and Glendoo Close, Greenhills – Green Space

To protect and preserve the open green space between St. Mel's Avenue and Glendoo Close, Greenhills, Dublin 12, for the amenity of local residents.

57. St. James' Road, Greenhills – Redevelopment

Promote and facilitate appropriate development at the former McHugh's Shopping Arcade site on St. James' Road, Greenhills to provide for both community and commercial services for local residents.

58. St. James' Road/St. Peter's Road, Greenhills – Community Garden

To support and protect the Community Garden Project led by local residents at St James' Road/St Peter's Road Greenhills, Dublin 12.

59. Cherryfield/Beechfield Community Centre

Investigate the provision of a community centre in the Cherryfield/Beechfield area of Dublin 12 in consultation with local residents.

60. Former Burmah Garage, Wellington Lane – Redevelopment

Ensure the appropriate development of the former Burmah Garage site on Wellington Lane, Dublin 6W, and the surrounding area adjoining the River Poddle. Such development will ensure that the river remains overground and will provide an attractive vista towards Tymon Park for nearby residents and passers by.

61. Rathcoole – Keating's Park – Interchange

Examine the feasibility of providing an interchange on the N7 at Keating's Park, following the construction of the Rathcoole Relief Road and in the context of the operation of the Steelstown Interchange. Any such feasibility study will include an aeronautical study with regard to the operation of Casement Aerodrome, including consultations with the Department of Defence. The design of any street lighting shall be shielded to avoid interference with overflying aircraft.

62. Rathcoole – Kilteel Road – Height Restrictions

Development on these lands shall not exceed 10 metres in height, with possible additional height restrictions depending on ground elevation, and shall provide for noise insulation where appropriate.

63. Rathcoole – Distributor Road

The proposed phasing of the new local distributor road to the south of Rathcoole to be examined.

64. N7 (Naas Road)/Tay Lane Junction Improvement

To provide for an easy-flow exit from the N7 (Naas Road) at its junction with Tay Lane in the interest of supporting the significant social and economic services that Tay Lane provides to the Newcastle/Rathcoole and Saggart areas.

65. Enterprise lands – Framework Plan

That prior to the commencement of development on the lands zoned for enterprise and industrial development between the R120 and Tay Lane, the lands shall be the subject of a framework plan that will set out the format of development having regard to mitigating and ameliorating environmental constraints including a requirement for flood risk assessment in accordance with *Planning System and Flood Risk Management Guidelines 2009*. The development of these lands shall be contingent on the opening of a new road link between the R120 and Alymer road to public vehicular traffic.

66. Barney's Lane – Pedestrian Bridge

To provide for a pedestrian bridge across the N7 at the Barney's Lane Junction to facilitate people using the Saggart Luas extension when it is constructed.

67. Fortunestown Way – Local Area Plan

Prepare a Local Area Plan for lands at Fortunestown Way.

68. Brookfield Road – Local Centre

Facilitate the expansion of the local centre at Brookfield Road, incorporating mixed-uses including micro-enterprise and housing, having regard to the amenity of adjoining residential properties. (Sites opposite Rossfield shops).

69. Tallaght Town Centre – Speed Limits

Introduce reduced speed limits within and adjoining the gateways to Tallaght Town Centre for the purpose of creating a pedestrian friendly town centre area. Speed limits to include 30 kph, 50 kph zones within the gateways, and 60 kph zone on the external approaches to the gateways.

70. Springfield, Tallaght – Environmental Amenity

In view of the visual and negative impact of large scale building on residents living in the Springfield area of Tallaght, the plan will promote and encourage enhanced environmental provisions, implemented during the lifetime of the plan for residents living in the shadow of many of these buildings.

71. EP2 Lands at Killinarden

To facilitate community enterprise facilities at EP2 lands at Killinarden.

72. Tallaght – Institute of Technology

Facilitate the expansion of the Institute of Technology campus (in particular frontage development along the Belgard Road and the Old Blessington Road).

73. Tallaght Town Centre – Upgrading and Traffic Calming

Investigate and prepare a plan for major environmental upgrading and traffic calming of the N81 between the junctions at Greenhills Road extension and Old Blessington Road, maintaining existing vehicular traffic flows, to link the Town Centre with the residential lands/Sean Walsh Park/and employment zones to the south. The plan to include gateway features at appropriate road junctions, a reduced road carriageway, and a landscaped pedestrian boulevard.

74. Dodder Valley at Avonmore Road/Seskin View Road – Boundary Treatment

To provide for new boundary wall and entrance to Dodder Valley lands at Avonmore Road/Seskin View Road, Tallaght, to the same standard as those on Firhouse Road.

75. Balrothery Estate – Residential Development

Ensure that the density of any future developments on the private lands at the south west side of Balrothery Estate (two cottages) shall be limited to the density already in Balrothery and shall ensure and have regard to the protection of residential amenity for the adjoining dwellings.

76. Bolbrook Enterprise Centre

Facilitate training facilities and micro-enterprise at Bolbrook Enterprise Centre.

77. Firhouse – Former Carmelite Convent

Provide for residential development on approximately 2 hectares of land in the vicinity of the former Carmelite Convent, Firhouse, in conjunction with the bringing into public ownership of part of the Dodder Valley lands as public open space

78. Tourism Amenity – Dodder Valley

Support the development of a visitor centre/tourism amenity based on the historical mills that were a feature of the area, at a suitable location on the Dodder at Tallaght, and have regard to the potential impacts on biodiversity and wildlife that such a development may have.

79. Knocklyon – Credit Union

Provide for the development of a Credit Union in the Knocklyon Area on land excluding amenity or residential areas.

80. Templeogue – Residential Development

Provide that 20 residential units shall be constructed on the site in conjunction with the ceding into public ownership of that part of the lands required to implement the Council's objective to develop the Dodder Valley Linear Park and that the ceding of the portion of the lands for a walkway along the Dodder be agreed previously in consultation with Parks and Planning Departments.

81. Rathfarnham Castle – Tourist Amenity

Facilitate the development of Rathfarnham Castle as a tourist amenity, including redevelopment of the courtyards and walled gardens in Rathfarnham Castle Park.

82. Enterprise lands – Killinarden

That the development of these lands shall be sited and designed to respect the residential amenity of dwellings along the northern boundary.

83. Lands at Killinarden – Access

Ensure that vehicular access to the zoned lands shall be substantially removed from the southern edge of the lands already zoned and be from the east and west respectively. This objective will not result in the opening up of Deerpark Estate to further vehicular access.

84. Tallaght – Public Golf Course

Facilitate the provision of a public golf course facility to serve the Tallaght area.

85. Thomas Davis GAA Club – Residential Development

Development of land for residential purposes on the Thomas Davis GAA Club lands at Kiltipper shall be carried out in association with the provision of all-weather playing pitches and a full-sized GAA pitch, and shall be to the same standard and density as the adjoining residential development of Ellensborough.

86. Dodder Valley Linear Park

Draw up an action plan for the extension of the Dodder Valley Linear park upstream from Oldbawn to Bohernabreena, such plan to identify and deliver public access to lands required for the purposes of the plan, within the lifetime of the Development Plan.

87. Oldcourt – Conditions on Development

Apply the following conditions to development at Oldcourt:

- a) Access through the existing residential developments of Oldcourt Cottages and Ely Manor House will not be permitted.
- b) The proposed access road to serve the development to be located contiguous to the existing development of Oldcourt Cottages.
- c) The public open space to serve the scheme to be located to the east of the proposed access road. The public open space must be easily accessible to and must serve as public open space for Oldcourt Cottages.
- d) In any such development, single storey dwellings only will be permitted in the area of the site(s) facing existing residential development.
- e) Protection and preservation of the biodiversity value and significant landscape character of lands within the Dodder Valley and on the lands at Oldcourt/Kiltipper which are subject to a Local Area Plan by means of requiring a landscape assessment to be submitted for development proposals, including the design and improvement of roads and bridge infrastructure to serve said lands. The assessments shall take into account existing treelines, significant hedgerows, landscape features, remediation of negative biodiversity impacts, improved amenity and accessibility to the river.

- f) That all appropriate road upgrading and improvements in relation to capacity and safety be completed prior to any further development of the area.

88. Stocking Lane – Bloomfield Care Centre

To protect and provide for medical and care related uses associated with the operation of Bloomfield Care Centre, Stocking Lane, Rathfarnham to provide for further extension for sheltered accommodation and day care for the elderly.

89. Owendoher River – Linear Park

Provide for the development of a linear park along the Owendoher River and provide or facilitate the provision of access to and along the river banks, and where appropriate or a suitable crossing of the river and seek to re-open the bridges over the Owendoher River at Ballyboden Road to encourage use of the river as an amenity.

90. Edmondstown Mill – Development

Facilitate sensitive development within the site of Edmondstown Mill that would retain and protect the architectural and technical importance of the Protected Structure.

91. Edmondstown – Residential Development

Facilitate the development of the lands at Edmondstown, north of the M50 boundary, for high quality (not more than 4 houses per acre) low density residential development having regard to access and location and to the boundaries with, and the protection of the existing amenity and function of, Edmondstown Golf Course.

92. Rockbrook Park School – Educational Facilities

Facilitate the sustainable development and expansion of educational/community facilities on the lands at Rockbrook Park School while taking cognisance of the importance of the biodiversity and existing environment at this location.

93. Brittas Village – Planning Study

To carry out a planning study of the Brittas Village area, in consultation with local residents and local representatives, having regard to the implications of the proposed Natural Heritage Area designations on the area, with a view to the long term viability of the local community. This study to be completed in 2011.

94. Ballynakelly, Newcastle - Retirement Village

It is an objective of the Council to provide for the development of a retirement village at Ballynakelly. The retirement village will facilitate the provision of a range of purpose-built accommodation for older people and will include a mix of independent and care supported facilities in a secure and managed environment.

The retirement village will comprise of:

- individual retirement homes that provide for assisted living designed to HIQA 2008 Standard
- a nursing home (for less mobile residents of the retirement village)
- a new medical/health centre and
- a community centre which will provide dining, recreation, hygiene and health care facilities to be shared by the residents on a communal basis

The development of the nursing home element and communal centre for the retirement village shall be undertaken in tandem with the retirement homes.



SCHEDULE 1
Record of Monuments
and Places

RECORD OF MONUMENTS AND PLACES

These structures are protected under the National Monuments Acts and comprise of:

- Recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places as established under Section 12 of the *National Monuments (Amendment) Act, 1994*.
- Major sites of archaeological importance in South Dublin in State Ownership or Guardianship.
- National Monuments which are the subject of preservation orders in South Dublin.
- Zones of Archaeological Interest in historic towns.

All sites are identified by the relevant reference numbers on the Development Plan Maps, which are derived from the Record of Monuments and Places for Dublin published by Dúchas, The Heritage Service in 1998 and are listed below in numerical order.

Planning applications for development which might affect or be unduly close to or which might obstruct any scheme for improvement of the surroundings of or any means of access to a Recorded Monument Site or a Zone of Archaeological Interest will be referred to the bodies prescribed in the Planning and Development Acts and Regulations.


Recorded Monument Reference	Address/Location	Description
DU017-006	Woodville	Castle Site
DU017-014	Backweston	Fishery
DU017-015	Cooldrinagh	Enclosure Site
DU017-017	Barnhill Cross Roads, Lucan	Holy Well
DU017-018	Laraghcon	Castle Site
DU017-019	Lucan	Town
DU017-021	Adamstown Road, Lucan	Earthwork & Souterrain
DU017-025	Mill Lane, Palmerstown	Ring-Barrow
DU017-027	Tobermaclugg	Holy Well
DU017-029	Adamstown, Lucan	Tower House 'Site Of'
DU017-031	Balgaddy, Lucan	Holy Bush Site
DU017-032	Neilstown Road, Clondalkin	Castle Site & Dwelling Site(s)
DU017-035	Clonbarris Little, Clondalkin	Potential Site
DU017-036	Cappagh, Clondalkin	Enclosure Site
DU017-037	Nangor, Clondalkin	Castle Site
DU017-040	Lealand Avenue, Clondalkin	Enclosure Site
DU017-041	Clondalkin	Town
DU017-043	Woodford Drive, Clondalkin	Ringfort Site
DU017-045	Backweston	Dwelling
DU017-067	Neilstown Road, Clondalkin	Castle Site
DU017-075	Cooldrinagh	Ring Barrow & Iron Working

Recorded Monument Reference	Address/Location	Description
DU017-077	Red Cow, Naas Road, Clondalkin	Earthwork, Possible Site
DU017-079	Cooldrinagh	Prehistoric Site - Lithic Scatter
DU017-080	Kilmahuddrick	Barrow - Ring Barrow
DU017-082	Nangor	Field System
DU020-001	Ringwood	Ringfort (Rath/Cashel)
DU020-002	Newcastle Farm, Newcastle	Ringfort (Rath/Cashel) 'Site Of'
DU020-003	Newcastle	Village
DU020-00301	Newcastle North, Newcastle	Motte
DU020-004	Newcastle Demesne	Enclosure Site
DU020-005	Athgoe, Newcastle	Hill-Top Earthen Enclosure
DU020-006	Highdownhill, Newcastle	Barrow
DU020-007	Castlewarden	Holy Well
DU020-010	Bustyhill	Souterrain (Possible)
DU020-011	Colmanstown	Tower House Site & Field System
DU021-002	Hynestown	Castle 'Site Of' & Earthwork(s)
DU021-004	Kilbride, Baldonnell	Castle 'Site Of'
DU021-006	Kilbride/Kilcarbery (Also In Baldonnell Lower)	Leacht Cuimhne
DU021-007	Nangor	Castle Site, Earthwork Site
DU021-009	Corkagh Park, Clondalkin	Well (Possible Site)
DU021-011	Corkagh Park, Clondalkin	Castle 'Site Of' & Moated Site
DU021-012	Corkagh Park, Clondalkin	Settlement (Possible)
DU021-014	Newlands Cross, Clondalkin	Gateway Site & Date Stone Site
DU021-016	Belgard (Also In Brideswell Commons & Newlands Demesne)	Road
DU021-018	Cornerpark	Enclosure 'Site Of'
DU021-020	Baldonnell Little	Ringfort (Rath/Cashel) 'Site Of'
DU021-021	Collegeland	Ringfort (Rath/Cashel) 'Site Of'
DU021-023	Brownsbarn	Fulachtafiadh
DU021-024	Cheeverstown	Tower House, Well (Possible), Bawn (Possible)
DU021-025	Belgard	Ringfort (Rath/Cashel) Possible
DU021-027	Rathcreedan, Newcastle	Mound Site
DU021-028	Greenoge, Rathcoole	Burial Possible
DU021-029	Commons, Rathcoole	Ringfort Site
DU021-030	Rathcoole	Village
DU021-030004	St. Brigid's Well, Rathcoole	Holy Well
DU021-032	Collegeland, Rathcoole	Field System Site
DU021-033	Rathcoole	Ringfort (Rath/Cashel) 'Site Of'

Recorded Monument Reference	Address/Location	Description
DU021-034	Saggart	Village
DU021-035	Cheeverstown Road, Tallaght	Castle Site
DU021-037	Tallaght	Town
DU021-039	Newtown Lower	Ring Barrow
DU021-040	St. Catherine's Well, Crockshane, Rathcoole	Holy Well
DU021-043	Slade	Holy Well
DU021-045	Boherboy	Holy Well
DU021-047	Coolmine, Saggart	Cairn
DU021-049	Crooksling	Cairn Site
DU021-050	Crooksling/Slade	Linear Earthworks
DU021-051	Corbally, Saggart	Holy Well
DU021-052	Lugmore, Saggart	Ring Barrow
DU021-054	Lugmore, Saggart	Ring-Ditch(s)
DU021-055	Killinarden, Tallaght	Holy Well Site
DU021-056	Knockmore Avenue, Tallaght	Ringfort (Rath/Cashel)
DU021-057	Oldbawn Avenue, Tallaght	Dwelling, Watermill Site 'Site Of'
DU021-058	Killinarden, Tallaght	Mound
DU021-059	Killinarden, Tallaght	Ringfort (Rath/Cashel) 'Site Of'
DU021-060	Killinarden /Ballymana, Tallaght	Church Site Tradition & Graveyard
DU021-061	Bohernabreena	Church Site
DU021-072, DU021-081, DU021-090	Kiltalown House, Kiltalown	Pale Ditch, Church Site, Linear Earthworks, Standing Stone Possible
DU021-089	Kilnarnagh	Settlement Site
DU021-094	Moneyatta Commons	Fulacht Fia
DU021-095	Ballynakelly, Commons Little	Fulacht Fia
DU022-002	Greenhills Road	Flat Cemetery
DU022-003	Poddle River	Watercourse
DU022-005	Kilnarnagh, Tallaght	Castle 'Site Of', Church, Holy Well, Ecclesiastical Enclosure, Graveyard
DU022-006	Birchview Lane, Kilnarnagh	Well (Possible Site)
DU022-007	Tymon Park, Tallaght	Castle 'Site Of'
DU022-008	Tallaght, Castle Park	Moated Site
DU022-009	Templeogue Road, Templeogue	Ecclesiastical Remains, Gravemarker, Grave-Slab (2)
DU022-011	Templeogue Wood, Templeogue	Mound
DU022-020	Scholarstown, Rathfarnham	Ringfort (Rath/Cashel)
DU022-027	Bohernabreena	Ringfort (Rath/Cashel)
DU022-029	Edmondstown	Flat Cemetery

Recorded Monument Reference	Address/Location	Description
DU022-038	Butterfield Avenue, Rathfarnham	Ecclesiastical Remains
DU022-044	Rathfarnham (Pearse Bros.) Bridge, Rathfarnham	Watermill & Bridge 'Sites Of'
DU022-047	Oldbawn, Tallaght	Bridge Site
DU022-059	Templeogue Road, Templeogue	Well Possible
DU022-070	Woodview Cottages, Rathfarnham	Watermill Site
DU022-099	Butterfield Avenue, Rathfarnham	Watermill Site
DU022-103	Firhouse Road, Firhouse	Dwelling
DU022-111	Scholarstown	Fulacht Fia
DU024-002	Knockandinny, Crockaunadreenagh	Cairn Site & Ring Barrow Site
DU024-003	Calliaghstown Lower, Rathcoole	Burial Ground Site & Font Site
DU024-004	Crockaunadreenagh	Cross Site Possible
DU024-005	Knockananiller Summit, Slievethoul, Rathcoole	Cemetery, Two Passage Tombs & Ring Barrow Site
DU024-006	Crockaunadreenagh, Coolmine, Saggart	Mound 'Site Of'
DU024-007	Crockaunadreenagh, Saggart	Mound Site, Ring Barrow (Site Possible)
DU024-008	Lugg, Brittas	Ring Barrow
DU024-009	Lugg, Saggart	Enclosure, Ring Barrow Possible
DU024-010	Crooksling, Saggart	Ring-Barrow Site
DU024-011	Crooksling, Brittas	Ring Barrow
DU024-014	Crooksling, Brittas	Ring-Barrow, 'Site Of'
DU024-015	Crooksling, Brittas	Barrow
DU024-016	Raheen (Newcastle Barony)	Mound Site
DU024-017	Mountseskin, Brittas	Dwelling(s)
DU024-018	Mountseskin, Brittas	Mound
DU024-019	Corbally, Saggart	Enclosure Site
DU024-020	Lugmore, Saggart (Also Partly In Mountseskin & Ballymana)	Ring Ditches Possible
DU024-021	Mountseskin	Ring Barrow Site
DU024-022	Mountseskin	Ring-Barrow Site
DU024-023	Mountseskin	Mound
DU024-024	Mountseskin	Cairn
DU024-025	Ballinascorney Upper, Mountseskin	Cairn
DU024-026	Ballinascorney Upper (Also Partly In Mountseskin)	Cairn
DU024-027	Ballymana	Cairn & Stone Circle
DU024-029	Ballymana	Mound Possible
DU024-030	Ballinascorney Upper	Passage-Tomb

Recorded Monument Reference	Address/Location	Description
DU024-031	Ballinascorney Upper	Barrow
DU024-032	Ballinascorney Upper	Hut Site
DU024-033	Ballymana, Tallaght	Enclosure Site
DU024-034	Slievethoul	Passage Tomb
DU024-035	Slievethoul	Passage-Tomb Possible
DU024-036	Glenaraneen, Rathcoole (Within Brittas Pond)	Crannog
DU024-037	Raheen, Brittas	Cairn 'Site Of'
DU024-040	Mountseskin, Brittas	Mound Site
DU024-041	Ballinascorney Upper	Enclosure
DU024-042	Ballinascorney Upper, Brittas	Ring-Barrow
DU024-043	Glassamucky	Mound Site
DU024-044	Ballinascorney Upper	Ring Barrow Site
DU024-045	Ballymorefinn	Cashel
DU024-046	Ballinascorney Upper, Brittas	Passage-Tomb (Possible)
DU024-047	Ballinascorney Upper, Brittas (Near Mountain Top)	Passage Tombs (2) & Megalithic Structure
DU024-065	Belgard Deer Park	Mound
DU024-066	Ballinascorney Upper, Brittas	Enclosure
DU024-067	Ballinascorney Upper	Tumulus
DU024A001	Badgerhill, Kill	Ringfort (Rath/Cashel) 'Site Of'
DU024A002	Badgerhill, Rathcoole	Earthwork Unclassified
DU025-001	Mountpelier	Passage-Tombs (2)
DU025-002	Woodtown	Portal Tomb
DU025-004	Cruagh, Rockbrook, Rathfarnham	Cist Site
DU025-018	St. Ann's Holy Well, Glassamucky Brakes	Holy Well
DU025-019	Piperstown,	Groups Of Cairns (8) & Habitation Sites (7)
DU025-020	Mountpelier, Tallaght	Enclosure Site, Ringfort Site
DU025-022	Killakee	Wedge-Tomb
DU025-034	Cunard	Field System
DU025-035	Cunard	Enclosure
DU025-036	Glassamucky Brakes	Hut Site, Stone Circle Possible (2)
DU025-037	Cunard/Glassamucky Brakes	Enclosure
DU025-056	Castlekelly	Castle Site
DU025-057	Glassamucky	Cemetery Site



SCHEDULE 2
Record of Protected
Structures

RECORD OF PROTECTED STRUCTURES

The structures listed below are those considered to be of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.

In general, the description of the structure used in the list refers to the original use of the structure(s). The current use is normally indicated where considered relevant to the listing. The description for the items is derived from the National Inventory of Architectural Heritage for South County Dublin or from previous County Development Plans.

The listed items are shown on the Development Plan Maps by means of a pentagon symbol with reference number. The top point of the pentagon indicates the location of the Structure. Due to the scale of the Maps the position of the symbol may not give the precise location of the listed item. (Development Plan Maps should be read in conjunction with this Appendix).

Where house names may have changed recently, the former name may be provided in the list. Likewise, in any case where a building or structure is mapped but not listed, it shall be deemed to be listed. Those Protected Structures, which are also Recorded Monuments (RM), are protected under the National Monuments Acts and the Planning Acts. The qualities of archaeological and architectural interest are not mutually exclusive and certain structures can have both qualities and be protected by both sets of Acts.

In relation to a Protected Structure or proposed Protected Structure, the meaning of the term structure includes the interior of structure, the land lying within the curtilage of the structure, any other structures lying within that curtilage and their interior, all fixtures and features which form part of the interior or exterior of that structure. The protection also extends to any features specified as being in the attendant grounds. Therefore, the entire site is a Protected Structure, including all existing buildings on site including their exteriors, interiors, fixtures and fittings. The protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000 and any amendments to the Act.

Note:

Proposed Additions to the Record of Protected Structures:

Map Reference Numbers:
410; 245 Templeogue Road, Art Deco Style House.
411; Marian Grotto, Dodsboro Road, Lucan, Co. Dublin.

Where Map Reference Numbers are not listed please see below for details:

Map Reference Number: 115; Former Railway Station Cloverhill Road - removed from the Record; Demolished under the Railway (Kildare Route Project) Order 2006.

Map Reference Number: 234; Thatched Dwelling, Athgoe Road, Newcastle North removed from the Record; Deleted from the RPS by decision of the Council on 13 June 2005.

Map Reference Number: 315; Semi Detached Four Bay Two Storey House, Main Street, Rathcoole; Deleted from the RPS by decision of the Council on 13 June 2005.

Map Ref. Number	Address/Location	Description
001	Anna Liffey Weir, Lucan	Fishery Site & Weir (RM)
002	Hermitage Golf Club, Off Lucan Road	Detached Multiple-Bay Two-Storey Country House
003	St. Edmondsbury House, Old Lucan Road	Three Storey House, Porch With Colonnades, & Out-offices
004	Leixlip Bridge, Leixlip	Stonebridge & Former Bridge Site (RM)
005	Leixlip Road, Lucan	Ashlar Limestone Gate Piers
006	Lower Road Palmerstown	Metal Bridge over River Liffey
007	Fonthill/Palmerstown	Disused Mill Race
008	St. Edmondsbury, Off Lucan Road	Barn & Coach House
009	Salmon Leap Inn, Leixlip	Public House
010	Off Lucan Road, St. Edmondsbury	Detached Two-Bay Two-Storey House & Stable Block
011	1a Mill Bank, Lucan Road	Semi-Detached Single-Bay Single-Storey House With Dormer Attic
011	2a Mill Bank, Lucan Road	Semi-Detached Single-Bay Single-Storey House With Dormer Attic
011	Rose Cottage, 3a Mill Bank Lucan	Semi-Detached Single-Bay Single-Storey House With Dormer Attic
011	4a Mill Bank, Lucan	Semi-Detached Single-Bay Single-Storey House With Dormer Attic
012	Walled Garden, Lucan Road, St. Edmondsbury	Walled Garden
013	Wall & Bell Tower, Off Lucan Road, St. Edmondsbury	Uncoursed Rubble Limestone Boundary Wall With Attached Bell Tower
014	Leixlip Road, Lucan	Granite Milestone
015	1 Millbank Cottages, Lucan	Two Storey House Terrace
015	2 Millbank Cottages, Lucan	Two Storey House Terrace
015	3 Millbank Cottages, Lucan	Two Storey House Terrace
015	4 Millbank Cottages, Lucan	Two Storey House Terrace
015	5 Millbank Cottages, Lucan	Two Storey House Terrace
015	6 Millbank Cottages, Lucan	Two Storey House Terrace
015	7 Millbank Cottages, Lucan	Two Storey House Terrace
015	8 Millbank Cottages, Lucan	Two Storey House Terrace
015	9 Millbank Cottages, Lucan	Two Storey House Terrace
015	10 Millbank Cottages, Lucan	Two Storey House Terrace
016	Hill's Mills, Lucan	Chimney
017	Brooklawn (Kings Hospital), Old Lucan Road	Two Storey Georgian Style House
018	Cooldrinagh Lane, Lucan	Single-Storey Former Farm Outbuilding
019	Palmerstown	Weir
020	Stewarts Crafts, Lucan Road Lower, Lucan	Detached Three-Bay Two-Storey Red Brick Building

Map Ref. Number	Address/Location	Description
021	Cooldrinagh Lane, Lucan	Pair Of Ashlar Limestone Gate Piers With Capping Stone
022	1 Weirview Cottages, Lucan	Two Storey House Terrace
022	2 Weirview Cottages, Lucan	Two Storey House Terrace
022	3 Weirview Cottages, Lucan	Two Storey House Terrace
022	4 Weirview Cottages, Lucan	Two Storey House Terrace
022	5 Weirview Cottages, Lucan	Two Storey House Terrace
022	6 Weirview Cottages, Lucan	Two Storey House Terrace
022	7 Weirview Cottages, Lucan	Two Storey House Terrace
022	8 Weirview Cottages, Lucan	Two Storey House Terrace
022	9 Weirview Cottages, Lucan	Two Storey House Terrace
022	10 Weirview Cottages, Lucan	Two Storey House Terrace
022	11 Weirview Cottages, Lucan	Two Storey House Terrace
022	12 Weirview Cottages, Lucan	Two Storey House Terrace
022	13 Weirview Cottages, Lucan	Two Storey House Terrace
022	14 Weirview Cottages, Lucan	Two Storey House Terrace
022	15 Weirview Cottages, Lucan	Two Storey House Terrace
022	16 Weirview Cottages, Lucan	Two Storey House Terrace
022	17 Weirview Cottages, Lucan	Two Storey House Terrace
022	18 Weirview Cottages, Lucan	Two Storey House Terrace
022	19 Weirview Cottages, Lucan	Two Storey House Terrace
022	20 Weirview Cottages, Lucan	Two Storey House Terrace
023	Off Lower Lucan Road	Power Station
024	Fonthill House, Fonthill	House
025	James MacCarten Memorial, The Old Hill, Chapel Hill, Lucan	Carved Limestone Memorial Slab Date 1807
026	1 Cooldrinagh Lane, Lucan	End-Of-Terrace Three-Bay Two-Storey House
026	2 Cooldrinagh Lane, Lucan	Terraced Three-Bay Two-Storey House
026	3 Cooldrinagh Lane, Lucan	End-Of-Terrace Three-Bay Two-Storey House
027	Riversdale House, Lucan Road, Palmerstown	Three Storey House
028	St. Edmondsbury House, Lucan	Gate Lodge, Pillars & Gates
029	Mill Lane, Palmerstown	Victorian Style Mills, Lead & Copper Mill/Scutch Mill
030	Laraghcon, Lucan	Weir, Salmon Pass, Sluice Gates & Fishery Site (RM)
031	Lucan Bridge, Lucan	Bridge & Bridge Site (RM)
032	St. Joseph's Presentation Convent, Lucan Road	Detached Two-Storey Convent
033	Milestone, Lucan Road	Granite Milestone
034	Coldblow Bridge, Off Mill Lane Lucan	Bridge & Piers Of Old Bridge (RM)

Map Ref. Number	Address/Location	Description
035	Rose Cottage, Mill Lane, Palmerstown	Two Storey House
036	Former Tram Depot & Power Station, Lucan Road	Industrial Building
037	St. Mary's R.C. Church, Lucan Road	Detached Gable-Fronted Church
038	7 The Mall, Main Street, Lucan	Two Storey House Terrace
038	8 The Mall, Main Street, Lucan	Two Storey House Terrace
038	6 The Mall, Main Street, Lucan	Two Storey House Terrace
038	5 The Mall, Main Street, Lucan	Two Storey House Terrace
038	4 The Mall, Main Street, Lucan	Two Storey House Terrace
038	3 The Mall, Main Street, Lucan	Two Storey House Terrace
038	2 The Mall, Main Street, Lucan	Two Storey House Terrace
038	1 The Mall, Main Street, Lucan	Two Storey House Terrace
039	Off Mill Lane, Palmerstown	Ecclesiastical Remains, Stone Church (Ruin), Graveyard & Holy Tree (RM)
040	Cooldrinagh House, Leixlip	Three Storey Georgian Style House "Beckets Hotel"
041	Lucan Barn (Former Riversdale Stables), Lucan	Barn
042	Cottages 1-8, Mill Lane, Palmerstown	Cottage Terrace
043	Rivermount, Mill Lane, Palmerstown	Two Storey House With Basement
044	Ogee-Arched Doorway, Main Street, Lucan	Ogee-Arched Doorway Set In Random Limestone Wall
045	C. Of I. National School, Main Street, Lucan	Two Storey School
046	St. Philomena's Church, Old Lucan Road, Palmerstown	Detached Gable-Fronted Church
047	Lucan House, Lucan Demesne	Monuments, Lodges, Demesne Walls & Gates
048	12 Upper Main Street, Lucan	End-Of-Terrace Four-Bay Three-Storey Former House
049	Lucan Cooperative Society, Main Street, Lucan	Two Storey Building
050	11 Upper Main Street, Lucan	Terraced Five-Bay Three-Storey House
051	Palmerstown Mills, Palmerstown	Stone Boiler House
052	15 Main Street, Lucan	Mid-Terraced Three-Bay Two-Storey House
053	St. Andrews Church Main Street, Lucan	Gothic Style Church With Steeple & Castellations, Railings & Gates
054	Lucan Demesne	Weir
055	Mill Lane, Palmerstown	Victorian Style Oil Mill Remains
056	2 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	3 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	4 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	5 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace

Map Ref. Number	Address/Location	Description
056	6 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	7 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	8 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	9 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	10 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
057	Presbyterian Church, Main Street, Lucan	Church Façade
058	1-2 Vesey Terrace, Lucan	Pair Of Terraced Red Brick Two-Storey Houses
059	3 Vesey Terrace, Lucan	End-Of-Terrace Two-Bay Two-Storey Red Brick House
060	Mustard Mills, Palmerstown	Brick & Stone Mills
061	Lucan House, Lucan	Three Storey House
062	Vesey Bridge, Main Street, Lucan	Single Arch Road Bridge Over River
063	Vesey Arms, Main Street, Lucan	Pair Of Semi-Detached Three-Bay Two-Storey Houses
064	Off Mill Lane, Palmerstown	Detached Three-Bay Two-Storey House
065	Quarryvale House, Old Lucan Road	House
066	Avondale, Old Lucan Road, Quarryvale/ Palmerstown	Detached Four-Bay Single-Storey Gate Lodge, Gates & Piers
067	Dispensary Lane, Lucan	Semi-Detached Four-Bay Two-Storey House
067	Ard Garon, Dispensary Lane, Lucan	Semi-Detached Three-Bay Two-Storey Building
068	O'Neill's Public House, Main Street, Lucan	Three Storey Public House with Red Brick Façade
069	Main Street, Lucan	Canalised Section Of River Between Griffeen Bridge & Vesey Bridge
070	Sunnyside, Old Lucan Road, Quarryvale	Detached Multiple-Bay Two-Storey Former Gate Lodge
071	Drumlargen, Old Lucan Road, Quarryvale	Detached Five-Bay Single-Storey House With Single-Storey Outbuilding To Rear
072	Lucan House Demesne, Main Street, Lucan	Stone Castle, Church & Graveyard (Ruin) (RM)
073	Lucan Methodist Church, Dispensary Lane, Lucan	Detached Gothic Revival Church
074	Deadmans Inn, Old Lucan Road	Granite Milestone
075	Dispensary Lane, Lucan	Detached Three-Bay Two-Storey Clerical Dwelling
076	Milestone, Old Lucan Road, Palmerstown Lower	Granite Milestone
077	Deadmans Inn, Old Lucan Road, Quarryvale	Public House (Two Storey Part Fronting Onto Old Lucan Road)
078	Mill Lane, Palmerstown (Stewarts Hospital)	Detached Three-Bay Two-Storey Red Brick House Former Superintendents House
079	Junction of Lucan Road/Adamstown Road, Lucan	Detached Two-Bay Single-Storey House with Attic
080	Griffeen Bridge, Lucan	Bridge
081	Round House, Lucan	Two Storey Rendered House With Two Semi-Circular Wings

Map Ref. Number	Address/Location	Description
082	Palmerstown Barn, Palmerstown	Barn (Barn & Stableyard Of Stewart's Institute)
083	Lexilip Road, Lucan	Semi-Detached Three-Bay Two-Storey House
084	Gardenville, Primrose Lane, Lucan	Detached Two-Bay Two-Storey House On a Corner Site
085	The Garda Station, Lucan	Two Storey Detached Garda Station
086	Palmerstown House, Stewarts Hospital, Palmerstown	Detached Multiple-Bay Four Storey Former Country House "Stewarts"
087	The Lucan County, Lucan Bypass, Lucan	Detached Three-Storey Five-Bay Former Hotel With Six-Bay Wing To Side Elevation
088	Griffeen Lodge, Adamstown Road, Lucan	House
089	Lucan Spa Hotel, Lucan	Detached Multiple-Bay Two-And Three-Storey Hotel & Former Spa
090	Orchard House, Galway Road, Lucan	Icehouse
091	Cannonbrook House, Lucan	House
092	Buck House, Mill Lane, Lucan	Detached Three-Bay Single-Storey Former Gate Lodge
093	Lucan Demense	Stone Oratory (RM)
094	Ball-Alley House, Lucan	Detached Eight-Bay Two-Storey Public House
095	1 The Crescent, Cooldrinagh, Lucan	Two Storey House Terrace & Railings
095	1a The Crescent, Cooldrinagh, Lucan	Two Storey House Terrace & Railings
095	2 The Crescent, Cooldrinagh, Lucan	Two Storey House Terrace & Railings
095	3 The Crescent, Cooldrinagh, Lucan	Two Storey House Terrace & Railings
095	4 The Crescent, Cooldrinagh, Lucan	Two Storey House Terrace & Railings
095	5 The Crescent, Cooldrinagh, Lucan	Two Storey House Terrace & Railings
095	6 The Crescent, Cooldrinagh, Lucan	Two Storey House Terrace & Railings
095	7 The Crescent, Cooldrinagh, Lucan	Two Storey House Terrace & Railings
095	8 The Crescent, Cooldrinagh, Lucan	Two Storey House Terrace & Railings
095	Westwinds, The Crescent, Lucan	Two Storey House Terrace & Railings
096	Ballyowen Cottage, Ballyowen Lane, Lucan	Detached Seven-Bay Single-Storey House With Two-Storey Parallel To Rear
097	Footbridge, Lucan	Single-Arch Limestone Footbridge
098	Celbridge Road, Lucan	Lime Kiln
099	Primrose Hill House, Lucan	Two Storey House
100	Esker Church, Lucan	Stone Church (Ruin), Monument And Graveyard (RM)
101	Esker House, Esker Bridge, Lucan	Detached Five-Bay Two-Storey Farm House & Outbuildings
102	Greenfort Avenue, Irishtown	Tower House (RM)
103	King John's Bridge, Esker, Lucan	Bridge (RM)
104	Westonpark House, Celbridge Road, Backwestonpark	Detached Two-Storey House (RM)
105	Ballyowen Lane, Lucan	Fortfield House (Ruin) & Building Site (RM)

Map Ref. Number	Address/Location	Description
106	Backweston House, Off Celbridge Road	Detached Three-Bay Two-Storey House
107	Somerton, Finnstown, Lucan	Detached Five Bay Single Storey House
108	St. Helen's Finnstown, Lucan	Two Storey House
109	Airlie House, Off Tandys Lane, Lucan	Detached Three-Bay Two-Storey House
110	Aderrig, Lucan	Ecclesiastical Remains, Church (Ruin), Graveyard & Enclosure Possible (RM)
111	Aghderrig Farm, Lucan	Three-Bay Two-Storey House & Out Buildings
112	Finnstown House, Lucan	Two Storey House & Castle
113	Neilstown Lodge, Neilstown Road, Clondalkin	Timber Lancet Windows set within flanking screen walls of entrance gateway to former Gate Lodge
114	Coolevin House, Lucan-Newlands Road, Clondalkin	Detached Multiple-Bay Single-Storey House
116	Ballyfermot Bridge, Gallanstown	Stone Bridge
117	5 Ballymanaggin Lane, Clondalkin	Semi-Detached Three-Bay Two-Storey House
117	6 Ballymanaggin Lane, Clondalkin	Semi-Detached Three-Bay Two-Storey House
118	12th Lock Grand Canal, Ballymakaily	Stone Two Storey Industrial Building
119	Lock House, 12th Lock Grand Canal, Ballymakaily	Victorian Style House
120	Grange Cottage, Grange, Clondalkin	Detached Six-Bay Single-Storey Farm House & Outbuildings
121	7 Ballymanaggin Lane, Clondalkin	Semi-Detached Four-Bay Single-Storey House
121	Annes Brook Cottage, 8 Ballymanaggin Lane, Clondalkin	Semi-Detached Four-Bay Single-Storey House
122	Omer Lock House, 11th Lock, Cappagh	Remains Of House
123	10th Lock, Cappagh, Clondalkin	Single-Stage Canal Lock
124	1 Ninth Lock Road, Ballymanaggin, Clondalkin	Semi-Detached Three-Bay Two-Storey House
124	2 Ninth Lock Road, Ballymanaggin, Clondalkin	Semi-Detached Three-Bay Two-Storey House
125	12th Lock, R120, Lucan	Single-Stage Canal Lock, 12th Lock
126	3 Ballymanaggin Lane, Clondalkin	Semi-Detached Four-Bay Single-Storey House
126	4 Ballymanaggin Lane, Clondalkin	Semi-Detached Four-Bay Single-Storey House
127	Leck Bridge, 12th Lock Grand Canal, Ballymakaily	Bridge With Stone Capping
128	11th Lock, Cappagh, Clondalkin	Single-Stage Canal Lock
129	9th Lock, Ballymanaggin, Clondalkin	Two-Stage Canal Lock
130	9th Lock Road, Clonburriss Great, Clondalkin	Detached Three-Bay Two-Storey Former Lock Keeper's House
131	Gollierstown Bridge, Gollierstown	Stone Bridge
132	Grange Castle, Clondalkin	Stone Tower House (Ruin) (RM)

Map Ref. Number	Address/Location	Description
133	Kilmahuddrick	Stone Church (Ruin), Graveyard, & Moated Site Possible (RM)
134	Áras Chronáin, Watery Lane, Clondalkin	Detached Four Bay Two Storey House
135	Deansrath Castle	Stone Castle(s) (Ruin) (RM)
136	Riverside, Nangor Road, Clondalkin	Semi-Detached Five Bay Two Storey House
137	1 Millview, Nangor Road, Clondalkin	End Of Terrace Two Bay Single Storey House With Dormer Attic
137	2 Millview, Nangor Road, Clondalkin	Terraced Two Bay Single Storey House With Dormer Attic
137	3 Millview, Nangor Road, Clondalkin	End Of Terrace Two Bay Single Storey House With Dormer Attic
138	Tower Road, Clondalkin	Stone Round Tower, Church & Cross (RM)
139	St. John's Church, Tower Road, Clondalkin	Church (RM)
140	Tower Road, Clondalkin	Church 'Site Of' (RM)
141	St. John's Cottages, Tower Road, Clondalkin	Two Storey House Terrace (3) & Front Boundary Walls
142	Deansrath House, Clondalkin	House
143	Patrick Massey Funeral Home, Orchard Lane, Clondalkin	Semi Detached Three Bay Two Storey Building
144	St. John's National School, Tower Road, Clondalkin	School
145	Hazelhatch & Celbridge Station, Hazelhatch	Pair Of Cylindrical Rock Faced Granite Gate Piers
146	The Black Lion, Orchard Lane, Clondalkin	Semi-Detached Five Bay Two Storey Public House
147	Tully's Castle, Clondalkin	Stone Castle (Ruin) (RM)
148	Clondalkin	Mill Pond
149	Public Library, Monastery Road, Clondalkin	Two Storey Library
150	Hazelhatch & Celbridge Station, Hazelhatch	Detached Three-Bay Single-Storey Former Station Building
151	Hazelhatch & Celbridge Station, Hazelhatch	Single-Span Iron Footbridge Over Railway
152	Road Bridge Over Rail, Hazelhatch & Celbridge Station, Hazelhatch	Stone Bridge
153	Convent Road, Clondalkin	Detached Multiple Bay Single Storey Former Gate Lodge
154	Moyle Park House, off Convent Road, Clondalkin	Detached Former Country House
155	Milltown	Detached Four-Bay Two-Storey Farm House
156	Oak Lodge, New Road, Clondalkin	Detached Three Bay Single Storey Over Basement House
157	Loughtown Lower	Ecclesiastical Enclosure & Holy Well (RM)

Map Ref. Number	Address/Location	Description
158	Presentation Convent & Church Of Immaculate Conception, Clondalkin	Church & Convent
159	St. Luke's C. Of I. Church, Peamount Hospital, Newcastle	Detached Four-Bay Gable-Fronted Former Church
160	Milltown	Pair Of Cylindrical Rendered Limestone Gate Piers
161	The Manor, Peamount Hospital, Newcastle	Detached Three-Bay Two-Storey Farm House
162	Ringwood House, Hazelhatch, Newcastle	House
163	Peamount Hospital, Newcastle	Detached Five-Bay Three-Storey Former Country House (Peamount Hospital Complex)
164	McEvoy's, Hazelhatch Bridge, Hazelhatch	Detached Three-Bay Single-Storey With Attic
165	Former Fairview Oil Mills, Corkagh Park, Clondalkin	Stone Mills (Ruin) & Mill Site Possible (RM)
166	St. Finian's R.C. Church, Peamount Hospital, Newcastle	Detached Gable-Fronted Corrugated Iron Cladded Church
167	Hazelhatch Bridge, Hazelhatch	Detached Three-Bay Two-Storey Over Basement House
168	Hazelhatch Bridge, Newcastle	Stone Bridge
169	Bank House, Hazelhatch Bridge, Hazelhatch	Detached Five-Bay Two-Storey House
170	St. Brigid's Well, Rockfield Drive, Clondalkin	Ecclesiastical Remains, Holy Well & Inscribed Stone, Children's Burial Ground Site (RM)
171	Hazelhatch Bridge, Newcastle	Detached Two-Bay Single-Storey Former Blacksmiths Forge
172	Newlands Farm, Naas Road	Farm Building (Brick Built)
173	Kilcarbery House, Off Nangor Road, Kilcarbery	House
174	Formerly Newlands Villa, Newlands, Naas Road	House
175	Ballymount, Clondalkin	Archaeological Complex, Manor, Gatehouse, Mound, Belvedere (Ruin) & Road Site (RM)
176	Corkagh Demesne, Clondalkin	Section Of Watercourse with Single Arch Rubble Stone Bridge
177	Northbrook House, Kimmage	House
178	Keeloges, Newcastle	Detached Three-Bay Two-Storey Over Basement Former Farm House
179	Corkagh Demesne, Clondalkin	Group Of Five Terraced Three Bay Single Storey Cottages
180	Castle Bagot House, Kilmactalway	House
181	Corkagh Demesne, Clondalkin	Detached Multiple Bay Two Storey Stable Building
182	Kilmactalway	Ecclesiastical Remains, Church, Font, Graveyard & Enclosure (RM)

Map Ref. Number	Address/Location	Description
183	Church Of The Holy Spirit, Limekiln Lane, Greenhills	Detached Gable Fronted Trapezoidal Plan Church
184	Kilbride	Stone Church (Ruin) & Graveyard, Ringfort (Rath/Cashel), Earthwork(s) (RM)
185	Holy Ghost Missionary College, Whitehall Road, Kimmage	Three Bay, Two Storey-With Attic, Tudor Revival house
186	City Watercourse, Templeogue/Kimmage	Mill, Weir, Mill-Race & Mound Possible (RM)
187	Corkagh	Mill Pond & Mill-Race
188	Casement Aerodrome, Baldonnell	Detached Multiple Bay Single Storey Officers Mess
189	Casement Aerodrome, Baldonnell	Detached Two Storey T-Plan Airbase Administration Block
190	Casement Aerodrome, Baldonnell	Detached Concrete-Framed Basilica-Plan Roman Catholic Church
191	Colganstown House, Newcastle	House & Outbuildings
192	Baldonnell House, Baldonnell	Three Storey House
193	Pearse Bridge, Rathfarnham Road	Single Arch Road Bridge Over The River Dodder
194	Dodder Road Lower, Rathfarnham	Two Stage Weir In The River Dodder
195	Former Corkagh Mills, Kilmateed, Corkagh	Mill
196	Former Corkagh Mills, Kilmateed, Corkagh	Mill
197	Whitehall, Ballymount Road, Kingswood	House (Two Storey & Single Storey)
198	Kilmateed House, off Naas Road, Corkagh	Two Storey House, Out-Offices & Grounds
199	Former Powder Mills, Kilmateed, Corkagh	Stone Two Storey Mill
200	St. Pius X, R. C. Church, College Drive, Terenure	Detached Cruciform Plan Byzantine Style Church
201	The Roman Arch, Dodder Road Lower, Rathfarnham	Stone Gate With Balcony & Engravings
202	Baldonnell House, Baldonnell	Two Storey House
203	Alymer Bridge	Stone Bridge
204	Kilmateed, Corkagh	Mill Pond
205	Corkagh	Former Gun-Powder Store
206	Belgard Castle	Castellated House, Stone Tower House, Out-Offices & Gazebo (RM)
207	Tynan Memorial Cross, Belgard Road, Tallaght	Carved Stone Celtic Style Memorial Cross
208	Ashfield House, Rathfarnham	Three Storey House
209	Lyons Lodge, Skeagh	Detached Single-Storey Former Gate Lodge
210	Fortfield Lodge, Hyde Park, Templeogue	Detached Three Bay Two Storey Over Basement House
211	12a Crannagh Road, Rathfarnham	Circular Dovecote
212	Rathfarnham Castle Lodge, Rathfarnham	House & Gateway

Map Ref. Number	Address/Location	Description
213	Main Street, Rathfarnham	Ecclesiastical Remains, Stone Church (Ruin), Church 'Site Of', Graveyard, Grave-Slab(s) (RM)
214	Bushy Park House, Rathfarnham	House
215	Main Street, Rathfarnham	Old Courthouse
216	C. Of I. Church & 9 Main Street, Rathfarnham	Church With Tower & House, Walls, Gates & Railings
217	Tourville Lodge, Church Lane, Rathfarnham	Detached Five Bay Two Storey Former Gate Lodge
218	Main Street, Rathfarnham	End Of Terrace Corner Sited Three Bay Single Storey With Dormer Attic, Former Sexton's House
219	Kingswood Country House & Restaurant, Kingswood	House, Boundary Walls, Gates & Grounds
220	16 Daly's Terrace, Main Street, Rathfarnham	End-Of-Terrace Two-Bay Two-Storey House
220	17 Daly's Terrace, Main Street, Rathfarnham	Terraced Two-Bay Two-Storey House
220	18 Daly's Terrace, Main Street, Rathfarnham	End-Of-Terrace Two-Bay Two-Storey House
221	Rathfarnham Castle, Rathfarnham	Four Storey Stone Castle With Porch, Colonnades & Roof Ornamentation (RM)
222	Cypress Grove, Templeogue	Three Storey House & Dwelling Site (RM)
223	St. Finian's Church Of Ireland, Newcastle	Church & Cross (RM)
224	Butterfield House, Rathfarnham	Three Storey House With Decorative Chimneys
225	St. Finian's Church of Ireland Church, Newcastle	Medieval Four Storey Tower House with Arched Doorway (RM)
226	The Old Glebe, Newcastle	House, Tower House (RM)
227	Newcastle North	Detached Three Bay Single Storey House
228	Old Orchard Butterfield Avenue, Rathfarnham	House
229	The Loft, Newcastle	Detached Five Bay Two Storey House
230	Newcastle National School, Newcastle	Detached Two Bay Two Storey Former Primary School
231	Yellow House, Rathfarnham	Three Storey Public House of Coloured Brick, Ornamented Facade, Curved Design
232	St. Finian's Roman Catholic Church, Newcastle	Church, Graveyard & Gates
233	St. Bridget's, Willbrook Road, Rathfarnham	House & Gates
235	Old Naas Road, Brownsbarn	Square Granite Milestone
236	Church Of Annunciation, Rathfarnham	Church (Gothic Style With Flying Buttresses & Decorated Pillars), Boundary Walls, Railings & Gates
237	Courthouse, Willbrook Road, Rathfarnham	Granite Single Storey Courthouse

Map Ref. Number	Address/Location	Description
238	Newcastle Farm, Newcastle	Detached Five Bay Two Storey Farm House & Range Of Outbuildings
239	Old Bridge Road, Templeogue	Mill, Weir
240	Templeogue House, Templeogue	Two Storey Castle & Tower (RM)
241	Newcastle South Castle, Newcastle	Stone Castle (Ruin) Tower House Possible (RM)
242	Cheeverstown House, Templeogue	Three Storey House
243	St. Finian's Well, Newcastle	Stone Holy Well & Lintel (RM)
244	Templeogue Road, Templeogue	Stone Archway (Old Stone Archway Over Part Of Old City Watercourse)
245	Washington House, Washington Lane, Rathfarnham	Detached Three-Bay Two-Storey House
246	City Watercourse, Firhouse	Mill Race, Weir & Sluice (RM)
247	Newcastle Lodge, Newcastle	House
248	Newcastle House, Newcastle	Two Storey House, Out-offices & Gates.
249	Templeogue	Church & Graveyard (RM)
250	Orchardstown House, Washington Lane, Rathfarnham	Two Storey House (Georgian Style)
251	Beaufort House, Rathfarnham	House, Gates (2 Sets)
252	Loreto Abbey, Rathfarnham	Lodges (2) & Wrought Iron Gates
253	Loreto Abbey, Rathfarnham	Four Storey House, Chapel With Tower, Turrets
254	Abbey View, 23 Grange Road, Rathfarnham	Detached Four-Bay Two-Storey House
255	1 St. Patrick's Cottages, Grange Road, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
255	2 St. Patrick's Cottages, Grange Road, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
256	Washington Lodge, 33 Grange Road, Rathfarnham	Detached Five-Bay Two-Storey with Attic Georgian House
257	Riversdale House, Ballyboden Road, Rathfarnham	Detached Two Storey House, Gates, Piers & Arched Bridge
258	The Mill House, Whitechurch Road, Rathfarnham	House
259	15 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	16 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	17 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	18 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	19 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	20 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	21 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	22 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	23 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House

Map Ref. Number	Address/Location	Description
259	24 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	25 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	26 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	27 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	28 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
260	Spawell House, Templeogue	Three Storey House, Barn & Well Possible (RM)
261	Royal Garter Stables, Naas Road	Stone Stables
262	St. Mark's Youth And Family Centre, Cookstown Road, Tallaght	Detached Three-Bay Two-Storey House
263	3 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	4 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	5 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	6 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	7 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	8 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	9 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	10 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	11 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	12 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	13 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single Storey House
263	14 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single Storey House
264	Church Of The Holy Spirit, Marian Road, Rathfarnham	Detached Cruciform Plan Catholic Church
265	Old Bella Vista Paper Mills, Templeogue	Two Storey Stone Mill Building
266	Charleville House, Firhouse Road, Knocklyon	Two Storey House
267	Rosebank, Ballyboden Road, Rathfarnham	Bridge, Railings Over Bridge, Gateway, Gates, Post Box
268	St. Basil's Training Centre, Greenhills Road, Tallaght	Detached Ten-Bay Single-Storey Building
269	The Priory, Tallaght	Tallaght Castle Gate (RM)
270	St. Mary's Dominican Priory, Tallaght Gothic Revival Priory	Detached Multiple-Bay Three-Storey With Attic
271	St. Maelruan's Church, Tallaght & Monastic Enclosure	Stone Church, Tower, Font, Cross, Graveyard (RM)
272	Blessington Road	Pair Of Semi-Detached Single-Storey Houses With Attic
273	St. Mary's Dominican Church, Tallaght	Detached Gable-Fronted Gothic Revival Church
274	Off Firhouse Road, Firhouse	Cross (Stone Cross Dated 1867)
275	Ballyroan House, Ballyroan	Three Storey House

Map Ref. Number	Address/Location	Description
276	Old Mill, Ballyboden Road	Renovated Mill Remains, Bearing Blocks, Watercourses, Driveway & Gate
277	Silveracre, Sarah Curran Avenue, Rathfarnham	House & Gateway
278	Rose Villa, Whitechurch Road/Sarah Curran Avenue, Rathfarnham	House, Outbuildings & Boundary Walls On Road Frontages
279	Ballyboden Road	Cast-Iron Milestone
280	Rathcreedan House, Rathcreedan	Detached Three Bay Two Storey Country House
281	Willbrook House, Whitechurch Road, Rathfarnham	House, Gateway & Railings
282	Ballyroan House Lodge, Off Hillside Park, Ballyroan	House
283	2 Homeville, Knocklyon	Terrace Of Three Cottages
283	3 Homeville, Knocklyon	Terrace Of Three Cottages
283	13/14 Homeville Court, Knocklyon	Terrace Of Three Cottages
284	Carmelite Monastery Of The Assumption, Firhouse Road, Firhouse	Detached Three-Bay Single-Storey Former School-House
285	Sally Park, Ballycullen Road, Templeogue	House & Gateway
286	Bolton Hall, Ballyboden Road	Two Storey House with Wings & Gateway
287	St. Mary's Convent, Santa Maria College, Ballyroan Crescent	Detached Three-Bay Two-Storey Over Basement Former Convent
288	Firhouse Road, Firhouse	Cottage, Front Gates, Railings & Walls To Front (Cottage Adjacent To Convent)
289	Rathfarnham Priory, Rathfarnham	House (Ruin)
290	Saggart House, Saggart	House & Gateway
291	Prospect House, Knocklyon	Site of Prospect House - Boundary Walls and Gate Piers
292	Tassagart, Saggart	Tower House, Walled Stable Yard, Outbuildings, Gateways (RM)
293	St. Enda's, Rathfarnham	Three Storey Georgian Style House, With Classical Style Columns & Steps, Gateway & Gate Lodge
294	Idrone House, Idrone Avenue, Knocklyon	Two Storey House
295	Knocklyon Castle, Templeogue	Three Storey Castle With Towers (RM)
296	Grange Golf Club, Rathfarnham	Entrance Pillars, & Iron Arch Over With Lettering
297	Knocklyon House, Knocklyon	Three Storey House (Containing Colonnades)
298	Eden Public House, Grange Road, Rathfarnham	House
299	Carnegie Library, Ballyboden	Two Storey Library (Stone & Red-Brick)
300	Newbrook House, Taylors Lane, Ballyboden	Detached Two-Storey House
301	Boden Park House, Scholarstown Road, Rathfarnham	House, Gates & Walls

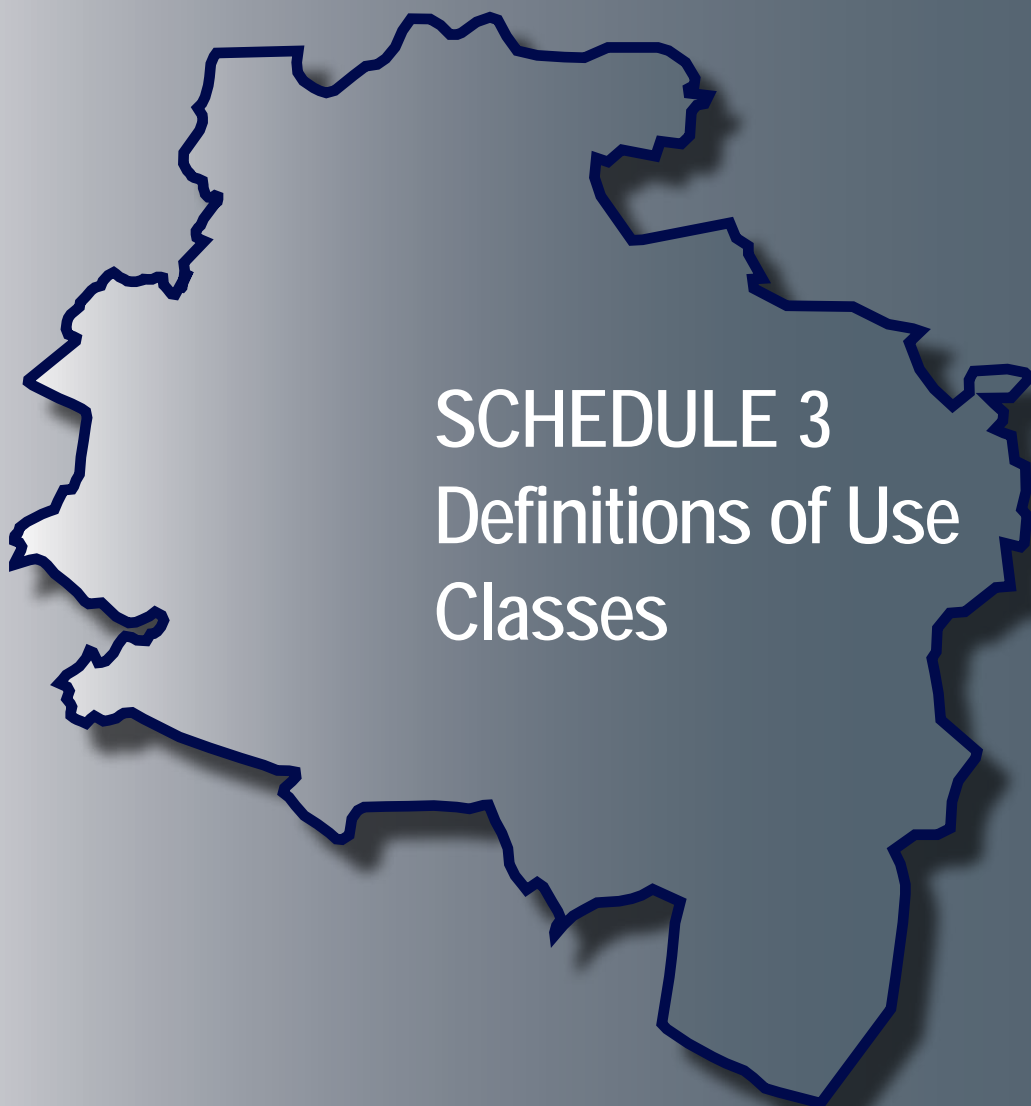
Map Ref. Number	Address/Location	Description
302	Saggart Lodge, Saggart	Stone House
303	Athgoe Park, Athgoe	Stone Tower House (Ruin) and House With Wall, Gates, Stables And Outbuildings (RM)
304	Ros Mor, Scholarstown Road, Rathfarnham	House, Recessed Gateway, Gates & Outbuildings
305	Rathcoole House, Main Street, Rathcoole	House, & Adjacent Underground Passage
306	236 Whitechurch Road, Rathfarnham	Stone Faced House Terrace
306	237 Whitechurch Road, Rathfarnham	Stone Faced House Terrace
306	636 Whitechurch Road, Rathfarnham	Stone Faced House Terrace
306	637 Whitechurch Road, Rathfarnham	Stone Faced House Terrace
306	638 Whitechurch Road, Rathfarnham	Stone Faced House Terrace
306	639 Whitechurch Road, Rathfarnham	Stone Faced House Terrace
306	640 Whitechurch Road, Rathfarnham	Stone Faced House Terrace
306	641 Whitechurch Road, Rathfarnham	Stone Faced House Terrace
306	642 Whitechurch Road, Rathfarnham	Stone Faced House Terrace
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306	654 Whitechurch Road, Rathfarnham	Stone Faced House Terrace
306	655 Whitechurch Road, Rathfarnham	Stone Faced House Terrace
306	656 Whitechurch Road, Taylors Lane, Rathfarnham	Stone Faced House Terrace
306	657 Whitechurch Road, Taylors Lane, Rathfarnham	Stone Faced House Terrace
306	658 Whitechurch Road, Taylors Lane, Rathfarnham	Stone Faced House Terrace
306	659 Whitechurch Road, Taylors Lane, Rathfarnham	Stone Faced House Terrace
307	Mount Michael, The Rookery, Scholarstown Road, Rathfarnham	Detached Three-Bay Two-Storey over Basement House
308	Marley Grange, Rathfarnham	House
309	Cemetery, Saggart	Arch Surmounted By Cross At Cemetery Entrance

Map Ref. Number	Address/Location	Description
310	Church Of Ireland, Rathcoole	Church, Graveyard & Walled Enclosure (RM)
311	Rathcoole Garda Station, Rathcoole	Detached Five-Bay Two-Storey Garda Station
312	Main Street, Rathcoole	Semi Detached Three Bay Single Storey House
313	Rectory/Glebe House, Main Street, Rathcoole	House
314	Mill Road, Saggart	Gates & Mill Wall (Forming Old Entrance & Boundary To Swiftbrook Mills)
316	Rathcoole Health Centre, Rathcoole	Detached Five Bay Two Storey House
317	Main Street, Rathcoole	Terraced Three Bay Two Storey With Commercial Units To Ground Floor
318	Hillview, Main Street, Rathcoole	Semi Detached Three Bay Two Storey House
319	Library Building, Rathcoole	Court Of Petty Sessions
320	Old Forge Bed & Breakfast, Mill Road, Saggart	Former Terrace Of Four Two-Bay Two-Storey Houses
321	An Poitín Stil, Rathcoole	Detached Three Bay Two Storey Public House
322	Scholarstown House, Scholarstown Road, Rathfarnham	Two Storey House
323	Main Street, Rathcoole	Detached Five Bay Two Storey House
324	Main Street, Rathcoole	Detached Six Bay Single Storey Former National School
325	Saggart	Limestone Church, Tower & Drinking Trough
326	The Rathcoole Inn, Main Street, Rathcoole	Two Storey Thatched Public House
327	Rookwood, Stocking Lane, Rathfarnham	Two Storey Georgian Style House
328	Saggart Catholic Church, Garters Lane	Church Site, Stone Head Crosses, Grave Slab, Bullaun & Finial (RM)
329	Rathcoole (Near Main Street)	Detached Three Bay Single Storey House With Dormer Attic
330	Former Paper Mill, Saggart	Chimney & Storage Building
331	Castle Road, Saggart	House, Farmhouse
332	Saggart	Mill Pond & Mill Tail Race
333	Ballyboden Waterworks, Stocking Lane, Ballyboden	Reservoir
334	Whitechurch, Rathfarnham	Ecclesiastical Remains, Church (Ruin), Graveyard, Font, Graveslab(s), Cross Fragment, Bullaun (RM)
335	Saggart	Two Storey Former School House
336	Forest Hills, Rathcoole	Font (Possible) (RM)
337	Castle Road, Saggart	Mill Pond & Aqueducts (3)
338	Whitechurch Lodge, Whitechurch Road, Rathfarnham	Two Storey Georgian Style House
339	City Weir, Old Bawn, Tallaght	Weir

Map Ref. Number	Address/Location	Description
340	Prospect House, Stocking Lane, Ballyboden	House
341	Colmanstown	Church 'Site Of' (Ruin), Graveyard, & Souterrain Site (RM)
342	Kiltalown House	Georgian Style House, Out-Offices & Gateway
343	Edmondstown Park, Edmondstown Road, Rathfarnham	Two Storey Georgian Style House
344	Keatingspark House	Detached Three Bay Two Storey House
345	Moravian Cemetery, Whitechurch Road, Rathfarnham	Moravian Cemetery, Entrance Gateway With Cast-Iron Gates
346	Stone Bridge, Castle Road, Saggart	Single Arch Granite Bridge
347	Crookshane	Detached Five Bay Single Storey Farm House
348	Allenton Road, Old Court Manor, Tallaght	Ecclesiastical Remains, Stone Church (Ruin) & Graveyard (RM)
349	Boherboy, Saggart	Standing Stones (Pair of) (RM)
350	Allenton Road, Old Court Manor, Tallaght	House, Foundations of 17th/18th C., Stone Medieval Tower (Ruin) & Associated Structures (RM)
351	Edmondstown Park, Edmondstown Road, Rathfarnham	Victorian Style Industrial Mill (Former Cloth Mill/ Factory)
352	Whitechurch	Cross Base Fragment (Opposite Whitechurch New Church) (RM)
353	Woodtown Park Lodge, Stocking Lane, Rathfarnham	Detached Three-Bay Single-Storey Classical Style Gate Lodge
354	Whitechurch Church of Ireland, Rathfarnham	Stone Church, School, Graveyard & Gateway
355	Woodfield House, Crookshane	Detached Three-Bay Two-Storey House
356	Glenville House, Kiltipper Road	Linear Group Of Three Former Farm Buildings
357	Coolmine	Ecclesiastical Remains & Chapel Site (RM)
358	Windmill House, Rathcoole	Stone Windmill (Ruin) (RM)
359	South Of Edmondstown Primary School, Rathfarnham	Stone Mill (Ruin) (Former Paper Mill)
360	Ballycullen Road, Firhouse	Cross (Stone Cross Dated 1868)
361	Woodtown Park House, Rathfarnham	Three Storey Georgian Style House
362	St. Columbcille's Well, Ballycullen Road	Holy Well (RM)
363	Woodtown Manor House, Rathfarnham	House
364	New House, Stocking Lane, Rathfarnham	Detached Single-Storey over Basement Brick Modernist Building c. 1960
365	St. Anne's Parish House	Detached Three-Bay Two-Storey Parish House
366	St. Anne's R.C. Church, Bohernabreena Road	Detached Gable-Fronted Cruciform Plan Church
367	Kilmashogue	Pair of Standing Stones (RM)

Map Ref. Number	Address/Location	Description
368	The Gate Lodge, Steelstown, Rathcoole	Gate Lodge
369	Rockbrook Park School, Edmondstown Road, Rathfarnham	Detached Five-Bay Two-Storey Over Basement Former Country House
370	Lugg/Slade	Stone Bridge of Four Consecutive Arches (RM)
371	Rockbrook Mill, Edmondstown Road, Rathfarnham	Detached Multiple-Bay Former Paper Mill (Ruin)
372	Crockaunadreenagh	Road
373	Lugmore	'Cist'
374	Orlagh College, Ballycullen Road	Three Storey House & Entrance Gates
375	Newtown Upper, Rathcoole	Ecclesiastical Remains, Church, Graveyard, Children's Burial Ground, Enclosure (RM)
376	Cruagh Cemetary	Ecclesiastical Remains, Circular Stone Church, Round Tower, Graveyard, Font, Inscribed Stone (Ruin) (RM)
377	Beehive Lodge, Kilakee Road, Rathfarnham	Detached Three-Bay Single Storey Gate Lodge
378	Cruagh Lodge Stud	Detached Four-Bay Single-Storey Gate Lodge
379	Farmersvale House, Farmersvale	House
380	Kilakee Road, Kilakee	Stables, Tower & Gates
381	Crooksling	Holy Well 'Site Of', Inscribed Stone Cross (RM)
382	Johnstown	Mill Wheel, Orchard Yard, Stable Yard, Gate & Gateway, Middle Lodge & Outbuildings (Part Of Johnstown Estate)
383	Kilakee	Two Standing Stones (RM)
384	Lord Massey's Woods, Kilakee	Buildings and Features Associated With Former Kilakee House, Including Former Gardens, Bridges and Walls
385	Lord Massey's Woods, Kilakee	Original Military Road Remains
386	Ballymana	Standing Stone Site (Four Large Stones & Several Smaller Stones) (RM)
387	Ballymana	Stone Circle (RM)
388	Hell Fire Club, Stone Structure At Top Of Mountpelier	Two Passage Tombs, Dwelling (Ruin) (RM)
389	Raheen	Standing Stone (RM)
390	Part Of Johnstown Estate, Calliaghstown Lower, Rathcoole	Blacksmiths Forge & Granite Mounting Block
391	Glassamucky	Group Of Farm Buildings Comprising A Two-Bay Two-Storey Farm House
392	Hawthorn, Ballinasorney Lower	Detached Three-Bay Two-Storey Farm House
393	Glenaraneen	Detached Three-Bay Two-Storey House
394	Kearney's Cottage, Piperstown	Detached Four-Bay Single-Storey Cottage
395	Bohernabreena Reservoir, Bohernabreena	Reservoirs & Ancillary Structures, Dams, Waterways

Map Ref. Number	Address/Location	Description
396	Ballinascorney Upper	Monolithic Granite Celtic Style Cross
397	Glenareen	Mill Dam/Pond, Millpond
398	Ballinascorney House, Ballinascorney Upper	Stone House Remains, Yard, Outbuildings & Entrance Gates
399	Blessington Road, Brittas Big	Detached Three-Bay Two-Storey Georgian House
400	St. Anne's Chapel, Glassavullaun	Ecclesiastical Remains, Stone Church (Ruin), Font, Graveyard (RM)
401	Glassavullaun	Detached Four-Bay Single-Storey House & Outbuildings
402	Glassamucky Mount	Cross-Inscribed Stone
403	Castlekelly New Bridge	Multiple-Span Stone and Concrete Road Bridge
404	Castlekelly Bridge	Two-Arch Road Bridge over Old Course Of River Dodder
405	Glassmucky Mount	Bullaun (RM)
406	Castlekelly	Stone Bridges with Waterfall
407	Cunard	Portal Tomb (RM)
408	Glenasmole Lodge, Castlekelly	House, Entrance & Finn MacCool's Stone
409	Near Mountain Top, Ballinascorney Upper	Passage Tombs (2) & Megalithic Structure (RM)
410	245 Templeogue Road	Art Deco Style House
411	Marian Grotto, Dodsboro Road, Lucan, Co. Dublin.	Marian Grotto



SCHEDULE 3
Definitions of Use
Classes

DEFINITIONS OF USE CLASSES

Abattoir

A building or part thereof or land used as a slaughter house. This includes facilities for meat processing, storage and also lairage.

Advertisements and Advertisement Structures

Any work, letter, model, balloon, inflatable structure, kite, poster, notice, device or representation employed for the purpose of advertisement, announcement, or direction, and any structure such as a hoarding, scaffold, framework, pole, standard, device or sign (whether illuminated or not) and which is used or intended for use for exhibiting advertisements, or any attachment to a building or structure used for advertising purposes.

Aerodrome/Airfield

A defined area of land or water, including any buildings, installations or equipment, intended to be used either wholly or in part for the arrival, departure or surface movement of aircraft.

Agriculture

Use of land or buildings for the purposes set out in Section 2 (1) "agriculture" of the *Planning and Development Acts 2000 - 2007*.

Bed and Breakfast

A dwelling house of which part of the bedroom accommodation is available for overnight rental by members of the public. Breakfast may be provided as part of the service but not other meals.

Betting Office/Turf Accountant

Premises for the time being registered in the Register of Bookmaking Offices kept by the Revenue Commissioners under the Betting Act, 1931 (No. 27 of 1931).

Boarding Kennels

A building or part thereof or land used for the temporary accommodation of dogs/cats for reward.

Car Park

A building or part thereof or land (not being part of a public road) used for the parking of mechanically propelled vehicles, excluding heavy commercial vehicles.

Caravan Park-Holiday

The use of land for the accommodation of vehicle caravans or temporary chalets during the period from 1st March to 31st October each year.

Caravan Park – Residential

The use of land for the accommodation of caravans designed specifically for year round human habitation.

Cash and Carry Outlet

A building or part thereof or land used for the sale of goods in bulk to traders on a cash-and-carry basis or the sale of goods by wholesale to traders only. Processing and manufacturing of such goods is excluded.

Cemetery

Land used as a burial ground. A 'lawn' cemetery is a burial ground in which the headstones are placed in a horizontal position.

Childcare Facilities

Use of a building or part of a building for the provision of day care facilities for the care and education of children below primary school entry age and for after-school care. For the purpose of this Plan childcare facilities excludes commercial ventures.

Community Centre

A building or part thereof used for (community) activities organised primarily by the local community and to which the public may be admitted on payment of a charge or free of charge.

Concrete/Asphalt Plant in or Adjacent to a Quarry

A structure or land used for the purpose of manufacturing concrete, asphalt and related products in or adjacent to a quarry or mine.

Cultural Use

Use of a building or part thereof or land for cultural purposes to which the public may be admitted on payment of a charge or free of charge.

Dance Hall/Discotheque

A building or part thereof where the primary function is the provision of dancing facilities.

Doctor/Dentist

Use of part of the dwelling house in which the practitioner resides for the provision of medical or professional services. Group practices are excluded from this definition (see Health Centre).

Education

The use of a building or part thereof or land as a school, college, technical institute, academy, lecture hall or other educational centre. Where a building or part of a building on the same site as an educational building or on an adjoining site is designed for use or used as a residence for the staff or the pupils of that educational building such a use shall be deemed to be educational.

Embassy

A building or part thereof or land used by a foreign government for diplomatic purposes. Where a building or part of a building on the same site as an embassy or on an adjoining site is used as a residence for the staff of that embassy such a use shall be deemed to be ancillary to the embassy.

Enterprise Centre

Use of a building or part of a building or land for small scale (starter-type/micro-enterprise) industries and/or services usually sharing grouped service facilities.

Funeral Home

A building or part of a building used for the laying out of remains, the holding of burial services and the assembling of funerals. A building, or part thereof, used solely for making funeral arrangements is regarded as an office.

Garden Centre

The use of land, including buildings, for the cultivation, storage and/or the display and sale of horticultural products and the display and sale of related goods and equipment.

Guest House

A building or part thereof where sleeping accommodation and meal services are generally available to residents only.

Health Centre

A building or part thereof or land used for the provision of local medical, dental, prophylactic or social assistance services for the local community and including group practices and clinics.

Heavy Vehicle Park

A building or part thereof or land (not being part of a public road) used for the temporary parking (overnight or weekend) of heavy goods vehicles, excluding the storage of containers or trailers unattached from a cab.

Home Based Economic Activity

Service type activities carried out for profit by the occupier of a dwelling, such use being subordinate to the use of the dwelling as a residence.

Hospital

A building or part thereof or land used for general medical treatment. This excludes specialised hospitals, nursing homes and residential buildings for staff if not adjoining the hospital.

Hotel/Motel

A building or part thereof where sleeping accommodation, meal services and other refreshments are available to residents and non-residents. Function rooms may also be incorporated as part of the use.

Household Fuel Depot

Use of a structure or land for the storage of solid fuel or bottled gas for retail sale.

Industry – Extractive

The mining of all minerals and substances in or under land of a kind ordinarily worked by underground or open-cast mining.

Industry – General

The use of a building or part thereof or land for any industry other than a light industry or a special industry and includes a service garage but not a petrol station.

Industry – Light

The use of a building or part thereof or land for industry in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit and may include a service garage but not a petrol station.

Industry – Special

The use of a building or part thereof or land for any industry which requires special assessment due to its potential for detrimental environmental effects.

Motor Sales Outlet

A building or part thereof or land used for the display and sale of motor vehicles, agricultural machinery and implements.

Nursing Home

A building or part thereof used for the care of older and/or convalescing people.

Office – Based Industry

Office-based industry activities are concerned with the output of a specified product or service, including: data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and development, media recording and general media associated uses, publishing, telemarketing. Other uses not specified above may be included in the future at the discretion of the planning authority.

Offices

A building in which the sole or principal use is the handling and processing of information and research or the undertaking of professional, administrative, financial, marketing or clerical work and includes a bank or building society but not a post office or betting office.

Off Licence

A building, or part of a building, which is licenced and used for the sale of intoxicating liquor for consumption off the premises, including wines, beers and spirits.

Open Space

Means any land, whether enclosed or not, on which there are no buildings or of which not more than one-twentieth part is covered with buildings and the whole of the remainder of which is laid out as a garden or is used for purposes of recreation or lies waste and unoccupied.

Petrol Station

A structure or land used for the purpose of the selling by retail of petrol, fuel oils, lubricating oils and liquefied petroleum gas generally for use in motor vehicles. It does not include a service garage or motor sales outlet or retail shop for goods not related to the motor trade.

Place of Worship

Any structure habitually used as a place of public worship or for religious instruction. Where a building or part of a building, on the same site as a place of public worship or on an adjoining site, is used in connection with that place of public worship, such a use shall be deemed to be a related use.

Primary Health Care Centre

A centre which facilitates teams of multidisciplinary professionals (i.e. GPs, nurses, therapists, home care services, social workers) that serve the needs of small population units.

Private Club

A building or part thereof and/or land used by a club primarily for its members and not ordinarily open to the public.

Private Garage

A building or part thereof or land used for the overnight storage of private cars where no sales or services are provided.

Public House

A building or part thereof or land licensed for the sale of intoxicating liquor to the public for consumption on the premises.

Public Services

A building or part thereof or land used for the provision of public services. Public services include all service installations necessarily required by electricity, gas, telephone, radio, telecommunications, television, drainage and other statutory undertakers, it includes: public lavatories, public telephone boxes, bus shelters, bring centres, green waste composting facilities.

Recreational Building – Commercial

A building or part thereof which is available for use by the public on payment of a charge.

Recycling Facilities

Recycling facilities include facilities such as bring bank centres and provide for the disposal of items such as glass, cans, plastic, textiles, paper and other items that can be recycled.

Recreational Facility/Sports Club

A building or part of a building which may be available to the public on payment of a charge or free of charge in the use of which no excessive noise is produced and which may contain a theatre, a cinema, an art gallery or exhibition hall (other than for trading purposes), an assembly hall, a social centre, a community centre, a swimming pool, a bowling alley or a squash centre but may or shall exclude dance halls, band halls, discotheques or similar uses. It may also include facilities for other physical activities in the form of structured games or play for the purpose of recreation or amusement.

Refuse Landfill/Tip

The use of land for the disposal of solid wastes or refuse generally of a non-toxic chemical nature by landfill.

Refuse Transfer Station

A structure or land usually enclosed and screened and which is used for the temporary storage of waste materials pending transfer to a final disposal facility, or for re-use. The definition includes a baling station, recycling facility, civic amenity facility, materials recovery facility, and materials recycling facility.

Residential

The use of a building or part thereof including houses, flats, apartments, bed sitters, residential caravans designed for human habitation.

Residential Institution

A building or part thereof or land used as a residential institution, and includes a monastery, convent, hostel, old peoples' home and isolation hospital.

Restaurant

A building or part thereof where the primary function is the sale of meals and refreshments for consumption on the premises.

Retail Warehouse

A large single-level store specialising in the display and retail sale of bulky non-food, non-clothing household goods, such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations.

Retirement Home

Housing accommodation specially designed for older people in which dining, recreation, hygiene and health care facilities are shared on a communal basis.

Rural Industry – Cottage

Small scale industrial undertakings located in a rural area and related directly to the residence of the principal industrial undertaker.

Rural Industry – Food

The use of a building or part thereof or structure or land located in a rural area for the purpose of the intensive or large scale production or processing of food and related activities. This includes piggeries, hen batteries, mushroom farms and creameries.

Science & Technology Based Enterprise

Knowledge based processes and industrial activities, having formal and operational links with third level educational institutions or research centres, in which research, innovation and development play a significant part and which lead to and accommodate the commercial production of a high technology output.

Scrap Yard

Land used for the reception, dismantling, packing and storing of scrap metal before transport for processing and recycling elsewhere.

Service Garage

A building or part thereof or land used for the maintenance and repair of motor vehicles but not HGVs.

Shop – Discount Food Store

Single level, self-service stores normally between 1,000–1,500m² of gross floorspace, selling a limited range of goods at competitive prices.

Shop – Local

Single shop units of not more than 100m² servicing local needs.

Shop – Major Sales Outlet

Shops (excluding retail warehouses) in excess of 1,500m² of net retail area which are larger in scale than neighbourhood shops, or are very specialised and therefore serve a wider area including district centres and town centres.

Shop – Neighbourhood

This category includes smaller shops giving a localised service in a range of retail trades or businesses such as butcher, grocer, newsagent, hairdresser, ticket agency, dry cleaning or launderette, and designed to cater for normal neighbourhood requirements. It also includes a small supermarket on a scale directly related to the role and function of the settlement and its catchment and not exceeding 1500m² in gross floor area.

Transport Depot

Use of a building or land as a depot associated with the operation of transport business to include parking and servicing of vehicles, particularly HGVs.

Traveller Accommodation

Traveller Accommodation comprises of two forms: halting sites and group housing. A halting site is an area with ancillary structures provided by the Council for occupation by members of the Travelling Community with their caravans and motor vehicles but excluding horses. Group housing is housing accommodation specifically designed to meet the special needs of the Travelling Community.

Veterinary Surgery

Use of a building or part thereof or land as a clinic or surgery for the treatment and care of animals. Animals may be housed on the premises for short periods for treatment purposes but not as part of a boarding kennel operation.

Warehousing

A building or part thereof where goods are stored or bonded prior to distribution and sale elsewhere. It may include the storage of commercial vehicles where this is ancillary to the warehousing function.



SCHEDULE 4
Casement Aerodrome
Baldonnell

CASEMENT AERODROME BALDONNELL

Section 1: Security

Requirements for Development within the Security Zone at Casement Aerodrome, Baldonnell

In considering appropriate development within the Security Zone adjacent to the Aerodrome, the following requirements shall be addressed either as part of a development submission or as a condition of permission where appropriate:

- **Sterile Zone: A sterile zone shall be created** from the existing Aerodrome boundary fence to the boundary of the development, subject to a minimum width of 2.5 metres. **This zone shall be gated with access confined to Defence Forces Personnel (or other by arrangement).** The Department of Defence reserves the right to install alarm systems in this area.
- **Boundary Fence of Development: A 3 metre high clear visibility fence with integrated ram defence barriers, shall be erected** where the development shares a boundary with the Aerodrome.
- **CCTV: Any new development along the aerodrome perimeter shall be covered by tilt and zoom cameras with a minimum zoom of 20:1, or an improved magnification as agreed. Facilities shall be provided for the images from these cameras to be shared with the military authorities as and when required.**
- **Building Restrictions:**
 - o No buildings shall be located within 10 metres of the edge of **the sterile zone (use of this area for car parking may be acceptable).**
 - o Site layout to be designed with roads and yard areas located near the aerodrome boundary to provide clear lines of sight for monitoring and surveillance.

- o Buildings overlooking the perimeter **shall have limited windows (with frosted glass) above ground floor level**
- o **Roofs shall be secure and roof surfaces shall provide no opportunity to observe the Aerodrome while remaining hidden from view.**

Section 2: Aviation

Explanatory Note

The County Council policy with respect to Casement Aerodrome Baldonnell differs in two material respects from the policy outlined by the Department of Defence at the time of adoption of the County Development Plan. **The differences are as follows;**

1. The Department of Defence has stipulated that all existing runways at Casement Aerodrome are categorised as instrument approach runways. However, Council policy excludes runway 05 from this category, and categorises it as a visual approach runway because of the land contours in the approach path.
2. In the document 'Review of Policy at Casement Aerodrome, Baldonnell, Co. Dublin' (January 2009), Public Safety Zones have been introduced within the existing 'red zones'. No development whatsoever is permitted within the Public Safety Zones. However, within the 'red zones', some development may be permissible whereby the development could not reasonably expect to increase the number of people working or congregating in or at the property. This may include development such as the extension of an existing dwelling or a change of building use. New developments with a high intensity of use would continue to be prohibited and height restrictions would continue to apply to developments in the environs of the Aerodrome. However, Council policy reduces the distance within which no development is allowed on lands lying under the runway approach surfaces, for runway 05 (Rathcoole end) and runway 23 (Corkagh Park end), to that shown on Development Plan maps i.e. 1,100 metres (3,610 feet).

S.4.0 County Council Policy, Casement Aerodrome

Casement Aerodrome was constructed in 1917/18 and has since remained in continuous aviation use. It is the only fully equipped military airbase in the State and has served as the main centre of Air Corps operations since 1922. As the principal Air Corps base, it facilitates the vast majority of military training and operational aircraft movements. Approximately 1,250 military personnel and 100 civilians are based at the aerodrome and as such it is a major employer in the area. The last major expansion of the airfield took place in 1954/56 when the existing concrete runways were constructed. In the period from 1977 to 1986 a major upgrading programme was undertaken to modernise aerodrome installations and to facilitate the operation of military passenger carrying aircraft operating to the equivalent of public transport category.

It is a general policy and objective to do everything possible to ensure the safety of military air traffic, present and future, throughout the State and in particular, air traffic at and en route to and from Casement Aerodrome. The policy also has full regard for the safety of persons on the ground as well as the necessity for causing the least possible inconvenience to local communities. The achievement of this policy and objective necessitates, inter alia, some restrictions on building developments in the environs of the aerodrome. The extent of the restriction necessary in any particular instance depends on its purpose. In some cases more than one purpose may have to be served in which case a combination of the restrictions that will satisfy all the purposes to be served is necessary.

In general, restrictions are necessary;

- (a) to maintain the airspace around the aerodrome free from obstacles so as to permit aircraft operations to be conducted safely;
- (b) to reduce the slight risk to persons on the ground and the increased risk to occupants of an aircraft in the event of the aircraft accidentally touching down outside the aerodrome boundary while taking off or approaching to land;
- (c) to eliminate potential sources of interference with the operation of electronic navigation aids;
- (d) to obviate possible hazards to aircraft through the generation of smoke, dust or fumes which may reduce visibility;

- (e) to control the locations of any activities which may be an attraction to birds,
- (f) to limit the extent, height and type of external lighting which may confuse pilots in the clear interpretation of aeronautical lights or which may cause dazzle or glare;
- (g) to diminish the nuisance caused to the local communities by aircraft noise insofar as this is practicable.

In the case of (a) above, the dimensions and slopes of the International Civil Aviation Organisation (ICAO) obstacle limitation surfaces that define the limit to which objects may project into the airspace around aerodromes are stated in Annex 14 Aerodromes.

ICAO standards are applied as policy by the Department of Defence at Casement Aerodrome. The most relevant of the ICAO limitation surfaces are the approach, transitional, inner horizontal and conical surfaces for all runways. These surfaces have been established in relation to Casement Aerodrome for the purpose of this policy.

The existing main runway 11/29 at Casement is categorised as a Code 4 instrument approach runway. Runway 23 is a Code 3 instrument runway and has two instrument approaches associated with it.

In accordance with ICAO regulations, an instrument approach surface (for runways in excess of 1,200 metres) originates 60m beyond the runway threshold, has an inner edge width of 300m and diverges at a rate of 15% at each side. The surface extends outwards from the threshold for an overall distance of 15km. Restrictions relating to the areas lying under the approach surfaces are detailed later in the policy. **At the sides of the runway flight strip there are transitional surfaces which slope upwards and outwards at 14.3% (1 in 7) to a height of 45m above the aerodrome elevation where they meet the inner horizontal surface. The inner horizontal surface is an obstacle limitation surface extending to 4km (in all directions) from the centreline of the runway (or runway strip) at an elevation of 45m above the threshold altitude of Runway 11. The inner horizontal surface does not apply where it is above the runway approach and transitional surfaces.**

All of these surfaces have been established for Casement and no new objects shall be permitted to penetrate them. The full extent of the restricted areas around Casement

is shown on the Development Plan Maps (**Please see Explanatory Note to this Schedule**).

With regard to (b), if an aircraft should accidentally touch down, it is most likely that this would happen during landing or take-off of a flight. The point of accidental touchdown would in all probability be within or not far outside the boundary of the aerodrome and more or less in line with the runway that the aircraft is approaching or leaving. If an incident of this nature were to take place in the approach area of an instrument runway, it would be apt to be more serious, relatively speaking, than if it took place in the approach to a non-instrument runway, because instrument runways are normally used by the larger types of aircraft and serve by far the most traffic. They are also available in weather conditions that would preclude the use of a non-instrument runway.

Having regard to the slight risk to persons on the ground and the increased risk to the occupants of an aircraft in the event of aircraft accidentally touching down on approaching or leaving a runway, it is highly desirable that the lands lying under the runway approach surfaces, particularly instrument runway approach surfaces, should be kept as free as possible of buildings for some distance outwards from the aerodrome boundary. In the document *Review of Policy at Casement Aerodrome, Baldonnell, Co. Dublin* (January 2009), Public Safety Zones have been introduced within the existing 'red zones'. No development whatsoever is permitted within the Public Safety Zones. However, within the 'red zones', some development may be permissible whereby the development could not reasonably expect to increase the number of people working or congregating in or at the property. This may include development such as the extension of an existing dwelling or a change of building use. However, new developments with a high intensity of use would continue to be prohibited. Height restrictions would continue to apply to developments in the environs of the Aerodrome.

Elsewhere in the inner zone, no buildings or structures exceeding 20m in height above ground level should be permitted, with further height restrictions related to the ICAO transitional surfaces (which are not shown on the Development Plan maps) from a distance of around 300m (depending on ground elevation) to the runway centrelines, graded down to zero at the edges of the flight strips. However, in view of the volume of helicopter operations and the level and variety of aircraft training movements and for safety and security reasons, planning applications for structures

such as high mast lighting, antennae etc. in the inner zone in close proximity to the aerodrome or the runway approaches will be the subject of a special examination to ensure that their construction would not be undesirable for safety, security or operational reasons.

With regard to (c) the electronic aids normally provided to assist in the navigation of aircraft include surveillance and precision approach radars, instrument landing systems, omnidirectional radio ranges, distance measuring equipment, VHF transmitter/receivers and locators, all of which are sited within or near the aerodrome.

Since the response of electronic equipment can differ greatly depending upon the characteristics of the particular site where it is installed, it is not possible to provide a single set of criteria necessary for its interference-free operation in all cases.

Insofar as the radar installations are concerned, it is necessary that the highest points of buildings or structures in close proximity of the radar antenna should be kept below the level of the radar tower platform. To minimise reflection problems it is necessary that buildings and other structures in the neighbourhood of a radar antenna be constructed of non-metallic materials having low reflectivity at microwave frequencies. No building should block the line of sight from a radar antenna to the airspace in approaches to runways and other critical airspace which can only be identified by the Air Corps Communications and Information Service.

An instrument landing system comprises a localiser antenna sited on the extended centerline of the landing runway 200-300m beyond its remote end, and a glide path transmitter sited 150m to one side of the runway, opposite a point on the runway in the region of 300m to 450m inwards from the landing threshold. The minimum building restrictions necessary to obviate interference with the operation of the localisers, glide path transmitters and markers/locators are a matter for the Department of Defence.

Birds are a potential hazard to aircraft during all phases of flight and for that reason the disposal of garbage, offal etc. on lands in the environs at an aerodrome, and any other activity that could attract birds to the environment, including man-made features, is objectionable. Accordingly, the locations of refuse dumps or refuse transfer stations in the vicinity of aerodromes need to be regulated in consultation with the Department of Defence. The County Council shall also make known the locations of any proposed landfill or

civic amenity facilities. These requirements exist within an 8 statute mile (13 km) radius circle centred on the aerodrome and no landfill to be within an 8km radius.

Bright external lights above a horizontal plane through the light fittings may be confusing to pilots of aircraft and are likewise objectionable in the vicinity of an aerodrome. Industrial processes that would generate smoke, dust or steam in such volume as would restrict visibility are to be avoided in the neighbourhood of the runway approaches.

Applications by statutory bodies for overhead electricity lines, cross country pipelines and generating stations also warrant special consideration by the Department of Defence.

It is not possible to lay down guidelines for improving safety on existing roads near runway ends. However, in recognition of the slight risks posed by roads crossing runway approaches, particularly where lighting of the roads is included or proposed in the future, the local planning authority shall consult the Department of Defence about any proposal to build a new road or to improve an existing road where it is planned to run close to the end of or cross the line of any runway. All such roads should be equipped with lighting which does not shine above the horizontal plane.

Casement Aerodrome is the only secure military aerodrome in the State. The requirement for such a facility has been underlined by its use for the highest level intergovernmental tasks and for sensitive extraditions. The arrivals area is not overlooked from any building in close proximity and consequently, there is a requirement to impose restrictions on development in that area and in close proximity to the aerodrome boundary.

The development of lands for residential purposes in areas that are or will be exposed to a high level of aircraft noise is very undesirable from the point of view of both the Department of Defence and future residents. Speculative builders may not be fully aware of the noise nuisance to which residents in these areas would eventually be exposed and individuals and families could unknowingly purchase dwellings only to learn later of the extent of the nuisance and of the inconvenience to which they would be put if it should subsequently be found necessary to insulate their dwellings against noise. The necessity for noise insulation in dwellings being exposed to high levels of noise should be avoided by prohibiting or severely curtailing their construction in areas that are or will be exposed to a high noise level.

A preliminary forecast of aircraft noise in the vicinity of Casement Aerodrome has been prepared for the guidance of the planning authorities and other interested parties. In the forecast, the future level of aircraft noise to which the various parts of the lands in the environs of the aerodrome will be exposed has been calculated. The area within which aircraft noise may be significant is indicated on the Development Plan Maps. If unrestricted residential developments are permitted in areas that are or will ultimately be subject to a high level of aircraft noise, it may be that local residents would seek to impose severe restrictions on aircraft that could seriously interfere with the operation and development of air traffic at the aerodrome.

It is policy that residential development within the noise contour be limited and that in the event of the grant of permission, the occupants be advised that without adequate sound insulation, the level of aircraft noise at the site may be intrusive or annoying.

The same considerations do not generally apply to commercial and industrial developments because of the background noises usually associated with such activities and because such activities are usually carried out in daylight hours and are not normally affected by the problem of noise at night-time. In some cases, however, it might be necessary to incorporate sound insulation in the construction of the buildings to the extent necessary to reduce exterior noise to an acceptable level for the conduct of business within the building.

Temporary structures, including mobile cranes which are likely to penetrate the ICAO surfaces established at Casement must be notified to and meet any requirements set down by the Department of Defence. Where the Council grants planning permissions to developments underlying such surfaces, it shall attach a note requiring that the applicant notify the Department of Defence of plans to erect cranes likely to penetrate the applicable ICAO surfaces and meet any requirements set down by the Department of Defence.

The Department of Defence shall be consulted on any proposed development, which by its nature, is likely to increase air traffic in the vicinity of Casement Aerodrome or affect the safety, efficiency or regularity of operations at Casement Aerodrome.

In conclusion, it is policy to facilitate the continued safe operation and development of air traffic at Casement. It is a requirement therefore that the policy of prohibiting or

restricting development within the designated areas around Casement Aerodrome be rigorously enforced. These areas are indicated on the Development Plan Maps
(Please see Explanatory Note to this Schedule).



SCHEDULE 5
Weston Aerodrome
Lucan

WESTON AERODROME, LUCAN

Introduction

This Safeguarding Policy must be read in conjunction with the Development Plan Index Map.

Where the Weston Aerodrome Safeguarding area overlaps with that of Casement Aerodrome, Baldonnell the more stringent requirement of the two shall apply. In most instances this would be the criteria relevant to Casement Aerodrome (See Schedule 4 of this document).

Approach Zone

- (a) **Solid Red Area.**
Generally, no buildings, overhead lines or structures to be erected. Permission may be granted for small individual buildings, or structures or additions to existing buildings provided their highest point does not penetrate the approach surface as defined below.
- (b) **Hatched Red Area.**
The maximum elevation of any building, overhead line or structure should not penetrate the approach surface as defined below.

NOTE: The approach surface is a plane surface commencing at ground level at the runway ends as detailed on the Development Plan Index Map and rising upwards and outwards within the Approach Zone boundaries at a gradient of 4 per cent (slope of 1:25).

Within the Approach Zone all planning applications for buildings, overhead lines or structures with the potential to infringe the approach surface will be referred to the Irish Aviation Authority. The I.A.A. would normally object to any obstacle extending above a 1.2% gradient from the flight strip on a runway approach.

Inner Horizontal Zone and Conical Zone Restricted Area excluding the Approach Zone.

There are variable restrictions on height of buildings, overhead lines or structures depending on location within the Inner Horizontal Zone. The highest point of any structure should not penetrate the transitional surface as defined below.

NOTE: The transitional surface is a plane surface commencing at ground level at the runway side boundaries and rising upwards and outwards at a gradient of 20 per cent (slope of 1:5), to an elevation of 91.3m OD where it meets the Inner Horizontal Surface (at 45m above the aerodrome elevation), which extends horizontally at that level, to a radius of 2.5km.

Beyond the Inner Horizontal Zone is a Conical Zone which extends to a further 1,100m on all sides, with varying height restrictions rising (at 1 in 20) from 91.3m OD to 146.3m OD.

Within the Inner Zone all planning applications for buildings, overhead lines or structures within 265m of the runway centreline (or extended centreline), or exceeding 25 metres in height (as measured on site) will be referred to the Irish Aviation Authority.

Noise

The approximate boundary of the zone in which aircraft noise may be significant is indicated by a dotted blue line on the Development Plan Index Map. Noise is not uniform throughout the zone. It is more significant in the vicinity of the runway thresholds and in the line of runways. Buildings likely to be most affected by noise include residences, schools, hospitals, and conference centres. The noise contour indicated represents a level of 57dB(A) Leq16.

Siting Of Industrial Development/Refuse Dumps

Industrial development in the vicinity of the aerodrome should not involve processes which produce atmospheric obscuration, or attract bird concentrations, which might interfere with aircraft operations.

Proposed refuse dumps within a radius of 8km of the centre of the aerodrome should be notified to the Irish Aviation Authority.

Criteria for the Protection of Radio Facilities and Radio Nav aids from Interference

- (1) Industrial processes which involve radio frequency energy, e.g. induction furnaces, radio frequency heating, radio frequency welding, transmission masts, etc., should not cause interference to radio nav aids.

- (2) ESB or Eircom overhead lines serving the Aerodrome or Navaid sites should be buried underground for a minimum distance of 100 metres, from the edge of the runway strip or from the radio installations NDB/DME facility, VHF Communications Antennae, etc. - at the aerodrome, whichever is the greater. Overhead lines beyond 100m should approach from a direction perpendicular to the runway centreline and be referred to the Irish Aviation Authority for assessment.

General

Detailed criteria relating to the subject of Obstacle Limitation Surfaces appropriate to various classifications of airport runways are contained in Annex 14 to the Convention on International Civil Aviation, as published by the International Civil Aviation Organisation.

SCHEDULE 5

Weston Aerodrome Lucan



SCHEDULE 6
Housing Strategy
2010 - 2016

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NOTE:

This document is prepared in accordance with Part V of the 2000 (as Amended) and forms part of and should be read in conjunction with the South Dublin Development Plan 2010 - 2016.

1. Introduction

Under Section 94 of the Planning and Development Act 2000 (as amended) South Dublin County Council prepared a housing strategy for the period 2004-2010 which was adopted by the Council on 10 November 2004. It was subsequently reviewed mid-term in 2006. The planning authority must make a development plan every six years and the new plan for South Dublin will cover the period from 2010 to 2016. As the Housing Strategy forms an integral part of the County Development Plan, each planning authority is legally required to prepare a housing strategy which will cover the period of its development plan. To ensure that the housing strategy is kept up to date, planning authorities must review and amend it, if required within 2 years of its preparation. The strategy should also be reviewed where there is a change in housing requirements or in the housing market that could fundamentally affect the existing strategy.

The key purpose of the strategy is:

- To identify the existing and likely future need for housing in the area of the Development Plan.
- To ensure that sufficient zoned and serviced land is provided to meet the different needs of different categories of households.
- To ensure that South Dublin County provides for the development of sufficient housing to meet its obligations as set out in the Regional Planning Guidelines.
- To counteract undue segregation between persons of different social backgrounds.

All tenures are taken into account when assessing 'housing need' i.e. owner-occupier, social housing and private rented accommodation. When examining the strategy, a key objective is to ensure that the strategy meets the diverse needs of existing and future residents, is sensitive to their environment, and contributes to a high quality of life. *The Housing Policy Framework - Building Sustainable Communities* (December 2005) set out the Government's vision for housing policy over the coming years. The key objective outlined in the policy framework is to build sustainable communities and to meet individual accommodation needs in a manner that facilitates and empowers personal choice and autonomy. Sustainable communities are places where people want to live and work, now and in the future.

There is a focus particularly on social inclusion. "Towards 2016" - the ten year strategic framework for economic and social development reflects significant commitment in the housing area. The agreement reflects a desire to transform Irish housing services over the coming decade by improving the quality of housing as well as expanding provision of housing supports. The aim is to provide housing in a more strategic way, which in turn will contribute to overall social and economic well being. High standards of residential development to include lifetime adaptable design are critical to the quality of life of residents of South Dublin.

Careful consideration needs to be given to how residential areas are designed and laid out. The overview must include factors such as the effects of decreasing household size and immigration, higher densities, mixed use development, more efficient use of infrastructure and support for both urban and rural communities. A sustainable urban form is based on the concept of a compact city characterised by ease of access to public transport, schools and community uses, parks, shops and the work place, without recourse to the private car. The current Development Plan places significant emphasis on setting higher average densities within the urban area as the key to achieving this compact built form, and avoiding a sprawling city edge. Sustainable housing for members of the rural community will also have to be facilitated, while at the same time restricting the further widespread proliferation of housing development in rural areas of the county.

Recent Department of the Environment, Heritage and Local Government Guidelines, *Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities* (2009) emphasise the provision of infrastructure in tandem with the provision of housing in new developing areas. Developments in the Adamstown Strategic Development Zone show that a sustainable density is possible using a mix of unit types, sizes and design, while achieving a high level of amenity for residents and a concurrent provision of housing and other facilities.

The broad range of social housing needs such as, low income households, disabled people, household dissolutions and re-formation, older people, the Traveller community, homeless persons, special needs, non-nationals and the varied mix of house types and sizes required to meet the requirements of different categories of households have to be considered. This Housing Strategy contains an up - date on the information contained in the Strategy for the period 2004-2010. The aims and objectives of the Housing Strategy 2010 – 2016 will continue to provide and support

the development of innovative programmes to deliver good quality homes in South Dublin County at an affordable price. The Council will also continue to actively support a range of accommodation options, based on identified need, by encouraging agencies and occupiers to develop adequate and well-maintained homes. It is considered appropriate that a reservation for social/affordable housing should continue to be applied to proposed residential developments in the County. This Housing Strategy was prepared in accordance with Part V of the Planning and Development Act 2000 and Part 11 of the Planning and Development (Amendment) Act 2002.

2. Legislative Background/Department of the Environment Guidelines

2.1 Planning and Development Act 2000 (as amended)

Part V of the Planning and Development Act 2000 (as amended) requires that where a residential development is undertaken, that an agreement be entered into with the Planning Authority for the provision of social and affordable housing with certain exceptions. The options to comply are as follows:

- Transfer of land—the default option for the applicant as emphasised by Section 96(3)(a).
- Building and transfer of houses.
- Transfer of fully or partially serviced sites.
- Transfer of land within the functional area of the planning authority.
- Building and transfer of houses on land off site.
- Transfer of fully or partially serviced sites (off site).
- Payment of agreed amount.
- A combination of transfer of land under Section 96(3)(a) and options under Section 96(3)(b).

When considering the foregoing (except the transfer of land) the Planning Authority must consider

- If the agreement will achieve the objectives of the Strategy.

- Housing demand and need.
- If it is the best use of resources.
- The need to counteract undue social segregation.
- Is it in accordance with the Development Plan.
- The timeframe for providing the housing.
- The proper planning and sustainable development of the area.
- Inclusive communities.
- The views of the applicant on the impact of the agreement.
- Part V applies to all residential developments unless there is an exemption.

The Planning Authority will include conditions of the grant of planning permission requiring that the applicant /developer enter into an agreement with the planning authority regarding their obligations under Part V of the Planning and Development Act 2000 (as amended). The method of compliance agreed under Part V shall be delivered in tandem with the construction and occupancy of the overall development.

The agreement must identify the land, sites or units to be transferred on foot of the agreement (either on or off site but within the functional area of the Authority). The decision on the transfer of sites or houses in lieu of land or such other compliance as specified in the Part V of the Act is a matter for negotiation between the developer and the planning authority and is subject to agreement between the two parties.

If an applicant applies for planning permission for a development of 4 or fewer houses or a development on land of less than 0.1 hectare then they may be exempt from Part V. The applicant may obtain an exemption certificate by applying to the planning authority (Section 97 of the *Planning and Development Act 2000* (as amended)).

2.2 Other exemptions (Section 96(13) of Planning and Development Acts 2000 (as amended).

- Provision of houses by an approved body for social/affordable housing.

- The conversion of an existing building or the reconstruction of a building to create one or more dwellings provided that at least 50% of the external fabric is retained.
- Carrying out works to an existing house.
- Development of houses under a Part V agreement.

2.3 Pre-Planning Consultation

Discussion of compliance with Part V obligations may be included during pre-planning application lodgment consultation pursuant to Section 247 of the *Planning and Development Act 2000* (as amended).

2.4 Department of the Environment Guidelines

Guidelines were issued by the Department of the Environment, Heritage and Local Government by circular letter (AHS 4/06) issued in November 2006 which deal with

- The planning application process and consideration of the Part V Proposal, and
- Direct Sales

South Dublin will continue to engage with developers in a pro-active manner to reach agreement on the provision of the requirement for social/affordable housing in new residential developments within the county in accordance with Part V of the Planning and Development Act 2000 (as amended) and the Council's Housing Strategy and government guidelines. South Dublin Council shall continue to monitor and re-evaluate the position of all residential developments, in the light of the contemporary economic climate, where a Part V legal obligation applies. Factors such as difficulties encountered by eligible affordable purchasers in sourcing mortgage finance, the existing stock of affordable homes on the market through the local authority, and the falling property prices on the open market are taken into account together with recent correspondence from the Department of Environment, Heritage and Local Government advising that contracts for the provision of social and voluntary homes under Part V arrangements should not be entered into in advance of confirmation of funding being made available.

2.5 Housing (Miscellaneous Provisions) Act 2009

The Housing (Miscellaneous Provisions) Act 2009 was signed into law on 15th July 2009. The Act amends and extends the Housing Acts 1966 to 2004 to provide local authorities with a framework for a more strategic approach to the delivery and management of housing services. The framework makes provision for:

- Adoption by elected members of housing services plans, homeless action plans and anti-social behaviour strategies.
- Revised method of assessing need and allocation of housing.
- More effective management and control regime covering tenancies and rents.
- Legislative basis for the provision of rented social housing by means of leasing or contract arrangements with private accommodation providers including arrangements under the Rental Accommodation Scheme (RAS).
- Expanded opportunities for home ownership by lower income households through an incremental purchase scheme and a tenant purchase scheme for apartment type dwellings.
- Introduction of an equity-based approach to the recovery of discounts granted by housing authorities to purchasers of affordable homes and on grants made available by the local authority to facilitate home improvements for disabled persons.
- Excluding the sale of affordable housing from the provisions of section 183 of the Local Government Act 2001.
- Amendments to the Residential Tenancies Act 2004.

3. Policy Background

3.1 National Spatial Strategy

The National Spatial Strategy 2002-2020 was published by the Department of the Environment, Heritage and Local Government. The strategy is a 20 year planning framework for development of all parts of Ireland. It aims to achieve a better balance of social, economic and physical development across Ireland, supported by more effective planning. The implementation of the National Spatial Strategy requires that Regional Planning Guidelines be put in place across the country and that the Strategic Planning Guidelines for the Greater Dublin Area be reviewed. It is the policy of South Dublin County Council to promote the development strategy set out in the National Spatial Strategy.

3.2 Regional Planning Guidelines for the Greater Dublin Area 2004 -2016 (GDA) and The Census of Population 2006

The Planning and Development Act 2000 (as amended) requires each regional authority to draw up Regional Planning Guidelines (RPG) that would act as planning frameworks for the development of each region. The RPGs were developed within the context of the National Spatial Strategy (NSS) and the visions therein for Ireland in 2020. The existing RPGs for the Greater Dublin Area published in 2004, provide a planning framework for the development of the region over the period 2004-2016 and will be reviewed in 2010. A draft document was published in December 2009. They are required to be in place by June 2010 and it is expected that a draft will be available by November 2009. In terms of reviewing RPGs the only statutory requirement is that this happens after six years. However, the Department of the Environment Heritage and Local Government encourages all Regional Authorities to prepare annual "Review and Update" reports that can be taken into account when Planning Authorities are reviewing their own development plans.

Population forecasts formed an important part of these planning frameworks, particularly in terms of forecasting future housing demand. In light of the publication of the results of Census 2006, the Department of the Environment, Heritage and Local Government has published revised national and regional population projections.

4. Population Trends/Projections

4.1 National Projections

One of the two main factors that affect population figures is the natural increase that occurs when birth-rates are higher than mortality-rates. The other key factor that affects population figures is migration. Ireland has in recent years experienced significant increases in immigration. Changing economic conditions and its effect on population movement's net immigration increases demonstrated in previous years will start to decline. The combination of these natural increases and migration assumptions lead to the national population projections as set out in the following table.

National Population Projections 2006 - 2020:

Table 4.1 Population Forecasts

Year	Population Forecasts
*2006	4,234,925
2011	4,685,000
2016	5,093,000
2020	5,449,000

* Source: Central Statistics Office

4.2 Population Projections for the Greater Dublin Area (GDA)

The Greater Dublin Area (GDA) includes the geographical area of Dublin City, Fingal, Dun Laoghaire-Rathdown, South Dublin, Kildare, Meath and Wicklow and incorporates the regions of both the Dublin Regional Authority and Mid-East Regional Authority. The results of the published 2006 Census facilitated an analysis by the Department of the Environment, Heritage and Local Government of recent regional trends and the extent to which they have been in keeping with the National Spatial Strategy objectives. Growth was found to have occurred in all regions over the last three inter-censal periods, although there were notable differences in the growth rates between regions. Although the Dublin and Mid East regions collectively accounted for 39.5% of the overall increase in the population between 2002 and 2006, the rate of growth in the Dublin region has slowed significantly. Over the period, the population in the Mid-East region grew by 15.1%, compared to population growth of just 5.6% in the Dublin region. Based on these

and trends across other regions, the Department of the Environment, Heritage and Local Government developed a number of assumptions to be taken into account when the national projection figures were distributed across the various regions.

Table 4.2 Population Forecasts versus Revised Department of the Environment Heritage and Local Government (DOE) Population Forecasts

Region	Forecasts	2010	2016*
Dublin Region	RPG forecasts (Draft 09)	1,256,900	1,361,200
	DOE forecasts (07)	1,266,565	1,390,558
Mid-East Region	RPG forecasts (Draft 09)	540,000	594,600
	DOE forecasts (07)	524,016	575,598
GDA	RPG forecasts (Draft 09)	1,796,900	1,955,800
	DOE forecasts (07)	1,790,581	1,966,156
National	RPG forecast (Draft 09)	4,584,900	4,997,000

* The forecast population for GDA as a whole is not specified at regional level in the original RPG.

One of the main reasons for the divergence between the RPG forecasts for the GDA and the DOE figures is immigration trends.

4.3 Population/Household Trends

The population and household statistics and trends are derived from census data. Notwithstanding the current structural issues surrounding the economy and housing, there continues to be an increase on the national population because of smaller household size, stable birth rate and greater longevity.

Table 4.3 Population Change 2002 – 2006

	2002	2006	Actual Change	%
South Dublin	238,835	246,935	8,100	3.4
Dun Laoghaire/Rathdown	191,792	194,038	2,246	1.2
Fingal	196,413	239,992	43,579	22.0
Dublin City	495,781	506,211	10,430	2.1

* Source: Central Statistics Office

The published 2006 census indicated that the Greater Dublin Area had a population of 1,662,536 and over 576,154 households. The population of South Dublin as per above table, is 246,935 indicating a rise of 3.4% from 2002 to 2006. The number of households in South Dublin per the 2006 census was 80,631 as against 73,516 in 2002 i.e. an increase of 9.7%.

A more detailed analysis at District Electoral Division level indicates that there is a decline in population in the older parts of South County Dublin. Areas which experienced an increase include Saggart, Firhouse, Lucan Esker and Tallaght-Jobstown. A more significant trend is the net out-migration in the inter-censal period 2002–2006. Although population rose by 8,100 persons, natural increase in the South County was 13,796 persons (i.e. births minus deaths), resulting in net out-migration from the county of 5,696 persons. This contrasts with substantial in-migration to the neighbouring county of Fingal which recorded an increase of 29,869 persons. Census figures also reveal significant in-migration to the surrounding counties of Meath, Wexford and Kildare.

It is possible that the relatively long lead in time to some of the new development areas in the county such as Adamstown has resulted in a slower population increase. The further development of these areas will likely result in significant in-migration to South Dublin in the next intercensal period.

Table 4.4 Forecast Occupancy Rates Population to Household Ratio

	2006 Census	2016 Projection
Dublin City	2.27	2.26
Dun Laoghaire/Rathdown	2.5	2.42
Fingal	2.67	2.58
South Dublin	2.82	2.65
Kildare	2.71	2.66
Meath	2.66	2.62
Wicklow	2.57	2.56
GDA Average	2.6	2.52

Source: Draft RPG guidelines 2009

Household size is falling due to the formation of smaller households, the impact of population growth and social changes including more elderly people living alone and marital breakdown. The household size for South Dublin is the highest in the GDA and projections indicate that this trend will continue.

Table 4.5 Housing Allocation for Local authorities – Number of Housing Units as follows.

	2006 Census	2016	Net Requirement 2006-2016
Dublin City	223,098	265,519	42,421
Dun Laoghaire/Rathdown	77,508	98,023	20,515
Fingal	89,909	118,646	28,737
South Dublin	87,484	115,373	27,889
Kildare	68,840	93,748	24,908
Meath	61,257	79,729	18,472
Wicklow	49,088	68,351	19,263
GDA	657,184	839,389	182,205

Source: RPG Draft Guidelines 2009

Table 4.6 House Completions in South Dublin

Year	Units
2003	2,134
2004	2,769
2005	3,456
2006	3,389
2007	3,270
2008	1,758
2009 Q1 and Q2	328
2009 Q3 and Q4	303
Total	17,407

Source: Annual Housing Statistics, Department of Environment heritage and Local Government

According to the Census 2006 there were 80,631 households in South Dublin, this represents a 9.7% increase on the 2002 census figure of 73,516. Based on population review figures and house completions in South Dublin to end of second quarter 2009 it would indicate an annual average requirement of 2,890 units for the period of the strategy 2010 - 2016.

4.4 Specific Needs

Table 4.7 People Aged 65 or Over in the Dublin Region

Area	65-69 yrs	70-74 yrs	75-79 yrs	80-84 yrs	85+ yrs	Total 2006	Total 2002	% incr.
Fingal	5,352	3,695	2,514	1,614	1,220	14,395	11,674	23.3%
South Dublin	6,625	4,776	3,307	1,898	1,255	17,861	14,961	19.4%
Dun Laoghaire/Rathdown	8,039	6,636	5,250	3,418	2,644	25,987	23,830	9%
Dublin City	18,501	16,525	13,539	9,225	6,478	64,268	63,507	1.2%
Total	38,517	31,632	24,610	16,155	11,597	122,511	113,972	7.5%

Source: C.S.O. Census 2006

From the above table, it is evident that South Dublin has experienced an increase of 19.4% in persons aged over 65 since the 2002 Census. However, Fingal has had a higher increase of 23.3%. Of the over 65 sector in the Greater Dublin Area, South Dublin now have 14.57%. The evident population trends will need to be taken into account as part of the review of the County Development Plan. This will also be influenced by the policies of both the Regional Planning Guidelines for Dublin and the National Spatial Strategy, which emphasise the need to consolidate growth in the Metropolitan Area of the Greater Dublin Area.

5. Housing Supply/Demand and the Economic Influences

5.1 House Completions Activity 2000 - 2009

Table 5.1 House Comparison Completions in South Dublin County/Nationally 2000 - 2008

Year	No. of Completions South Dublin	No. of Completions Nationally	% of Completions in South Dublin
2000	2,139	49,812	4.29%
2001	1,746	52,602	3.32%
2002	3,406	57,695	5.9%
2003	2,134	68,819	3.1%
2004	2,769	76,954	3.59%
2005	3,456	80,957	4.27%
2006	3,389	93,419	3.63%
2007	3,270	78,027	4.2%
2008	1,758*	51,724	3.4%
2009	632	26,420	2.4%
Total	24,699	636,429	3.88%

Source: Department of Environment, Heritage and Local Government

*Above table shows an average annual house completion rate of 2,545 for the 6 year period – 2004-2009 in South Dublin.

In terms of residential construction activity, evidence continues to build on the extent of the current sharp and severe downturn. There were 51,724 and 26,420 units respectively completed nationally in 2008 and 2009, (of which a total of 16,630 were completed in Dublin) a fall of almost 34% and 66% on completion output in 2007. Commencement on construction of residential units fell in South Dublin from 1,483 units in 2007 to 775 and 208 units respectively in 2008 and 2009 representing a comparative decline of 47.5% and 86%.

The affordable housing provision under the various affordable housing schemes in 2008 was 4,567 nationally, which represents a 28% increase in output over 2007 of which 46% of the affordable homes were provided in

Dublin. Provision of social and affordable housing under Part V of the Planning and Development Act 2000 (as amended) continued to gather momentum, with an increase of 39% on the same period in 2007. Nationally the level of commencements declined by 53% in 2008. Once off housing has been declining at a more moderate pace than multi-unit developments. Lead indicators in recent months estimate that completions in 2010 could fall to 15,000, which would bring them back to a level not seen since the start of the 1970's. As the economy recovers, the volume of completions is expected to rise to an annual average of over 30,000 in the coming years. The sharp contraction in residential construction activity is warranted by the extent of the overhang of new unsold properties estimated nationally at around 35,000 units.

Table 5.2 Dwelling Completions in South Dublin County 2000-2008

Year	Bungalows/ Detached Houses	Semi-detached Houses	Terraced Houses	Flats/Apartments	Total
2000	216 (10%)	1,532 (72%)	200 (9%)	191 (9%)	2,139 (100%)
2001	308 (18%)	770 (44%)	310 (18%)	358 (20%)	1,746 (100%)
2002	226 (7%)	2,000 (59%)	328 (9%)	852 (25%)	3,406 (100%)
2003	158(7%)	649 (31%)	531 (25%)	796 (37%)	2,134 (100%)
2004	84 (3%)	1,385 (50%)	264 (10%)	1,036 (37%)	2,769 (100%)
Total	992	6,336	1,633	3,233	12,194
	Individual House	Scheme House		Apartment	
2005*	157 (4.5%)	1,548 (45%)		1,751 (50.5%)	3,456 (100%)
2006*	159 (5%)	1,484 (44%)		1,746 (51%)	3,389 (100%)
2007*	183 (6%)	1,092 (33%)		1,995 (61%)	3,270 (100%)
2008*	149 (8%)	833 (47%)		776 (45%)	1,758 (100%)
Total	648	4,957		6,268	11,873

Source: ESB

Notes:-

These data are based on the number of new dwellings connected by the ESB to the electricity supply but exclude conversions.

* The classification used for "type of dwelling" up to 2004, is no longer available. 2005 is classified as follows:-

"Individual House" is where connection is provided to separate detached house

"Scheme House" is where connection is provided to two or more detached houses

"Apartments" is where all customer metering for the block is centrally located

From the above Table 5.2 it is clear that there has been a trend towards increased numbers of apartments up to 2007. However, it appears from 2008 that a demand towards the more traditional type home (2/3 bed with private garden) is beginning to emerge.

5.2 Economic Influences

The Irish economy is facing extremely challenging times. It entered recession in 2008 for the first time in 25 years and is likely to have contracted by around 1.5% in 2008 in GDP terms with GNP falling by 2.6%. As a consequence, by the end of 2010 output per head of population will have fallen back to its 2001 level. In line with the trend globally, it is shaping to be a very severe downturn in activity with recent data pointing to a further weakening of activity. Growth in consumer spending is also in decline. Unemployment is rising rapidly and the Irish banking system is facing serious funding difficulties. Nonetheless, the Economic and Social Research Institute has estimated that the growth rate in potential output is 3% a year. This takes account of a permanent loss of output of 10% of GDP as a result of the recession. On this basis, and taking account of government fiscal action in 2009 and 2010, the governments structural deficit is estimated to fall to between 3 and 4% of GDP by the end of 2010. The analysis suggests that when the world economy recovers the Irish economy will follow suit recovering some lost ground. Should the world recovery be delayed until 2012 this would inflict some further damage but the Irish economy would still see quite rapid growth in the postponed recovery phase. As a result of the recession, the four major challenges for the Irish economy, which have to be addressed are as follows:

- The restoration of order to the banking system
- The structural re-balancing of the government accounts
- The correction of the serious loss of competitiveness, which the economy experienced between 2003 and 2008, reflected in the burgeoning balance of payments deficit
- The economic and social consequences of the related dramatic increase in the unemployment rate and
- Return to growth in exports.

As a result of the growth in the property market, the building and construction sector grew to be more than twice the size that would have been sustainable. To achieve this remarkable level of output it effectively squeezed out a significant part of the tradable sector of the economy. With the building and construction sector now dramatically reduced in size, the restoration of full employment in the

economy will require a significant expansion in the tradable sector of the economy. This will only be possible with an improvement in competitiveness.

The downturn in the Irish housing market was largely precipitated by a significant deterioration in affordability conditions in the 2005/2006 period. However, recent months in particular have seen a substantial improvement in affordability conditions. Repayment affordability is at its best since 1996/1997 while, for first time buyers, compared to renting, the purchase option is at its most attractive since 2003/4. Meanwhile, the speed and severity of the downturn in new house building means that the supply overhang, which is currently helping to depress the housing market, will be eroded faster than it otherwise might have been. Thus, while conditions undoubtedly remain difficult, factors are now coming into play that will eventually help bring about stabilisation of the Irish housing market. On the basis of the economic outlook the trough in nominal prices is assumed to occur around the end of 2010 or the beginning of 2011. For the period 2010 to 2015 nominal house prices are expected to show little change.

The sharp downturn in construction activity alone will not be sufficient to clear the current overhang of unsold housing stock. A pick up in buyer demand is also required. Buyers are being deterred by expectations of yet lower prices along with concerns about the economy. In particular there are considerable fears about job security but also concerns about the impact on incomes and of the action needed to combat the deteriorating public finances. While there has been a marked improvement in mortgage repayment affordability conditions with lower mortgage interest rates in recent times for first time buyers, it is in many instances, being outweighed by difficulties in raising the required deposit and sourcing sufficient mortgage finance. The higher upfront deposit cost due to the withdrawal of loan to value mortgages is a major deterrent. Rental levels, as well as house prices, are in decline and it is anticipated that rental levels will continue to fall, given the evidence of an increasing number of properties being offered for rent. The purchase/rental balance has shifted increasingly towards purchase and away from renting. However, the impact of the substantial fall in prices, lower interest rates and significant reduction in supply will eventually begin to impact.

There are no clear trends, yet predictable, on economic recovery rates. This significant change to economic growth patterns over previous years together with reduced public finances will have an impact on the content and context of housing issues and their management during the lifetime of this Housing Strategy

5.3 The Role of the Private Rented Sector

In the context of social housing provision, the private rented sector plays an important role in the provision of accommodation for persons with low incomes who are in receipt of Rent Supplement. This is effectively state funded housing. The annual report of the *Department of Social and Family Affairs* 2008 indicates that there were 74,000 persons in receipt of supplementary welfare allowance—Rent Supplement country wide which is an increase over previous years. The Private Rented Tenancy Board (PRTB) was established in September 2004 following enactment of *The Residential Tenancies Act* 2004 which was enacted to:

- balance the rights and obligations of both Landlord and Tenant;
- acts as a forum to resolve disputes between landlords and tenants;
- operates a national tenancy registration system;
- provides information and policy advice on the private rented sector;
- provides funding out of its tenancy registration receipts to finance the Local Authorities to inspect private rented accommodation to police compliance with the statutory standards for such accommodation.

The PRTB has enabled improved tenancy arrangements and brought more certainty to both tenants and landlords. In particular it has given tenants defined security of tenure. The PRTB dispute resolution service replaces the courts in relation to the majority of landlord and tenant disputes. In 2008 the PRTB registered almost 87,000 tenancies, and after the removal of expired tenancies the total number of registrations nationally at the end of 2008 was 206,054. The total number of landlords was 100,819 and the total number of tenants was 354,065. There is no published data giving a breakdown of tenancies/registrations on a county basis. In accordance with the provisions of the *Residential Tenancies Act* 2004, funding was provided to the Local Authorities for their work in relation to enforcement of standards. The total amount of funding paid to local authorities in 2008 was €3,500,000. The private rented sector of “social housing” is an area over which the local authority has no control except for enforcement of standards.

As part of the Government Action to meet the long term housing needs of Rent Supplement recipients and because Rent Supplement was introduced to be a short term income support measure, not a long term social housing regime which it has become, the Rental Accommodation Scheme (RAS) was introduced.

South Dublin County Council was one of the original lead Housing Authorities for the Rental Accommodation Scheme (RAS) which commenced in South Dublin in December 2005. Under the scheme South Dublin County Council negotiates availability contracts with landlords for the use of their properties for medium to long term periods, whereby the Council will enjoy exclusive nomination rights to the property which is used to provide accommodation to those who have been in receipt of Rent Supplement for at least 18 months and who have a real, long term housing need which they cannot meet from their own resources. In return Landlords do not have to collect rent or fill vacancies, are guaranteed prompt payment in advance by Electronic Fund Transfer (EFT) on the first of each month by the Council for the duration of the contract, even if properties are vacant. In the interest of good estate management, detailed and comprehensive background checks are carried out by the Council on all potential RAS tenants.

The RAS tenant may avail of the opportunity to live in top quality accommodation in a private estate with the state contributing towards the rent. The security of tenure and protections offered by the Private Rented Tenancies Board make living in RAS accommodation a realistic and attractive medium to long term housing choice.

This is illustrated by the fact that approximately 50% of Council Housing applicants are living in private rented accommodation and are in receipt of Rent Supplement. If any sizeable proportion of these applicants opt for RAS accommodation as their preferred housing option, the impact on the Council's waiting list will be significant. RAS is beneficial to the Landlord, the Tenant and the Local Authority.

Incentive for Landlords:

Guaranteed medium to long term, bankable income stream payable in advance by Electronic Fund Transfer (EFT) from a state agency without having to collect rent, fill vacancies and the Council carries out thorough background checks on all prospective RAS tenants.

Incentive for Tenant:

Secure tenure, good quality accommodation in private estates available on medium/long term basis with the state paying the bulk of the rent. The biggest advantage for Rent Supplement recipients in transferring to RAS is that they may return to fulltime employment, thus eliminating the poverty trap that was caused by the rules of the Rent Supplement regime. They will pay a rent contribution to the Council equal to 10% of the total net household income.

Incentive for Housing Authority:

An additional accommodation stream and control over all Social Housing options in the administrative area.

The core principle of RAS is that the Landlord and Tenant relationship remains between those parties and the Landlord retains responsibility for insurances, for the management and maintenance of the property and all furnishings, fittings and equipment and for addressing ASB. RAS will drive tax compliance, tenancy registration and an improved standard of accommodation in the private rented sector as full compliance with the law in all these matters is a prerequisite for Landlords wishing to participate in RAS. RAS also affords the Local Authority the opportunity to control tenure mix and to promote social integration.

As at 31/12/2009, 919 cases had been transferred from Rent Supplement to RAS in South Dublin. Approximately 4,000 clients benefit from Rent Supplement in the County of whom approximately 2,100 have been in receipt of same for more than 18 months.

The availability of major tax incentives for the development of residential accommodation under the Urban Renewal Scheme incentivised property investors to develop record numbers of homes many of which are unsold because of current housing market/economic conditions. This significant overhang of unsold units may be released onto the rented market. This scenario has particular and serious significance for the Tallaght Town Centre area in which 2500 units of accommodation were developed under the Urban Renewal Scheme. Taking this into consideration and to promote social integration through managed tenure mix a submission has been made to the Ministers for the Environment and Social and Family Affairs to have Rent Supplemented accommodation excluded from the Town Centre area thus enabling the Council to control tenure mix and to proactively provide social housing of all categories—council/voluntary/leased and RAS—up to a maximum of 15% in any block or street.

The large supply of unsold units of accommodation in the county affords the opportunity for the Council to lease homes for social housing at lease rents that represent excellent value for money for the exchequer. At the instigation of the Department of the Environment, Heritage and Local Government, this approach to the provision of social housing is being actively pursued by the Council and will accelerate the provision of top quality homes for our housing applicants. It will also facilitate a targeted approach to the provision of homes to particular niche groups e.g. single applicants who previously had to wait for considerable lengths of time for council housing.

It is considered that Part V, Leasing, RAS (a version of leasing for a particular cohort of social housing applicants i.e. those in receipt of Rent Supplement) and the ever increasing involvement of Voluntary Housing Bodies in the management and maintenance of social housing, is the way of the future. It is likely that South Dublin County Council, in line with all Local Housing Authorities, will be involved less and less in the building of council housing estates—it is expected that infill council housing developments only will be pursued.

This new approach facilitates planned and managed social integration through tenure mix as the accommodation procured for social use will be scattered randomly through private estates/apartment blocks where at least 85% of the homes in such blocks/streets will be owner occupied or privately rented.

The challenging house sales market in the recent times has resulted in a large shift of properties from the sales market to rental market. This coupled with falling rents which averaged above 20% in the South Dublin areas from early 2008 has provided increased choice to the consumer.

6. Social Housing

6.1 Policy Objective

The overall objective of housing policy is to enable every household to have available an affordable dwelling of good quality, suited to its needs, in a good environment and as far as possible at the tenure of its choice. The general principle underpinning the housing objective is that those who can afford to provide for their housing needs should do so either through home ownership or private rented accommodation and that those unable to provide housing from their own resources have access to social housing. The provision of decent housing for all has long been a central aim of public

policy and was given expression in the policy documents *A Plan for Social Housing (1991)*, *Social Housing - The Way Ahead (1995)*, *Delivering Homes and Sustaining Communities (2007)*, *The Government Action Programme for the Millennium* (as revised in November 1999), the National Development Plan and in Towards 2016. The latter is a ten year strategic framework for economic and social development which reflects significant commitments in the housing area. As well as endorsing the policy approach set out in the Housing Policy Framework, the agreement reflects a desire to transform Irish housing services over the coming decade by improving the quality of housing as well as expanding provision of housing supports.

The fundamental aim is to develop the Irish housing sector over the next ten years, by delivering more and better quality housing responses and by doing this in a more strategic way focused on the building of sustainable communities. This aim is grounded in an expansive view of housing and its positive potential in contributing to overall social and economic well-being. The five broad strategies are:

- Oversee and maintain a national housing programme appropriate to requirements;
- Facilitate home ownership for the greatest number of households who desire and can afford it;
- Develop and support a responsive social housing sector for those who cannot afford suitable accommodation from their own resources;
- Develop and maintain a framework for an efficient private rented sector and
- Develop and maintain appropriate measures to secure conservation and improvement of the housing stock.

The challenge remains for policy development and implementation to keep pace with the needs of an expanding and changing population. With the continuing tightening fiscal situation, there will be a strong emphasis on achieving value for money. The maintenance, re-urbishment and re-use of existing housing stock also forms an important component of government policy on promoting sustainability and reducing the need for greenfield sites

Significant resources were made available from central government funding and internal capital receipts to carry out a range of works which facilitated the refurbishment and upgrading of Council Rented Stock which included:

- Complete refurbishment of homes in Donomore, Liscarne, Avonbeg, Cushlawn and Quarryvale;
- Window Replacement in Drumcairn and Kilcarrig Estates;
- Cavity wall insulation to over 2500 homes;
- Replacement central heating;
- Electrical upgrades;
- Installation of smoke alarms and
- Radiator guard programme.

South Dublin County Council will continue to operate all aspect of Government Housing Policy, within available resources, to ensure that as many persons as possible benefit under these plans.

6.2 Assessment of Housing Need - Social Housing

Each Local Authority is required under Section 9 of the Housing Act, 1988 to carry out an assessment of housing need every three years for the provision of adequate and suitable housing accommodation for persons who are:

- (a) Homeless;
- (b) Travellers;
- (c) Living in accommodation that is unfit for human habitation or is materially unsuitable for their adequate housing;
- (d) Living in overcrowded accommodation;
- (e) Sharing accommodation with another person or persons and who, in the opinion of the housing authority, have a reasonable requirement for separate accommodation;
- (f) Young persons leaving institutional care or without family accommodation;

- (g) In need of accommodation for medical or compassionate reasons;
- (h) Older people;
- (i) Disabled people including those with significant learning difficulties or
- (j) In the opinion of the housing authority, not reasonably able to meet the cost of accommodation, which they are occupying, or to obtain suitable alternative accommodation.

Since the enactment of the 1988 Housing Act, South Dublin County Council, as a housing authority, has carried out an assessment of housing need, every three years, which revealed the net need for local authority housing in its area. The most recent assessment was in March 2008.

In 2008 56,249 households nationally were assessed as in need of social housing which is an increase of 31% on 2005.

Table 6.1 Housing Need for South Dublin as at 1999, 2002, 2005 and 2008

Calendar year end	South Dublin	% increase/decrease
1999	2,396	----
2002	3,817	59%
2005	1,656	-57%
2008	4,259	157%

Source: Housing Need Assessment (DOEHLG)

A detailed analysis of the housing need assessments in respect of 2005 and 2008 illustrates in Table 6.2 below the number of households in the different categories requiring housing in South Dublin.

Table 6.2 Categories of Specific Need

Category	2005	2008
Homeless Person	3	55
Travellers	70	94
Persons living in accommodation that is unfit or is materially unfit	0	0
Persons living in over crowded accommodation	451	546
Persons sharing accommodation involuntarily and having a reasonable requirement for separate accommodation	144	328
Young persons leaving institutional care or without family accommodation	0	2
Persons in need of accommodation for medical or compassionate reasons	42	48
Older persons	1	4
Disabled people including those with significant learning difficulties	1	13
Persons not reasonably able to meet the cost of accommodation that they are occupying or to obtain suitable alternative accommodation	944	3,169
Total	1,656	4,259

Source: Housing Need Assessment (DOEHLG)

The demand for social housing in South Dublin has increased substantially during the period 2004 to April 2009 as demonstrated by the level of applications received.

Table 6.3 Housing List

Year	No. of qualified persons on housing list at year end
2004	3,809
2005	4,878
2006	5,740
2007	5,977
2008	6,395
2009	8,248

The Housing List figures are inclusive of over 2000 non Irish nationals representing over 70 countries of origin. South Dublin in preparing a housing strategy must ensure that the estimated future social housing needs are also provided for.

Table 6.4 Housing Demand and Need

	Housing Need Assessment 2008 to 31/03/2008	Existing demand at 30 April 2009	Estimated Projected demand to end of 2016
South Dublin County Council	4,259*	6,395	9,000

*Source: Department of the environment, Heritage and Local Government

The table clearly shows that the demand for local authority housing for South Dublin County Council, both existing and projected to the end of 2016 will be in the order of 9,000 housing units. The projected additional demand is based on the current rate of applications for local Authority housing (per year) being maintained to the end of the strategy period. However, it should be noted that for the period 2007 to 2009 there has been over a 60% increase in the number of applications received for social housing.

6.3 Provision of Accommodation by Local Authority

The *Housing Act 1966*, as amended, forms the legal basis for South Dublin County Council to provide housing accommodation for those in need. The principal options available to the Council for dealing with the demand are:

- Provision of social housing through the Rental Accommodation Scheme and Leasing arrangements;
- Provision of social homes under Part V of the Planning and Development Act 2000 (as amended);
- The provision of social housing in partnership with voluntary housing bodies;
- Accommodation being returned to the Council for re-letting (i.e casual vacancies);
- The construction of new accommodation on existing or future South Dublin land bank in a socially integrated way;
- The purchase of new/second hand dwellings as appropriate.

6.4 Construction and Provision of Social homes:

The Department of Environment, Heritage and Local Government makes an annual allocation to each Local Authority for the provision of Local Authority housing – this is now known as the Social Housing Investment Programme (SHIP). The allocation provides for the main local authority social housing programme (remedial, regeneration, energy efficiency and central heating), for Traveller accommodation and expenditure projections based on known commitments for voluntary and co-operative housing funded under the Capital Loan and Subsidy Scheme (CLSS) and Capital Assistance Scheme (CAS). Rental Accommodation Scheme monies and targets are also specified. Funding for projects is provided subject to compliance with the relevant requirements and guidelines for the management of SHIP. Local authorities are required to seek prior approval from the Department of the Environment, Heritage and Local Government in advance of committing to any expenditure, advancing new projects or entering contractual arrangements. The Department of Environment, Heritage and Local Government has advised

South Dublin that when devising its SHIP programme for 2011 and 2012 commitments for these years should not be higher than 50% and 25% respectively of the 2010 allocation.

The focus for the future supply of social housing will lie with the non-construction options which include leasing initiatives and the Rental Accommodation Scheme (RAS).

Table 6.5 Social Housing Output in South Dublin 2004-2008

Year	Comple-tions	Purchases of second hand houses	Casual Vacancies	Total
2004	244	20	139	403
2005	261	9	148	418
2006	428	20	180	628
2007	239	153	139	531
2008	246	10	208	464
Total	1,418	212	814	2,444

Source: Department of Environment, Heritage and Local Government

The above figures include social homes delivered under Part V of the Planning and Development Act 2000 (as amended).

A further 284 new build social homes (including homes acquired under Part V arrangements) were completed and handed over in 2009. At the end of December 2009 there were further 58 social homes in progress with an expected handover in 2010.

6.5 Provision of Social Housing through Leasing Arrangements

The Department of the Environment, Heritage and Local Government is anxious to promote the use of leasing of private property as one of the mechanisms of meeting housing need. Circular N3/09 "New Leasing Arrangements" and subsequent Circular SHIP/2010.07 set out the terms that will apply when undertaking such arrangements. It is intended that leases would be funded as part of the Social Housing Investment Programme (SHIP) and will be a first call on such funding in future years. Where there is a large number of unsold affordable stock, local authorities may, subject to approval from the Department, use a portion of this stock for leasing purposes. (Circular AHS/1/2009). A separate fund of €25 million has been set aside nationally in 2010 to fund leasing arrangements.

6.6 Rental Accommodation Scheme (RAS)

The above leasing arrangements are in addition to the existing provisions and funding under RAS. A further €25million is being made available nationally for new RAS commitments entered into in 2010. RAS payments are normally made in respect of properties where the private property owner (or a voluntary body) is the landlord.

6.7 The Role of Voluntary/Co-operative Housing Associations

Housing Associations are non profit organisations formed for the purpose of addressing housing needs and the provision and management of social housing. They help to achieve a balance in social housing provision by widening the range of housing choice or options to meet different and changing needs. It is the policy of the Council to encourage the establishment of the broadest possible range of voluntary and co-operative housing providers in the county. Many of the housing developments built by such bodies in the County are on sites provided by South Dublin County Council. In all cases, these developments were funded by significant financial assistance from central Government under the Capital Assistance Scheme and Rental Subsidy Scheme. Housing Associations have developed significant experience in managing social

housing particularly apartments and flats, which could be utilised in managing new mixed tenure developments in the County. Some Voluntary Bodies have particular expertise in the provision and management of accommodation for older persons or persons with an intellectual impairment and this expertise is being utilised by the Council in some schemes. These organisations have in recent times been making an increasingly significant and valuable contribution to social housing needs by the provision of housing, which accommodates applicants from local authority housing lists. The Council will continue to assist approved housing bodies, within available resources, in order to maximise housing output from this sector. The Department of Environment, Heritage and Local Government make an annual allocation to each Local Authority for the provision of voluntary homes under both the Capital Assistance Scheme (CAS) and the Capital Loan and Subsidy Scheme (CLSS). Recent Department of Environment Heritage and Local Government Circular SHIP 2009/05 provides for direct leasing by approved voluntary housing bodies of residential units for letting to social applicants. The leasing costs to be funded by Department of Environment, Heritage and Local Government subject to approval in conjunction with the local authority.

Table 6.6: Voluntary Housing Sector Delivery in South Dublin 2004 – 2008

Year	Rental Subsidy	Capital Assistance	Total Completed
2004	56	0	56
2005	70	0	70
2006	149	0	149
2007	51	0	51
2008	126	0	126

Source: Department of Environment, Heritage and Local Government

The above figures are inclusive of voluntary homes delivered under Part V of the *Planning and Development Act 2000* (as amended). A further 106 new build voluntary homes were completed and handed over in 2009. Overall in excess of 870 voluntary homes have been delivered in South Dublin to date.

Table 6.7 Projected Social Housing likely to be available over the period of the Strategy

Type of Provision	No. of Units
New Construction	900
Purchases	30
Casual Vacancies	1,000
Other purchases/leasing	1,200
Total	3,130

6.8 The Housing Needs of Persons with Specific Requirements

The Assessment of Housing Needs sets out the different categories of households seeking accommodation from the Council. The housing needs of the following categories require specific mention:

6.8.i Travellers

South Dublin County Council has been involved in providing accommodation for Travellers since the early 1980s and offers Travellers three types of accommodation:

- (1) Standard Housing
- (2) Group Housing
- (3) Official Halting Sites.

In addition limited finance is available through caravan loan and grant schemes to assist in the provision of emergency accommodation and for medical reasons.

The *Housing (Traveller Accommodation) Act, 1998* came into operation on 11th September 1998. The Act is designed to put in place a legislative framework to meet the accommodation needs of Travellers normally resident within a local authority administrative area, within five years of this date. The Act requires housing authorities, in consultation with Travellers and with the general public, to prepare and adopt a five year Traveller accommodation programme by resolution of the elected members of the Council to meet the existing and projected needs of Travellers in their area.

South Dublin County Development Board in 2007 adopted the Interagency Traveller Strategy for the delivery of Traveller services. Agencies involved in the delivery of the Strategy are South Dublin County Council, Health Service Executive, FÁS, County Dublin VEC, Dept. of Social and Family Affairs, Dept. of Education, Garda Síochána, Probation Welfare Service, and South Dublin County Development Board. This partnership approach to provision of services, training and employment opportunities to Traveller families has resulted in delivering more integrated services and has had a positive impact on the provision of Traveller accommodation. The Traveller Accommodation programme for the period 2005 to 2008 was adopted by the Council on 9th May 2005. This programme estimated that a total of 298 units (215 new units Traveller Specific and 83 standard housing) of accommodation would be required. In the period 2005-2008 a total of 212 units of accommodation have been made available to Traveller families.

Table 6.8 Traveller Programme 2005–2008

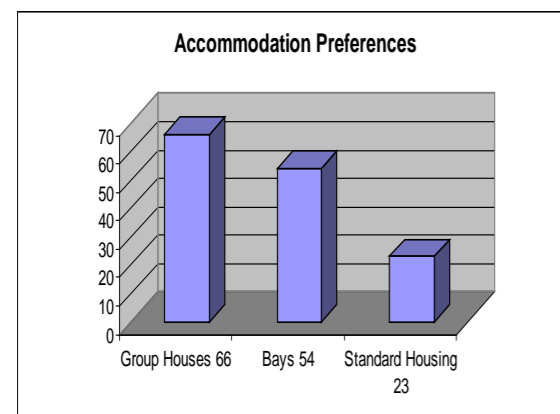
Traveller Specific Accommodation Constructed	100
Traveller Specific Accommodation under construction	28
Standard Social Housing to families	84
Total	212

*Completed developments are located throughout the county

The provision of this permanent accommodation has enabled the Council to close down long term temporary accommodation such as St. Maelruan's field in Tallaght, Kishogue, Clondalkin and Balgaddy. In February 2009 South Dublin adopted the Traveller Accommodation Programme for the period 2009 - 2013. Under Section 6 of the Traveller Accommodation Act 1998 an assessment of needs was conducted by South Dublin County Council in March 2008 which identified accommodation need as follows:

Table 6.9 Assessment March 2008

Categories	No.
Families currently living in official SDCC sites	101
Private rented/homeless accommodation	29
Others	7
Total number of families in need of accommodation per the 2008 Assessment	137
Units of accommodation required to cater for the estimated new family formations based on the number of children who will be 18 years of age or over during this programme	40
Gross Total Requirement under new programme	177
Less those opting for social housing	-23
Net provision for Traveller specific accommodation required in this programme	154



Graph 6.1 Traveller Accommodation Preferences

Families not included in the Housing Needs Assessment carried out in March 2008 and who wish to reside within the administrative area of South Dublin, may make an application for Traveller specific housing or social housing and it will be considered on the basis of the current Scheme of Letting Priorities.

As detailed in the Assessment of Need for Traveller Accommodation there is a requirement to provide or to assist in the provision of the order of 177 units of accommodation across the full range of accommodation types (standard council housing, group housing and residential caravan parks) over the period of the new programme.

The Council's Annual Construction and Acquisition

Programme for Social Housing, as well as social housing provided under Part V, Voluntary or RAS provisions, and also casual vacancies in existing stock, will cater for all Traveller families who opt for Standard Council Housing. All such accommodation must be let in accordance with the current scheme of letting priorities.

6.8.ii Proposed Construction Programme 2009-2013

The current programme should be read as a continuation of the previous Traveller Accommodation Programmes and will continue to build on the successes achieved thereunder. The programme set out the only viable, longterm solution to the problems caused by the unauthorised encampments was the provision of an adequate supply of professionally managed Traveller Specific Accommodation developments to cater for the Traveller population normally resident in the County and in need of such accommodation. The construction programme will take place in three phases, firstly the development of green field sites as a rollover programme from uncompleted elements of the 2005-2008 programme. Provision of these sites may incorporate firstly, the involvement of Voluntary Housing Associations, as appropriate, and in consultation with the relevant families and the Local Traveller Accommodation Consultative Committee. Secondly, redevelopment of existing temporary sites and thirdly, where appropriate, consideration will be given to the provision of extra/infill units.

Table 6.10 New Development

Development	No. of Units	Type of Unit	Description	Delivery
Stocking Lane	10	Bays	Part VIII	2009
Coldcut Road	8	Group Houses	Part V	2009
Newcastle	10	Group Houses	Part V	2009
Rathcoole	10	Group Houses	Part VIII	2012
Adamstown x 3	10 x 3	Group houses/bays	Part V	2010
Bustynhill	8	Bays	Part VIII	2013
Blackchurch	10	Bays	Part VIII	2013
Brittas	10	Bays	Part VIII	2013
Total	96			

Table 6.11 Redevelopments

Development	No. of units	Type	Delivery
Turnpike	3	Group Houses	2010
St. Aidans*	10	Group Houses	2011
Lynches Lane	3	Bays	2009
Ballyowen Lane	10	Bays	2010
Oldcastle Park	20	To be determined	2011
Belgard Road	6	Group Houses	2010
Lock Road	6	Bays and Group House	2010
Total	58		

* The redevelopment of St. Aidan's does not reflect an increase in the capacity of the site.

Table 6.12 Infill Developments

Development	Maximum No. of units	Type	Delivery
Ballyowen	5	Bays	2010
Owendohar Haven	2	Bays	As required
Hazelhill	2	Bays	2010
Total	9		

Table 6.13 For consideration and outside of the programme to next the Housing Needs Assessment:

Development	Maximum No. of units	Type	Delivery
Belgard Park	10	Group Houses	2012

It continues to be an objective of the Council to consider the provision of transient accommodation in the county during the term of the current Traveller Accommodation Programme in partnership with neighbouring metropolitan local authorities, in a co-ordinated and comprehensive manner. It terms of strategy policy it is considered that the Traveller Accommodation Programme 2009-2013 does not require amendment.

6.8.iii Homeless Persons

Under the Council's Scheme of letting priorities, homeless persons are awarded priority for housing accommodation as provided for in the Housing Act 1988. Those categorised as homeless mainly comprise the following:

- Homeless families who have been evicted from private rented accommodation by their landlord
- Single parent families who have been forced to leave the family home and find it impossible to secure private rented accommodation
- Single people who through family or marital breakdown end up homeless and who, due to economic difficulties are unable to afford rented accommodation
- Families/single persons who are homeless as a result of fleeing domestic violence
- Single and senior citizen homeless applicants on release from hospitals or other institutions.

The *Homeless Agency's Action Plan on Homelessness 2007-2010* was adopted by the Council and is due for review at the end of 2010. In April 2009 the Homeless Agency Partnership adopted Pathway to Home which sets out the new model for the localisation and delivery of the range of services to people experiencing homelessness in Dublin and that resources needed to be shifted away from providing temporary accommodation to long term supported housing solutions and aims to ensure the delivery of effective and integrated responses to people who are homeless. The three main concepts and services of the plan are prevention, emergency accommodation, and supports in housing. An Officer has been appointed by South Dublin County Council to secure the implementation of the Homeless Action Plan. In order to satisfactorily address this issue in conjunction with relevant state bodies and the various voluntary agencies with expertise in this

area, a range of emergency and long term accommodation will be provided by the Council in addition to the transitional and refuge accommodation already provided in the County.

As at December 2009 there are 61 homeless persons on South Dublin County Council's homeless register. Pending provision of emergency accommodation by the Council within its administrative area under the Action Plan on Homelessness, the Council currently refers homeless persons seeking to access emergency accommodation to the Homeless Persons Unit operated by the Health Service Executive. It is planned that this function will transfer to the Dublin Local Authorities within the life of the current Action Plan on Homelessness.

The Homeless Agency Board together with the Dublin Local Authorities (including South Dublin County Council) carries out a review and examination of the number of homeless persons in the Dublin Area on an ongoing basis. The Council also continues to play a pro-active role as a partner in the Homeless Agency Board.

The four year Action Plan on Homelessness includes the following outline targets for the provision of accommodation for homeless persons:

Table 6.14 Emergency Accommodation

A 10/12 bed accommodation facility in Tallaght
A 10 bed accommodation facility in Clondalkin

The Council has committed to awarding 10% of all new tenancies to homeless persons. Since the adoption of the Plan, the Council has been exploring all options for the provision of this accommodation in conjunction with various voluntary bodies with expertise in this area. The accommodation will be provided throughout the County with a particular focus on the main population centres in Clondalkin and Tallaght. The Council has been encouraging developers and building contractors to consider all the requirements of the Housing Strategy when framing their proposals under Part V. The following accommodation for Homeless Persons has already been provided in the Council's administrative area:

Table 6.15 Transitional Accommodation

Location	Client Group	No. of Housing Units	No. of Beds	Housing Association
Kilcronan, Clondalkin	Women & families escaping domestic violence	10	38	Sonas
Russell Square, Tallaght	Homeless persons with varying needs	12	40	Sophia
Russell Square, Tallaght	Women & families escaping domestic violence	5	16	Sonas

South Dublin County Council provides quarterly funding to each of the service providers towards the management and maintenance costs of the facilities.

6.8.iv Long Term Accommodation

The Council developed a project with Focus Ireland for the provision of 24 single person units at Deerpark Tallaght allocated primarily to those registered as homeless with the Council and the units have been fully allocated. A further 9 single person units for homeless persons in institutional care have been acquired under a Part V arrangement to be managed by Peamount Housing Association. The Action Plan on Homelessness 2007 – 2010 provides for 10% of all Council lettings being made to homeless applicants. To date in 2009 12 homeless applicants have received a Council tenancy.

6.8.v Women's Refuge

A premises has been provided by the Council in Tallaght for use as a women's refuge with capacity for six families to be accommodated at any one time and the service is managed by Saoirse Housing Association. The Council will continue to investigate future possibilities throughout the county to provide accommodation as necessary.

6.8.vi Other Homeless Services

6.8.vii Outreach Worker

The Council has appointed an outreach worker whose work focuses on:

- Interviewing and assessing the needs of applicants for inclusion on the Council's Homeless Register

- Families in emergency accommodation
- Long term residents of hostels
- People sleeping rough
- Assessment
- Placement

6.8.viii Tenancy Sustainment Service

The Council established a Tenancy Sustainment Service in November 2006 to provide tenancy support for homeless persons being allocated permanent housing while also addressing the needs of existing tenants within the public, voluntary and private rented housing sectors who may be vulnerable to homelessness. The service was further expanded through the appointment of a second Tenancy Sustainment Worker in January 2007.

6.8.ix Tallaght Homeless Advice Unit

The Council provides funding on a quarterly basis towards the provision of the homeless advice and information service operated by Tallaght Homeless Advice Unit and this organisation will be part of the overall regional reconfiguration of homeless services focusing on day services.

South Dublin County Council Homeless Forum continues to hold bi-monthly meetings and monitors implementation of South Dublin actions in the Action Plan on Homelessness 2007 – 2010.

6.8.x Older people

The 2008 Assessment of Housing Need revealed that 4 older persons were in need of housing accommodation in the South Dublin area. The figure has increased from the 2005 assessment of housing need. While the number of older persons in need of housing within the county remains a small percentage of the overall housing need, regard must be had to the ageing profile of the county population as outlined previously. The policy of the Council to date when developing housing schemes is to promote a good social mix and to counter social segregation in the proposed schemes by providing a suitable mix of older people's one bedroom dwellings, two bedroom dwellings and the traditional family-type three bedroom dwellings. In order to determine the required social mix, consideration is given to the housing needs in force at the time of planning a scheme. Older people's dwellings are in the main situated in close proximity to shops, churches, public transport etc. In planning for the future needs of older people, the Council will continue with this policy for the period of the strategy.

The 2006 census has revealed that South Dublin has experienced an increase of 19.38% in the number of older people since the 2002 Census.

Table 6.16 Older People, 2006, South Dublin

Age Group	Population
Age 65-84	13,175
Age 55-64	22,418

Source: CSO, 2006

6.8.xi Empty Nesters

Both Dublin City and Fingal operate a financial contributions scheme which is targeted at senior citizens throughout the county who are home owners, who may be over accommodated in their own homes and because of age/ infirmity, are no longer able to maintain their home and garden. The scheme provided that such applicants may apply to the local authority to purchase their family home on condition that a percentage of the proceeds from the sale of the house be paid to the local authority in exchange for a life long tenancy of sheltered accommodation. It is envisaged that such a scheme would provide an important mechanism for sourcing family type accommodation for letting by the local authority while responding to the

needs of the older community through the provision of sheltered accommodation. South Dublin will examine the feasibility of introducing such a scheme. The Council will continue to promote the improved use of its own rented housing stock through facilitating, where possible, existing elderly Council tenants wishing to surrender larger units of accommodation in return for units more suitable to their current needs.

6.8.xii Disabled Persons

The 2008 Assessment of Housing Need indicates that there are 13 applicants (0.3% of the Council's overall social housing list) categorised as disabled or having significant learning difficulties and required specially adapted housing to meet their needs. In the past the Council has provided for the needs of disabled people by specifically adapting a small number of units in each new housing development and it is the intention of the Council to continue making provision for the needs of disabled people in all new housing developments in the county by reference to need and suitability. Where it is identified that no new developments are likely in the future the Council will seek alternative methods of providing and/or acquiring specially adapted housing as opposed to waiting for funding for new developments to be acquired.

The Council must also provide for the needs of existing tenants and their families who are disabled or who become disabled and whose accommodation is unsuitable to their needs. In some instances it is possible to adapt the existing accommodation to make it suitable for the needs of a disabled person, i.e. by the installation of a level access shower, ramps, grab rails, stair lift, central heating, etc. However, in many instances, for a variety of reasons, including the high costs involved, it may not be possible to carry out adaptations to existing accommodation and the only solution is to transfer the tenant to purpose built accommodation or accommodation that is capable of being adapted (e.g. house with a side entrance and large rear garden which is suitable for the provision of a disabled person's extension). The optimum solution is the design and construction of a new unit of accommodation where provision is made for the specific needs of the disabled person. The Council provides and will continue to provide, in the design of its new housing schemes, for the needs of existing tenants who are disabled and living in accommodation unsuitable to their needs. All homes at present being designed by this Council fully comply with the revised requirements of Part L of the Building Regulations.

With effect from 1st November 2007 a new range of household grants was introduced by the Department of the Environment Heritage and Local Government (DoEHLG) for administration by local authorities and which replaced previously named Disabled Persons Grants and Essential Repairs Grants. The revised scheme provides a more seamless set of responses to the housing needs of older people and people with a disability by improving equity and consistency across local authorities and streamlining administrative and operational procedures. The DoEHLG recoup to the Council up to 80% of the grant values, the remainder to be met from the Council's own resources. Three revised schemes have been introduced:

- **Housing Adaptation Grant (HAG)** for disabled people which will assist with the provision/adaptation of accommodation to meet the needs of disabled people. This grant provides for grant aid up to a maximum of €30,000 to cover 95% of the required works, subject to a means test to enable works to be carried out to the house to render it more suitable for the accommodation of the disabled person. The remaining portion to be met from the Council's own resources. As at 31/12/09, 361 grants have been approved under the HAG scheme
- **Mobility Aids Grant (MAG)** fast tracks grant aid to address mobility difficulties primarily associated with ageing. This grant provides for grant aid up to a maximum of €6000 subject to a means test to enable works to the home such as grab rails, access ramps, level access showers etc. to address mobility difficulties. As at 31/12/09, 47 grants have been approved under the MAG scheme
- **Housing Aid for Older people (HOP)** provides targeted support to improve conditions in the existing housing for older people (over 60 years). This grant provides for grant up to a maximum of €10,500 subject to a means test to assist older people living in poor housing conditions to have necessary repairs or improvements carried out. As at 31/12/09, 203 grants have been approved under the HOP scheme.

South Dublin County Council was allocated €4,545,000 by the Department of the Environment, Heritage and Local Government in respect of the foregoing three types of grant in 2009.

7. Meeting Social Demand

The estimated demand for social housing to the end of 2016 is shown as 9,000 in Table 6.4. This projection is based on the current level of applications being maintained during the period of the strategy. Section 95 (1) (a) of the Planning and Development Act 2000 (as amended) places a statutory obligation on South Dublin County Council to ensure that sufficient land is zoned for housing in the development plan to meet the existing and projected housing requirements over the period of the strategy. It is clear therefore that additional housing supply is required over and above that which is currently being provided, or the housing needs figures will continue to increase. It is vital that the option of reserving social/affordable housing as provided for in the Planning and Development Act 2000 (as amended) be utilised. The Council is of the view that there are no other alternatives available to increase social housing output in those areas of the County where the existing housing stock and availability of suitable housing lands is inadequate, than to utilise this provision for acquiring additional units for social housing. This provision is to be managed in tandem with other options available to the Council in the sourcing and procurement of social housing accommodation.

8. Counteracting Social Segregation

Section 94 of the Planning and Development Act 2000 (as amended) states that a Housing Strategy shall take into account the need, inter alia, to counteract undue segregation in housing between persons of different social backgrounds. It is the Council's policy to encourage the development of mixed and balanced communities so as to avoid areas of social exclusion. South Dublin County Council aims to combat social exclusion by targeting resources to areas of high disadvantage. This Council has developed socially integrated housing developments throughout the County consisting of affordable, social, private and voluntary housing. It shall be Council policy not to allow the provision of large tracts of single class housing. The development of mixed and balanced communities will be encouraged so as to avoid areas of social exclusion. In the period 2003 to 2008 through public/private joint venture developments the Council in conjunction with private developers facilitated the construction and delivery of 807 homes of mixed tenure (social/voluntary/affordable) in residential schemes at Deer Park, Russell Square, Montpellier in Tallaght and Foxford Court, Lucan.

The following areas of the County (by DED) are considered to have a sufficient proportion of social housing and it is therefore proposed to specify these areas of the County for affordable housing only:

1. Clondalkin-Dunawley
2. Clondalkin-Moorefield
3. Tallaght-Avonbeg
4. Tallaght-Fettercairn
5. Tallaght-Jobstown
6. Tallaght-Killinarden
7. Tallaght-Tymon Strategy

9. Affordable Housing

Section 94 of the 2000 Planning and Development Act (as amended) provides that a housing strategy shall, inter alia, take into account the need to ensure that housing is available for persons who have different levels of income; and include an estimate of the amount of affordable housing required in the area of the county during the period of its development plan (including, where appropriate, the different requirements for different areas within the overall area of the development plan).

Affordable housing is defined as houses or land made available for eligible persons through implementation of the housing strategy by means of conditions attached to planning permissions, i.e. providing that up to 20% of residentially-zoned lands shall be reserved for the provision of social and/or affordable housing. "Eligible person" means a person who is in need of accommodation and whose income would not be adequate to meet the payments on a mortgage for the purchase of a house to meet his or her accommodation needs because the payment calculated over the course of a year would exceed 35% of that person's annual net income in relation to income tax and pay-related social insurance (see section 93 of the Act).

The need for the introduction of special measures to provide for affordable housing came about due to the significant increase in house prices especially in the Greater Dublin area since 1994. House prices increased substantially in the late 1990's and in the first half of this decade, and investment in housing as a percentage of GNP rose from around 6 per cent in 1996 to almost 15 per cent in 2006. Given proportion of house building in total economic activity, the slowdown in the construction sector has acted as a significant drag on overall economic growth. In addition, the difficulties in the international financial markets that emerged in 2007, and worsened throughout

2008 and 2009, have compounded Ireland's economic and financial challenges. The global credit crunch and the associated recession in the economies of all of our major trading partners has resulted in the collapse of Irish export growth.

The four supply mechanisms for the delivery of affordable housing to date are as follows:

- The Shared Ownership Scheme (SOS), which was introduced in 1991, has become less effective in recent years due to rising house prices. A total of 85 homes were purchased in South Dublin in the period 2003 to 2008 through SOS.
- The 1999 Affordable Housing Scheme was introduced in 1999. Land supply/availability is crucial to the operation of this scheme. It has proved successful to date.
- Part V Affordable Housing, which was introduced in 2000, has accelerated delivery in recent years and this mechanism has grown in importance.
- The Affordable Housing Initiative (AHI), which was introduced in 2003, relies on land coming forward from the state and local authorities. It has worked well, particularly in this county. However, where the public private partnership model has been used e.g. the "Grange Project", progress is dependent on available funding.

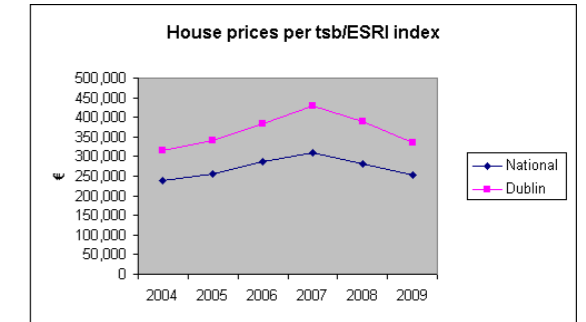
9.1 Improvement in Affordability

However, because of the down turn in the economy, in particular the sharp contraction in residential construction activity referred to earlier (economic influences), there has been a substantial improvement in affordability in recent times. In accordance with the Permanent TSB/ESRI house price index published information there was a decline in house prices nationally by 9.1% in 2008 and by a further 18.5% in 2009. Recent quoted house prices would support this decline. The average price paid for a house nationally in December 2009 was €213,183, compared with € 261,573 in December 2008 and a peak of €311,078 in February 2007. National house prices have fallen 31.5% since this price peak. The particularly dramatic reduction in prices for first time buyers reflects their reluctance to buy in a market that continues to decline and where unsold properties are being reduced further.

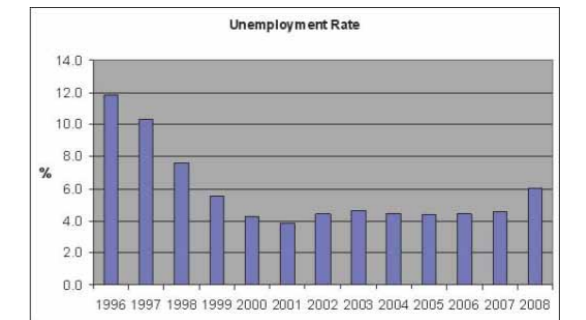
9.2 Dublin V Rest of Country

According to reports published by the ESRI, Dublin house prices fell by a monthly average of 1.9% in 2009 and by a monthly average of 1.36% outside of Dublin. The average price paid for a house in Dublin and outside Dublin in December 2009 was €278,767 and €189,643 respectively. The equivalent prices in December 2008 were €351,096 and €223,984.

While 'affordability' may have improved sharply until confidence and job certainty are restored prospective buyers remain cautious. In addition, despite falling house prices in recent times there continues to be a cohort of persons prevented from purchasing homes on the open market. As at 31/12/09 there are in the region of 2000 eligible applicants on the affordable waiting lists. Notwithstanding falling house prices nationally, the cost of residential property whether new or second-hand, has been and remains, more expensive in Dublin than in the rest of the country as demonstrated by the chart below which information has been sourced from the Permanent TSB index of house prices which is developed in conjunction with the ERSI. The index is based on monthly/quarterly mortgage sales which allow the compilation of comprehensive representative data on house prices and their movement within each year.



Graph 9.1 House Price Index



Graph 9.2 Unemployment Rate

The above table reflects seasonally adjusted rates nationally as per published CSO data.

The table below show comparative house prices for new and second dwellings sourced at mortgage loan approval stage.

Table 9.1 House Prices 2004 and 2009

	Area	2004	2009 (Q2)	% change
New Houses	Whole Country	€249,191	€245,168	-1.61%
	Dublin Area	€322,628	€257,047	-20.32%
Second hand Houses	Whole Country	€294,667	€313,431	+6.37%
	Dublin Area	€389,791	€368,245	-5.53%

Source: Department of Environment, Heritage and Local Government (2010)

In a similar table comparing years 1998 to 2003 % increases for the whole country and the Dublin Area recorded increases of +97% and +101% respectively.

9.3 Affordable Housing

The table below shows the statistics for affordable housing output and stock in South Dublin County.

Table 9.2 Affordable Housing Output and Stock – South Dublin County Council

Year	Affordable-Part V	Joint Venture Scheme 1999	A.H.P.	A.H.I	SOS	Totals
2003	3				41	44
2004	21	149			18	188
2005	97	133		193	25	448
2006	73			214	1	288
2007	236	18	113			367
2008	412		93			505
2009	54					54
Total	896	300	206	407	85	1,894

Source: Department of Environment, Heritage and Local Government (2009)

Output of affordable housing under the various affordable schemes was particularly strong in many areas nationally in 2008, which was a response to the targets set in the partnership agreement, Towards 2016. The Affordable Homes Partnership (AHP) is a state agency which was established in 2005 initially for the purpose of co-ordinating and promoting the sale of affordable homes in the Greater Dublin Area. As part of the National Agreement "Towards 2016", the remit of the AHP was extended to include the development of a common approach by all local authorities to operating Part V of the *Planning and Development Act 2000* (as amended) and also to implement a national communications strategy on affordable housing. The AHP provides services for local authorities and the Department of the Environment, Heritage and Local Government. In the years 2007 and 2008 through the availability of a subsidy from central government funds the AHP facilitated the purchase of 113 and 93 homes respectively by eligible persons from South Dublin affordable list.

South Dublin County Council sourced affordable homes for in excess of 1,890 families during the period 2003 to 2009 using various initiatives. In 2005 South Dublin

opened the 'Property Path' office, which models a modern contemporary estate agency for affordable housing applicants. A Property Path website, which gives information on the various affordable housing options and homes available for purchase, was also launched in 2005. Sales of affordable homes are processed through South Dublin County Council and also via the direct sales route i.e. directly through the developer. Agreements were entered into with a number of private financial institutions in order to offer mortgages to eligible affordable housing applicants thus giving an element of choice to the affordable applicant.

Market conditions relating to house purchase have inevitably impacted on the sale of affordable housing. The stock on hand nationally is likely to be in the order of 3,700 of which approximately 1,800 may prove difficult to sell in the current market. The Department of the Environment, Heritage and Local Government is aware of the challenge posed to local authorities in selling affordable homes. A number of options are being considered in relation to unsold affordable homes including:

- The limit for local authority loans has been increased to €220,000 (subject to the development of a credit policy);
- Effective marketing sales strategies;
- Developing an open market focus;
- Considering additional discounting;
- Using incremental purchase schemes for houses where appropriate and
- Transfer unsold affordable homes to the Rental Accommodation or Leasing Scheme.

South Dublin County Council adopted an Affordable Housing Scheme and a scheme for properties acquired under Part V of the *Planning and Development Act 2000* (as amended). Under the terms of the Schemes, the local authority will determine the order of priority to be accorded to approved applicants in the sale of houses under the Affordable Housing Scheme and the scheme for properties under Part V of the *Planning and Development Act 2000* (as amended). In order to be eligible the following income tests apply:

9.3.i Single Income Household

In the last income tax year, gross income (before tax) did not exceed €58,000.

9.3.ii Two Income Household

The eligibility of a household with two earners is generally determined by a formula, which takes account of the gross income (before tax) in the last income tax year of the principal (greater) earner and the subsidiary (lesser) earner. The household is eligible where two and a half times the income of the principal earner plus once the income of the subsidiary earner does not exceed €145,000.

Adjustments to income limits and eligibility criteria can be made in the case of divorced/separated persons. The amount of the loan to be provided in individual cases is determined by the local authority and where relevant an outside financial institution. Regard is given to household circumstances, the capacity of the household to meet outgoings on the loan together with open market value of the property. Outgoings on the loan should not exceed 35% of the net household income. Since the adoption of

Housing Strategy 2004 – 2010 on 10th November 2004 negotiations have been ongoing with planning applicants in relation to the provision of affordable housing under the Part V requirement. However, because of the current economic climate it is difficult to predict the level of activity that will take place in the private sector over the period of this strategy. Any units sourced through this means will be spread across all housing developments throughout the county.

9.4 Future Approach to Affordable Housing

The immediate priority is to address the issue of unsold affordable homes on hand or due for delivery following completed contracts. However, it is intended to undertake a wider review of the approach to affordable housing, having regard to the significant changes in the housing market and experience to date with the affordable housing scheme. Consideration may be given to providing affordable homes under the 1999 Affordable Housing Scheme where there is a need identified and the homes can be sold at an affordable price relative to market value. The provision of additional affordable homes will be made in the context of the level of stock on hand and the general situation in the housing market. In view of severe budgetary constraints, site subsidy to reduce the sale price of affordable homes under the 1999 scheme cannot be guaranteed.

Financial resources from the Department of the Environment, Heritage and Local Government will only be available where approved in advance. In the context of the proposed transfer of units where Part V agreements are in place but the overall development has not been completed, the local authority will have to be satisfied that the development will be completed in accordance with the planning permission and Part V agreement. This would include any provisions relating to phasing, particularly with a view to avoiding any undue "front loading" of Part V units.

10. Distribution Of Affordable/Social Housing

The Draft Regional Planning Guidelines (2009) show a decline in average household occupancy rates in the GDA due to changing patterns of household formation and project that household size will continue to decline from 2.6 in 2006 to 2.52 in 2016. The occupancy rate in South Dublin was 2.82 in 2006 and it is projected to decline to 2.65 in 2016. Therefore, the scale of household growth in the county in the future will continue to be more significant than population growth. The 2006 Census of population confirms the population of South Dublin to be 246,935,

which represents a 3.4% increase over the 2002 census figure (238,835). According to the 2006 Census there were 80,631 households in South Dublin, this represents a 9.67% increase on the 2002 census figure of 73,516. According to the *Draft Regional Planning Guidelines 2009* the projected housing allocation for South Dublin for the period 2006-2016 is 27,889. The foregoing projection allowing for completions in the period 2006 to 2009 (Q2), equates to an average allocation of 2,890 units per annum over the six year period to 2016.

Having regard to the current rate of house construction in South Dublin, production levels in excess of the average over the last number of years will be required. During the ten year period from 2000 to 2009 the number of completions in South Dublin was 24,699, this equates to an average of 2,469 completions per annum over the ten year period. South Dublin's house completion rate was on average 3.88% of the completions nationally over the ten year period (2000-2009). If completions in South Dublin were taken over a six year period (2004 -2009) the average house completion rate was 2,545 per annum.

10.1 Zoned Land Resources

At the commencement of the Development Plan period, there will be approximately 627ha of undeveloped lands available for residential development without further rezoning. This is in excess of projected need.

However, an excess of land over projected needs is required for the following reasons:

- Allowance for the significant lead in time for the servicing of residential lands and for the carrying out of residential development itself;
- Delays in bringing major residential developments to the market;
- Flexibility and market choice of location and
- Avoiding a shortfall at end of the Development Plan period in 2016 and at the beginning of the next planning period.

Falling house prices have been a characteristic of the housing downturn, a phenomenon that has left many home owners facing negative equity and many others postponing their purchases in the expectation of further reductions. Latest figures from the Permanent TSB/Economic Social

Research Institute point to a continued decline in the average price of a house nationwide in 2009. Prices have now been falling for over 2 years, having dropped by 31.5% since peak in February 2007. However, other sources, based on different datasets, and methodologies, have suggested that the reductions in 2009 have been closer to 40% in real terms. In any case, house prices may have further to fall in the short term and until there is evidence of stability returning to house prices, transactions are likely to remain weak. Volumes and values of new mortgage lending are also down sharply. Moreover, measures announced in the April 2009 Budget and Budget 2010, such as the new income levy, reduced incomes changes to mortgage interest relief including speculation about a future property tax, will all impact on potential buyers ability to raise a mortgage, notwithstanding the favourable reductions in house prices, mortgage interest rates and consumer prices to date. Given the scale of current and projected job losses across the economy as a whole, pay levels are almost certainly set to continue declining for some time.

A survey to assess affordability requirements and using available data on population income distribution for the Dublin area recognised that available information is both dated and limited in terms of analysis. Nevertheless it attempted to establish the affordable housing needs of lower income groups and assessed affordability requirement of 45% of overall production. Therefore, in the absence of an up to date informed survey to assess affordability for the purposes of this strategy the figure of 45% is being used. Following a recent review of this Councils affordable housing waiting list, there are approximately 2,000 live applications on the list and despite falling house prices on the open market, there still continues to be a demand for housing at an affordable price for people who are on lower incomes. From information available to this authority, 67.65% of those on the Councils waiting list are single applicants earning less than €40,000 per annum and of those 50.91% earn between €20,000 and €30,000 per annum. Only 7.31% of the current applicants are in the Category 2 income bracket i.e. earning between €40,000 and €75,000.

Over the period 2003 to 2009 (31/05/09) this Council has sourced affordable homes for approximately 1,900 families through a number of joint venture arrangements with developers who had land holdings adjacent to the Councils lands, through the affordable housing initiative using government lands, through government subsidised housing delivered via the affordable homes partnership, and through Part V of the Planning and Development Act

2000 (as amended). However, in the immediate short term there will be no need for affordable housing, until such time as the current overhang of new unsold housing properties, estimated at around 35,000 nationally. Department of the Environment (Circular AHS 1/09) 'Measures to Deal with Unsold Affordable Homes and Related Issues' stated that the stock of unsold affordable units on hands nationally was likely to be in the order of 3,700. There are approximately 11,409 properties for sale in 368 developments on the open market in the Greater Dublin Area at present. Within 68 of these developments, there are a total of 1,010 unsold affordable homes with a further 844 unsold affordable homes in 76 additional developments. The combined total number of unsold properties in the Greater Dublin area is 13,263 across 444 developments which includes an approximate total of 1,900 unsold affordable properties. (June 2009 AHP) South Dublin County has 38 Developments with unsold stock with 1,809 units and 103 unsold affordable units.

It will be necessary to closely monitor this affordable production level during the life of the Strategy to ensure that affordability targets continue to be monitored, particularly in the changing current economic climate. When applying these figures to the South Dublin County area for the period 2011-2016 (inclusive) the following calculations can be made: -

Table 10.1 Projected Housing Requirements- 2010-2016

(A) Overall housing production required	17,340
(B) Affordability Requirement (45%)	7,803
(C) Voluntary/Social/Local Authority New Build	3,130
(D) Production by Developers	14,210
(E) Affordable Production by Developers	2,072
(F) Sectoral Net Affordability	2,601
*Requirement (B - C - E = F)	

The foregoing gives a net countywide requirement of 15%. However, in determining how this figure should be distributed throughout the county regard must be had to those areas where there is also a larger concentration of Social and Affordable housing or a greater potential for the development of such housing on lands in the ownership of the Local Authority and Voluntary Sectors.

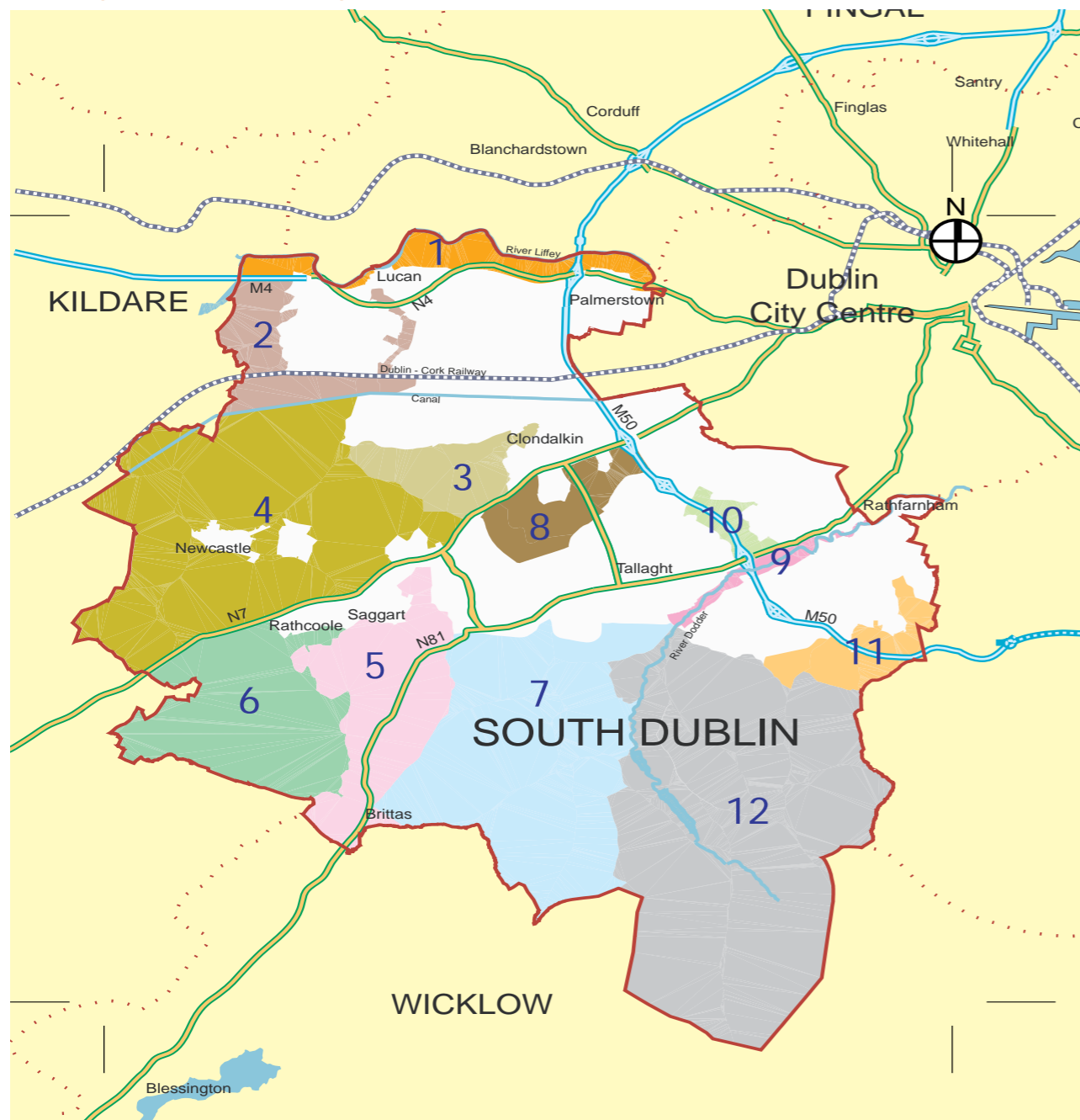
The existing Strategy 2004 - 2010 was adopted on November 2004 and required 15% of residential developments to be reserved for Social/Affordable housing purposes. The roll-out of this existing Strategy has proved successful and is being pursued and continues to receive high levels of co-operation. Having regard to the flexibility introduced by the Planning and Development Act 2000 (as amended) and having regard to all of the relevant factors a net countywide requirement of 15% Affordable/Social Housing in private residential developments is appropriate. Regard will have to be had of the changing needs of South Dublin County Council during the period of the strategy (2010-2016), changing market and economic conditions and the most suitable options available to South Dublin County Council under the relevant legislation and housing schemes.

* Footnote: Tables, projections and requirements produced based on the most up to date information available at 19/4/10.



SCHEDULE 7
Landscape Character
Areas

Landscape Character Areas Map



Motorways		Landscape Character Areas Shown Coloured	
Railways		Rivers / Canals	
Main Roads		County Boundary	

1	Liffey Valley	6	Rathcoole	11	Firhouse
2	Lucan	7	Ballinascorney	12	Bohernabreena
3	Clondalkin	8	Tallaght		
4	Newcastle	9	Dodder Valley		
5	Saggart	10	Tymon		

Landscape Character Areas

1. Liffey Valley

This landscape character area comprises the portion of the Liffey Valley running from Leixlip to Quarryvale and lands immediately adjacent south of the River Liffey. It is contained to the west by South Dublin's county boundary with Kildare, to the east by South Dublin's boundary with Dublin City Council, to the north by the R109, which follows the course of the river, and to the south by the N4, Lucan Demesne, Lucan Village, Hermitage Golf Club and Fonthill. Distinctive features in this area include the dense deciduous planting, the golf club and hedgerow trees.

Landcover

Situated between the Liffey and the N4 at Lucan Demesne, the land is mainly comprised of grassland which is vacant or fallow, and farm buildings, with mature planting along the northern boundary. The river moves into a more enclosed area of dense mixed woodland with isolated settlement and is bordered by large pasture fields to the north and to the south by extensive housing estates at Lucan.

At Hermitage Golf Club, there is dense mixed woodland to the east and at the northern bank of the river. The surrounding land is open grassland bounded by hedgerow trees and dense patches of woodland, with much of the original field pattern still intact.

Between the Hermitage Golf Club and the M50, there are flat fields and wild flower meadows, with dense deciduous planting. East of the M50, the land is flat with isolated clumps of trees, sloping towards the river. There is a former landfill south of the river. The landscape types in this area are river valley grassland and river valley woodland.

Strategy

- Protect and enhance the scenic nature of the Liffey Valley and investigate the feasibility of extending the SAAO.
- Investigate the feasibility of creating a Liffey Valley Park.
- Protect existing deciduous planting in the river valley.

- Buildings - the generally open rural character of the area adjacent to the river should be maintained and the natural beauty protected. New development of residential, commercial or industrial nature should be restricted.
- Permitted development should be sympathetic in design, mass and scale.
- Roads - any plans for road re-alignment or improvements should be sympathetic to the natural beauty of the area.
- Pylons/Telecommunication Masts - these are particularly prominent along valleys and careful consideration should be given to any new proposals.
- Investigate the feasibility of the provision of information points relating to the geology, geomorphology, archaeology, history, flora and fauna at suitable locations in the valley.

Landscape Character Area Description

2. Lucan

The Lucan character area runs from the Grand Canal in the south to the N4 the R404 and the built up area of Lucan to the north. The R120 and R403 and a number of tertiary roads serve the area. Distinctive features within the area are Weston Aerodrome and the railway line which runs through Kishoge, Adamstown and Stacumny. Although the area is quite close to the urban fringe, the landscape retains a rural quality and due to its flat topography clear views of the open countryside can be obtained.

Landcover

There is very little settlement outside the built up areas of Lucan and Adamstown in this area, and development occurs within a close margin of the urban fringe. Weston Aerodrome in the north of the character area is a major landscape feature, and the landscape type surrounding the Aerodrome is open, flat grassland, with little or no trace of the original field system. Tree cover is limited to intermittent single standing trees and a strip of broadleaf planting separating the aerodrome from the grassland area.

Denser patches of mixed woodland planting occur in the Lucan Golf Course. The dominant landscape character

type within the area bounded by the R403, the Grand Canal and the urban fringe is flat urban fringe farmland and flat farmland. It consists of interspersed areas of grassland, pasture and arable fields, with much of the original field pattern still intact and sparse hedgerow surrounds. Landscape features within these boundaries include the Finnstown Golf Course with its mixed woodland planting, open grassland, tree clumps and river valley at the Griffeen Valley Park, and the Grand Canal to the south has dense strips of broadleaf trees along its banks.

Strategy

- Conserve dense mixed planting along the banks of the Grand Canal and at the golf courses.
- Roads - existing deciduous/mixed woodland planting to be maintained.
- Pylons/Telecommunication Masts – careful consideration to be given when siting masts or pylons in the landscape.

Landscape Character Area Description

3. Clondalkin

The Clondalkin character area is located adjacent to the built up area of Clondalkin village and the suburban housing estates surrounding the village core. The area is defined by its close proximity to the urban fringe, Ronanstown to the north, the N7 to the south and the R120 to the east, and a network of county roads surround the landscape area. The Clondalkin character area encompasses the townlands of Neilstown, Kilcarberry and the Corkagh Demesne. The landscape is open and rural in character.

Landcover

The landscape is made up of a patchwork of pasture and arable fields, with grassland being the dominant land cover. The field system is separated by clumps of mixed woodland and sparse hedgerow networks. The field pattern is broken by roads, development, the Grange Castle Business Park on the Nangor road and the Grange Castle Golf course, which is itself a significant visual element in the landscape. Dense patches of mixed woodland, playing pitches and landscaped areas dominate the southern part of the area in Corkagh Park. The Grand Canal is also a key landscape feature with a strip of broadleaf planting on either bank. The predominant landscape character type is flat urban fringe farmland.

Strategy

- Mixed woodland planting along the banks of the Grand Canal to be conserved.
- Amenity lands at Corkagh Park and Grange Castle Golf Course to be maintained to a high standard.

Landscape Character Area Description

4. Newcastle

The northern boundary to the Newcastle Character Area is the Grand Canal. To the south it is bounded by the N7, to the west lies the Kildare county boundary and the Casement Aerodrome Baldonnell is situated to the east. The R120, R405 and a series of county roads serve the area. The major distinctive feature is the area of the Aerodrome. Settlement is mainly linear and centred around Newcastle village, radiating out towards Athgoe.

Landcover

The landscape is made up of a mixed-scale field pattern with arable farming being dominant and rough grazing and pasture occurring towards the steeper areas to the southwest. Original field patterns and hedgerow trees are still intact. There is virtually no forestry in the area with tree cover occurring in the form of hedgerow trees and small patches of broadleaf planting. Mature planting is present along the Canal in the northern portion of the area. To the east of the area, the landscape is dominated by the presence of the Baldonnell Military Aerodrome. Here there is a very open aspect with flat grassland predominant and limited settlement due to the presence of the Aerodrome. The predominant landscape type in the area is farmland, both flat and, towards the southwest, rolling.

Strategy

- Deciduous planting along the Grand Canal to be conserved.
- Lands at Baldonnell to be subject to further studies to determine a strategy for this area.

Landscape Character Area Description

5. Saggart

The character area of Saggart stretches from the N7 in the north to Brittas in the south and is defined by a series of roads bounding the area. The area encompasses the village of Saggart and the northern part of Brittas. There is a considerable amount of linear development along the network of roads serving the area. Despite this settlement, the area retains a very rural quality, a major landscape feature in the Saggart area being the large coniferous plantations at Lugg and Verchoyles Hills and the scenic Slade Valley between. The N81 or Blessington Road runs through this area from Tallaght to Brittas.

Landcover

Farmland predominates in lands to the north and in a small area to the south; most of it is rough grazing with some pasture and grassland. The original field pattern and hedgerows are intact and the field boundaries accentuate the undulating topography.

Tree cover is mainly in the form of the coniferous plantations at Lugg and Verchoyles Hills, with a smaller coniferous plantation to the south together with hedgerow trees. Patches of broadleaf planting and landscaped greens at the City West Golf Course provide another landscape feature in the area.

The area is characterised by the following five different landscape types; rolling urban fringe farmland and rolling farmland to the north and south of Saggart respectively, river valley farmland in the Slade valley, wooded upland at Lugg Hill and upland farmland from the townlands of Corbally to Raheen.

Strategy

- Field pattern and intact hedgerows to be conserved and where possible enhanced.
- Broad leafed planting at City West Golf Course to be conserved.
- Forestry - At present there are commercial plantations at Verchoyles Hill and Lugg Hill. Careful development is needed to ensure minimal negative impacts on the landscape.

- Planting of broad leafed native species to be encouraged on low-lying areas and on hills.

Landscape Character Area Description

6. Rathcoole

The Rathcoole character area is defined by the N7 to the north and the county boundary with Kildare to the west and southwest and a network of county roads running through the area. The character area of Rathcoole encompasses the village of Rathcoole, the townlands of Newtown, Steelstown, Johnstown, Farmersvale, Badgerhill and Calliaghstown Lower, Slademore, Slievethoul and Knockadinny. Settlement is dispersed along tertiary roads serving the area and in the village of Rathcoole to the north.

Landcover

Farmland dominates the landscape, with grassland, tillage and pastureland in the north of the area, and upland farming arable grassland and rough grazing to the south. The grassland is considerably less fertile around Slademore and Calliaghstown. Original field pattern and hedgerow trees are still intact and accentuate the hilly/undulating appearance of the landscape.

Tree cover is in the form of hedgerow trees, small patches of broadleaf planting and coniferous forest plantation on Saggart Hill, which dominates the landscape. Other landscape elements are the two 18-hole golf courses at Johnstown and Knockadinny, with mixed planting and landscaped greens, and a quarry at Windmillhill adjoining the N7.

Strategy

- Deciduous planting at Johnstown, Newtown Lower and Knockadinny to be protected.
- Forestry - careful development is needed to ensure minimal negative impacts on the landscape.

Landscape Character Area Description

7. Ballinascorney

The Ballinascorney character area is bounded to the north by the urban fringe at Kiltalown, Killinarden and Kiltipper, to the south by the Dublin/Wicklow mountains and the

county boundary, to the west by the N81 which branches off into the Lisheen Road and to the east by the R114 and the Famine Cross to Kilbride Camp Road, with a network of tertiary roads running through the area.

The area is upland and mountainous with peaks at Knockannavea (396m), Slievenabawnogue (384m), Black Hill (415m) and Ballymorefinn Hill (525m). There are two golf courses in the area; a nine-hole golf course to the north and an 18-hole golf course to the southwest, at Brittas. The area is rich in archaeological history with a number of mounds, barrows, a famine cross and a cairn.

Landcover

Landcover in the area consists of mainly upland farmland to the north and mountain forestry to the south, with heathland towards the southernmost areas of the parcel. Farming is a mixture of arable and pasture, with field patterns both evident and broken in patches. Also to the north there is a quarry and scrubland.

To the south there are scattered fields of poor quality rough grazing land with some arable cropping and two quarries. Coniferous forestry is dominant in the southeast with Coillte owning a significant amount of coniferous plantations. To the southwest is a series of coniferous plantations criss-crossed by roads and the village of Brittas and the 18-hole golf course. Settlement in the area is generally isolated with some nucleated settlement at Brittas and to the north at the urban fringe. The landscape types are characterised by upland farmland and mountain forestry.

Strategy

- Archaeological features to be conserved.
- Forestry - careful development is needed to ensure minimal negative impacts on the landscape.

Landscape Character Area Description

8. Tallaght

The Tallaght character area is defined by the N7 to the north, the N81 to the southwest and by the suburban housing estates of Tallaght, Kilnamanagh and Jobstown to the east. The area encompasses the townlands of Kingswood, Newlands, Belgard, Cheeverstown, Kiltalown and Fortunestown. Although the area is physically quite open, it does not retain any of its rural character due to high levels of development in the form of housing, roads and industry.

Landcover

The landscape is urban in nature, with the exception of lands to the south of Jobstown, where the original field pattern is intact and hedgerows are considerably denser. An important landscape feature in the area is the mixed woodland planting at Newlands Golf Course.

Other land cover features include the large Roadstone quarry at Belgard and the business park at Citywest. In the remaining lands there is very poor boundary treatment and although some hedgerows exist, they are not entirely intact and the grassland in the area is of poor quality. The dominant landscape character types in the area are: flat urban fringe farmland in Kingswood, Newlands and Belgard, urban fringe grassland around Fortunestown and Cheeverstown, and rolling urban fringe farmland to the south.

Strategy

- Mixed woodland planting at Newlands Golf Course to be conserved.

Landscape Character Area Description

9. Dodder Valley

This character area runs from Kiltipper in the southwest to Oldbawn, Templeogue and Terenure in the northeast. The R114 runs along the eastern boundary and the urban housing estates of Tallaght, Templeogue and Terenure comprise the western boundary of the landscape character area. The national secondary road, the N81, also runs along its western boundary and the intersection of this road and the M50 motorway occurs above the Dodder. The Dodder is a major recreational amenity with urban parks running along either side of its banks and provides relief from the highly urbanised areas surrounding it.

Landcover

There are traces of farmland sloping towards Kiltipper in the southwest, where there is a large area of rough grassland. Along the Dodder Valley there is mature mixed woodland and two pitch and putt courses, Bohernabreena and Glenville. The river moves into maintained parkland at Oldbawn and Firhouse, where there is heavy deciduous planting, walks trails and football fields and further into Templeogue where the deciduous planting continues along both banks of the river, where Cheeverstown House lies to the north.

The river winds its way into the suburb of Terenure where parts of the river are quite enclosed. Here there is the large urban park, Bushy Park, maintained by Dublin City Council. The predominant landscape type in this area is river valley parkland.

Strategy

- Protect and enhance the scenic nature of the Dodder Valley.
- Protect the deciduous planting in the river valley.
- Investigate the feasibility of creating additional walkways.
- Buildings – the highly scenic character of the area adjacent to the river should be maintained and the natural beauty protected. New development of residential, commercial or industrial nature should be kept to a minimum. Permitted development should be sympathetic in design, mass and scale.
- Roads – any plans for road realignments or improvements should be sympathetic to the natural beauty of the area.
- Pylons/Masts – these are particularly prominent along valleys and careful consideration should be given to any such proposals.

Landscape Character Area Description

10. Tymon

The Tymon landscape area is a large tract of urban parkland stretching from the N81 to the Greenhills Road. It is bounded to the northeast by the Greenhills residential area and to the southwest by Tymon North. The park is divided in two by the M50 motorway, which runs the entire length of the parkland. The lands were originally in eighteen separate agricultural holdings, remnants of which are still visible in the form of field pattern, hedgerow network and Tymon Lane (a narrow laneway, built on an esker, enclosed by trees), which runs parallel to the M50 throughout the length of the Tymon portion of the park.

Landcover

Much of the original field pattern and hedgerows are intact. Most of the eastern parkland has been developed as sports pitches and open grassland with a significant tract of urban forest, mainly broadleaf, lakes and pedestrian paths scattered throughout. On the south-western side of the M50, the parkland is significantly more landscaped, with larger tracts of mixed urban forests, a children's playground, landscaped areas and artificial lakes. The River Poddle flows through the park from west to east and feeds the lakes in both sections.

Tymon Park is a large tract of open space with dense urban forestry in a built up area and its landscape character type is urban parkland. The park provides a wide variety of habitat types for a broad range of flora and fauna.

Strategy

- Continue to develop and maintain Tymon Park to a high standard.

Landscape Character Area Description

11. Firhouse/Rathfarnham

The Firhouse area is defined by its close proximity to the suburban housing estates of Firhouse, Ballyboden and Edmondstown, and the R113 to the south. The area is well served by the M50, R116, R115 and R113 road networks. A significant amount of development has taken place in the Ballycullen and Woodtown areas where a large proportion of lands are zoned for residential development and amenity. The landscape still retains a rural quality due to the amount of urban parkland and the close proximity of the Dublin Mountains.

Landcover

A large proportion of the land in the Firhouse character area is urban parkland at St. Enda's and Marlay Park in the east of the area, where there are dense mature broadleaf woodlands. Remnants of the old Marlay estate are still evident in the parkland area.

A significant proportion of the landscape area is also taken up by the Clarkstown, Edmonstown and Rathfarnham Golf Courses which are important landscape features, clearly distinguished by landscaped greens and mixed planting which is quite dense in areas.

The remainder of the land is grassland with the original field pattern and hedgerows still intact. Tree cover is mainly in the form of hedgerow trees, mixed planting in the golf course and mature woodlands in the parks. There is also a small wooded area of broadleaf trees bordering the Owendoher River.

The main landscape character types are upland urban fringe farmland and urban parkland.

Strategy

- Conserve all areas with mixed or broad-leaved planting.

Landscape Character Area Description

12. Bohernabreena

This is a large character area which is contained by the urban fringe at Oldcourt, Woodtown and Newtown to the north and the Dublin Mountains, culminating at Kippure (Co. Wicklow), in the south. The area is bounded to the west by the R114 and the Ballymorefinn Road and to the east partially by the R116, which runs into the Wicklow Way. This area is the most mountainous in Dublin and is also where the River Dodder rises, feeding into the reservoirs at Bohernabreena and giving rise to the picturesque linear parks along the Dodder Valley. The Military Road (R115) also runs through this Landscape Character Area giving access to the woodlands, heaths and peatlands of the Dublin and Wicklow Mountains. The area is steeped in local history and has mountain peaks throughout.

Landcover

There are a number of landscape types within this area. At the urban fringe and towards the north of the area, there is urban fringe and upland farmland. Here the dominant features are the small-scale field pattern with intact hedgerows, some lush green pasture and rough grazing.

To the south the land is almost all mountainous and landscape types are mountain heath and mountain woodland. To the northwest of the area there are coniferous

plantations at Mountpelier, Kilakee and Cruagh, where there are trails and parking facilities for the public to avail of the scenic amenity.

In the centre of the area, there are patches of deciduous woodland, there is also mixed planting following the course of the Dodder and at the banks of both the Bohernabreena reservoirs, which were constructed in 1883 and 1887 to increase and improve the supply of water to Dublin city. The reservoirs themselves are very scenic and a distinctive landscape feature and are surrounded by small-scale field pattern on either side. Towards the south of the area the mountain peaks are higher and mountain heath and peat land is dominant. Brooks dissect the mountain slopes of Corrig, Seefingan and Kippure and the steep slopes of Kippure are exposed, with erosion prominent on higher ground.

There are numerous historic sites and structures in the Bohernabreena area. These include passage and portal tombs, a cist site, graveyard sites, standing stones and the infamous Hellfire Club at Mountpelier.

Strategy

- Cultural heritage including passage tombs, cist site, old graveyard site and the Military Road including any bridges or culverts to be well maintained and preserved.
- The scenic quality of the reservoirs to be maintained and preserved.
- Amenity facilities to be maintained to a high standard and where possible enhanced and/or extended.
- Agriculture – farming lifestyles, where possible, to be maintained, while seeking ways of expanding agri-business in a manner that does not have significant negative impacts on the landscape.
- Buildings – permitted development should be sympathetic in design, scale and mass and residential development should be clustered rather than linear.
- Forestry – coniferous plantations at Montpelier, Kilakee and Cruagh to be carefully maintained to ensure minimal negative impacts on the landscape.



APPENDIX 1
Contents of Development
Plans: Requirements of
Planning Act 2000

APPENDIX 1:

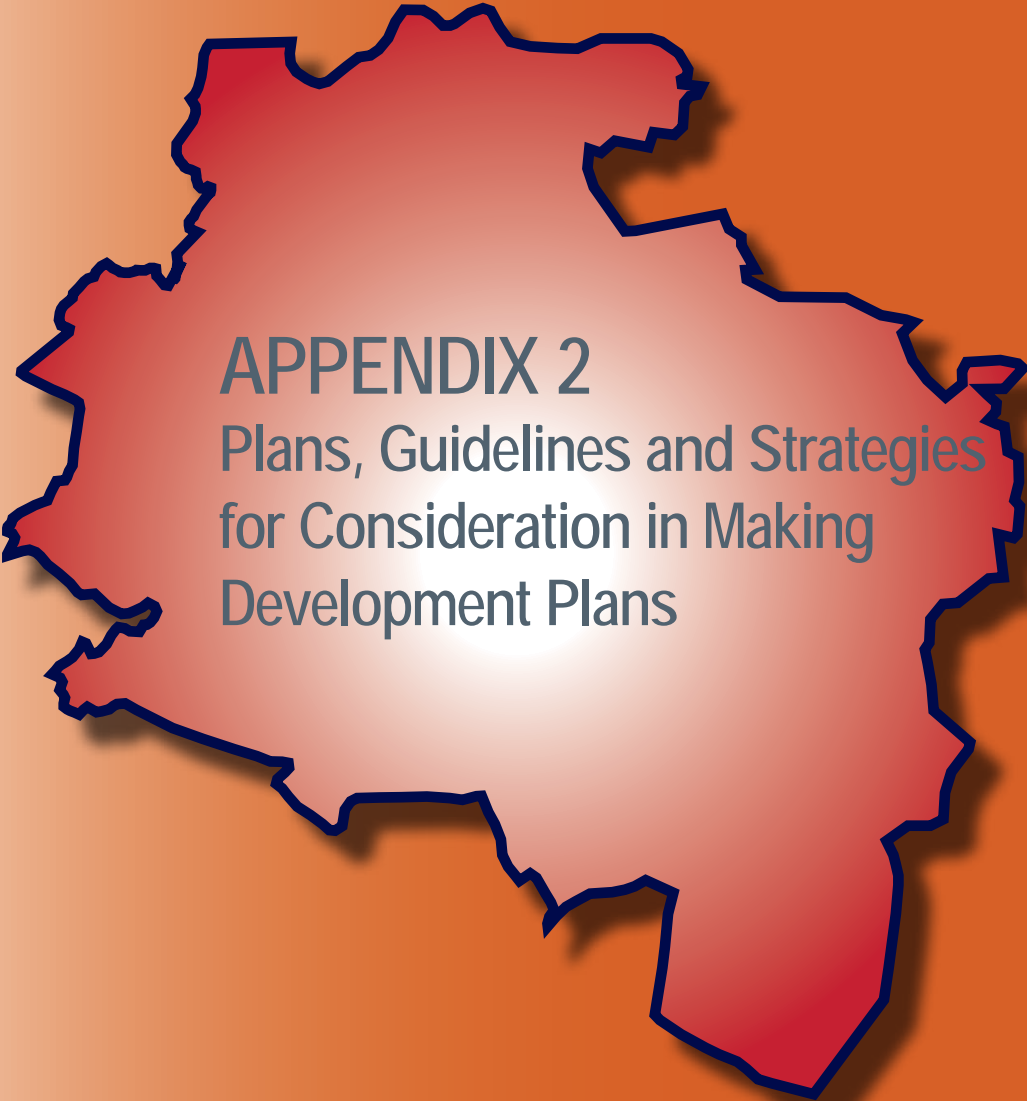
Contents of Development Plans: Requirements of Planning Act 2000

- The Planning and Development Act, 2000 provides for the following in relation to Development Plans:
- Planning Authorities must make a Development Plan for their entire functional area every 6 years.
- Planning Authorities must co-ordinate the objectives of the Development Plan with the objectives in the plans of neighbouring authorities and the Plan must also be consistent with national and regional policies.
- The Plan must set out an overall strategy for the proper planning and sustainable development of the County.
- The Development Plan may indicate that specified development in a particular area is subject to the making of a local area plan.
- The Plan shall include an assessment of the likely significant effects on the environment of implementing the plan.
- The Planning Authority has a duty to take such steps within its powers as may be necessary for securing the objectives of the development plan.
- Within two years of making the Plan, the Manager must report to the Elected Members on the progress achieved in securing the mandatory objectives set out in section 10 of the Planning Act.
- Within four years of making a Development Plan, the Planning Authority must give notice of its intention to review the Plan and to prepare a new Plan. This date, and the date of completion of the process are now fixed.
- There is no presumption that land zoned in a Development Plan will remain so zoned in any future Plan. There will also be no right of compensation where land is "re-zoned" or is no longer zoned in the future, save in limited circumstances.

Section 10 of the Act requires that a Development Plan shall include Objectives relating to the following:

- the zoning of land for the use solely or primarily of particular areas for particular purposes (whether residential, commercial, industrial, agricultural, recreational, as open space or otherwise, or a mixture of those uses);
- the provision or facilitation of the provision of infrastructure including water supplies, waste recovery and disposal facilities, waste water services, and ancillary facilities, transport, energy and communication facilities;
- the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites which may be prescribed for the purposes of this paragraph;
- the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population;
- the preservation of the character of the landscape, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest;
- the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
- the preservation of the character of architectural conservation areas;
- the development and renewal of areas in need of regeneration;
- the provision of accommodation for travellers, and the use of particular areas for that purpose;
- the preservation, improvement and extension of amenities and recreational amenities;

- the control, having regard to the provisions of the Major Accidents Directive of - (i) the siting of new establishments, (ii) modification of existing establishments, and (iii) development in the vicinity of such establishments, for the purposes of reducing the risk, or limiting the consequences, of a major accident;
- the provision, or facilitation of the provision, of services for the community including, in particular, schools, crèches and other education and childcare facilities.

A large, stylized map outline of South Dublin County is centered on the page. The map is filled with a red-to-orange gradient and has a dark blue outline. It is set against a background of a large orange-to-red gradient that curves across the top of the page.

APPENDIX 2
Plans, Guidelines and Strategies
for Consideration in Making
Development Plans

EUROPEAN UNION DIRECTIVES, NATIONAL PLANS, GUIDELINES AND STRATEGIES

A Development Plan shall in so far as is practicable be consistent with national plans, and strategies which relate to proper planning and sustainable development of the area covered by the Plan. In addition, Development Plans should have regard to any policy guidelines issued by the Minister for the Environment, Heritage and Local Government, which would have a bearing on proper planning and sustainable development. National Guidelines and Strategies considered when preparing this Development Plan include:

EU Environmental Noise Directive (2009/49/EC)

EU Waste Directive (2008/98/EC)

EU Air Quality Directive (2008/50/EC)

EU Floods Directive (2007/60/EC)

EU Water Framework Directive (2000/60/EC)

EU Landfill Directive (99/31/EC)

EU Seveso (Major Accidents) Directive (96/82/EC)

EU Habitats Directive (92/43/EEC)
Joint Report on Social Protection and Social Inclusion
European Commission and European Council (2005)

Planning and Development Acts 2000-2007

Water Services Act 2007

Dublin Transport Authority Act 2008

Architectural Heritage (National Inventory) and Historic Monuments Miscellaneous Provisions) Act 1999

National Cultural Institution Act 1997

Waste Management Act 1996

Heritage Act 1995

Casual Trading Act 1995

National Monuments (Amendment) Act 1994

Child Care Act 1991

Water Pollution (Amendment) Act 1990

Air Pollution Act 1987

Defence Act 1954

Arterial Drainage Act 1945

Planning and Development Regulations 2001-2007

Waste Management (Certification of Historic Unlicensed Waste Disposal and Recovery Activity) Regulations 2008

European Communities Drinking Water Regulations (No. 2) 2007

Environmental Noise Regulations Relating to the Assessment and Management of Environmental Noise 2006

Planning and Development (Strategic Environmental Assessment) Regulations 2004

Planning and Development Act 2000 (Certification of Fairground Equipment) Regulations 2003

Air Quality Standards Regulations, 2002

Local Government (Planning and Development) General Policy Directive 1998

Road Traffic (Traffic and Parking) Regulations 1997

Child Care (Pre-School) Regulations 1996

Water Pollution Regulations 1992

National Development Plan 2007-2013, Department of Finance, (2007)

Proposed National Hazardous Waste Management Plan 2008 – 2012, Environmental Protection Agency, (2008)

National Action Plan for Social Inclusion 2007-2016, Office of Social Inclusion, Department of Social and Family Affairs, (2007)

National Climate Change Strategy 2007-2012, Department of the Environment, Heritage and Local Government, (2006)

National Childcare Strategy 2006-2010, Department of Health and Children, (2006)

Ready Steady Play! A National Play Strategy, Department of Health and Children, (2004)

National Spatial Strategy People Places Potential 2002-2020, Department of the Environment, Heritage and Local Government, (2002)

National Biodiversity Plan, Department of Arts, Heritage, Gaeltacht and the Islands (2002)

National Heritage Plan, Department Of Arts, Heritage Gaeltacht and the Islands (2002)

A Platform for Change 2000-2016, Dublin Transportation Office (2001)

Smarter Travel- A Sustainable Transport Future, 2009-2020 Department of Transport, (2009)

2020 Vision–Sustainable Travel and Transport: Public Consultation Document, Department of Transport, (2008)

National Cycle Policy Framework 2009-2020, Department of Transport, (2009)

D.T.O. Cycling Policy, Dublin Transportation Office (2006)

Traffic Management, Guidelines for Planning Authorities, Department of Transport, Department of Environment, Heritage and Local Government, Dublin Transportation Office, (2003)

Development Management and Access to National Roads - Policy Statement, National Roads Authority, (2006)

Development Management, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2007)

Development Plans, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2007)

Implementing Regional Planning Guidelines-Best Practice Guidance, Department of the Environment, Heritage and Local Government, (2005)

Implementation of Sea Directive, Assessment of the Effects of Certain Plans and Programmes on the Environment, Guidelines for Regional Authorities and Planning Authorities, Department of the Environment, Heritage and Local Government, (2004)

Bio-Energy Action Plan, Department of Communications, Marine and National Resources, (2007)

Best Practise Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects, Department of the Environment, Heritage and Local Government, (2006)

Waste Management - Changing Our Ways, Department of the Environment and Local Government, (1998)

Delivering a Sustainable Energy Future for Ireland. Government White Paper On The Energy Policy Framework (2007)

Policy on Consultation by Planning Authorities (Development Adjacent To Air Navigation Facilities), Irish Aviation Authority Navigation Services, (2008)

Sustainable Development–A Strategy for Ireland, Department of the Environment, (1997)

Towards 2016 Ten Year Framework Social Partnership Agreement 2006-2015, Department of the Taoiseach, (2006)

Towards Sustainable Local Communities: Guidelines on Local Agenda 21, Department of the Environment and Local Government (2001)

Framework and Principles for the Protection of the Archaeological Heritage, Department of Arts, Heritage, Gaeltacht and the Islands, (1999)

Architectural Heritage Protection, Guidelines for Planning Authorities, Department of the Environment, Heritage and local Government, (2004)

Architectural Heritage Protection for Places Of Worship, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2003)

Landscape and Landscape Assessment Guidelines, Consultation Draft Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2000)

Tree Preservation, Guidelines for Planning Authorities, Department of the Environment, (1994)

Comhairle Na Tuaithe National Countryside Recreation Strategy, Department of Community, Rural and Gaeltacht Affairs, (2006)

Childcare Facilities, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2001)

Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, Department of Education and Science and Department of the Environment, Heritage and Local Government, (2008)

Buildings for Everyone, Inclusion, Access and Use, National Disability Authority, (2002)

Play For All- Providing Play Facilities for Disabled Children, Disability Equality Specialist Support Agency, (2007)

Action on Housing, Department of the Environment, Heritage and Local Government, (2000)

Draft Guidelines on the Implications of the Changes to Part V Contained in the Planning and Development (Amendment) Act 2002, Department of the Environment, Heritage and Local Government, (2003)

Redevelopment of Certain Lands in the Dublin Area Primarily for Affordable Housing, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2006)

Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2007)

Sustainable Rural Housing, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2005)

Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2008)

Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008)

Quality Housing for Sustainable Communities, Best Practise Guidelines for Delivering Homes Sustaining Communities, Department of the Environment, Heritage and Local Government, (2007)

Housing Policy Framework- Building Sustainable Communities, Department of the Taoiseach, (2005)

Revised Guidelines for Residential Caravan Parks for Travellers, Department of the Environment and Local Government, (1997)

Guidelines for Group Housing for Travellers, Department of the Environment and Local Government, (2002)

Registration and Renewal of Registration Regulations for Caravan and Camping Sites, Bord Failte, (2009)

Criteria for the Provision of Tourist Attraction and Accommodation Signs, Department of the Environment, (1988)

Quarries and Ancillary Activities, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2004)

Retail Planning, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2005)

Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, Department of the Environment, (1996)

Code of Practise on Sharing of Radio Sites, Commission for Communications Regulation, (2003)

Guidelines for Limiting Exposure to Time-Varying Electric, Magnetic and Electromagnetic Fields (Up To 300 GHz), International Commission on Non- Ionizing Radiation Protection, (1998)

Wind Energy Development, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2006)

The Planning System and Flood Risk Management - Consultation Draft Guidelines, Department of the Environment, Heritage and Local Government, (2008)

Climate Change, Refining the Impacts for Ireland, Strive Report, National University of Ireland, Maynooth, Environmental Protection Agency, (2008)

The Provision and Quality of Drinking Water in Ireland – A Report For The Years 2006-2007, Environmental Protection Agency, (2007)

Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons A Report for the Years 2004-2005, Environmental Protection Agency, (2005)

Wastewater Treatment Manual on Treatment Systems For Single Houses, Environmental Protection Agency, (2002)

Rural Housing Policies and Local Need Criteria in Development Plans - Circular Letter Sp/5/08, Department of the Environment, Heritage and Local Government, (2008)

Taking in Charge of Residential Developments Circular Letter Pd 1/08, Department of the Environment, Heritage and Local Government, (2008)

Standard Recommendations for Septic Tank Systems, Sr6:1991, National Standards Authority of Ireland, (1991)

Manual for Streets, United Kingdom Department of Transport, (2007)

Regional Plans And Strategies

The Planning and Development Act, 2000 requires that a planning authority shall have regard to any regional planning guidelines in force for its area when making and adopting a development plan. The Council has had regard to the *Regional Planning Guidelines for the Greater Dublin*

Area 2004-2016 and other regional plans and strategies in the preparation of this Development Plan:

Greater Dublin Strategic Drainage Study, Department of the Environment, Heritage and Local Government, (2005)

Greater Dublin Water Supply Strategic Study, Department of the Environment, 1996-2016

Regional Planning Guidelines for the Greater Dublin Area 2004-2016, Dublin Regional Authority, (2004)

Retail Strategy for the Greater Dublin Area 2008-2016, Joint Dublin and Mid-East Regional Authorities, (2008)

Waste Management Plan for the Dublin Region 2005-2010, South Dublin County Council, Dublin City Council, Dun Laoghaire Rathdown County Council, Fingal County Council, (2005)

Dublin Mountains Strategic Plan for Development of Outdoor Recreation 2007- 2017, Dublin Mountains Partnership, (2008)

Dublin County Council (Lucan Bridge to Palmerstown) Special Amenity Area (Confirmation) Order 1990, Department of the Environment, (1990)

Draft Eastern River Basin Management Plan, Department of the Environment, Heritage and Local Government, (2008)

Air Quality Plan for the Dublin Region, South Dublin County Council, Dublin City Council, Dun Laoghaire Rathdown County Council, Fingal County Council. (1999)

Draft Dublin Region Air Quality Management Plan 2008-2012, (2008)

Assessment of Environmental Noise For The Dublin Agglomeration 2008-2013, South Dublin County Council, Dublin City Council, Dun Laoghaire Rathdown County Council, Fingal County Council, (2008)

Towards a Liffey Valley Park, Office of Public Works, (2008)

Adjoining Local Authorities

Dublin City County Development Plan 2005-2011

Dun Laoghaire Rathdown County Development Plan 2004-2010

Fingal County Development Plan 2005-2011

Kildare County Development Plan 2005-2011

Wicklow County Development Plan 2004-2010

Local Plans And Strategies

South Dublin County Development Board 'A Place for People' Strategy For the Economic, Social and Cultural Development of the County 2002-2012, (2002)

An Integrated Economic Development Strategy for South Dublin County, (2009)

Fortunestown/Garters Lane Local Area Plan, (2009)

Clonburris Local Area Plan, (2008)

Clonburris Strategic Development Zone Planning Scheme, (2008)

Liffey Valley Town Centre Local Area Plan, (2008)

Tootenhill Area Plan, (2007)

Newcastle North Village Centre Action Area Plan, (2007)

Cooldown Commons Area Plan, (2006)

Tallaght Town Centre Local Area Plan, (2006)

Ballyboden Village Plan, (2006)

Glenasmole-Bohernabreena Housing Clusters Design Guide, (2005)

Revised Grange Castle Master Plan, (2005)

Adamstown Strategic Development Zone Planning Scheme, (2003)

Newcastle Local Area Plan, (2003)

Glenasmole/Bohernabreena Housing & Planning Study, (2002)

Rathcoole Local Area Plan, (2002)

Adamstown Local Area Plan, (2001)

Ballycullen Oldcourt Action Plan, (2000)

Killinarden – Kiltipper Local Area Plan, (2000)

Saggart Action Area Plan, (2000)

Draft Naas Road Development Framework, (2009)

South Dublin County Climate Change Strategy, (2009)

Traveller Accommodation Programme 2009-2013, (2009)

Litter Management Plan, (2008)

Planning and Childcare Facility Study - Report to Quality Of Life Cluster Group, (2008)

Guidelines for Designing Out Anti-Social Behaviour - Anti Social Behaviour Sub Committee, (2007)

Lucan Village Design Statement, (2007)

Planning Guidance on the Provision of Children's Play Facilities in New Developments, (2007)

Library Development Plan 2007-2011, (2007)

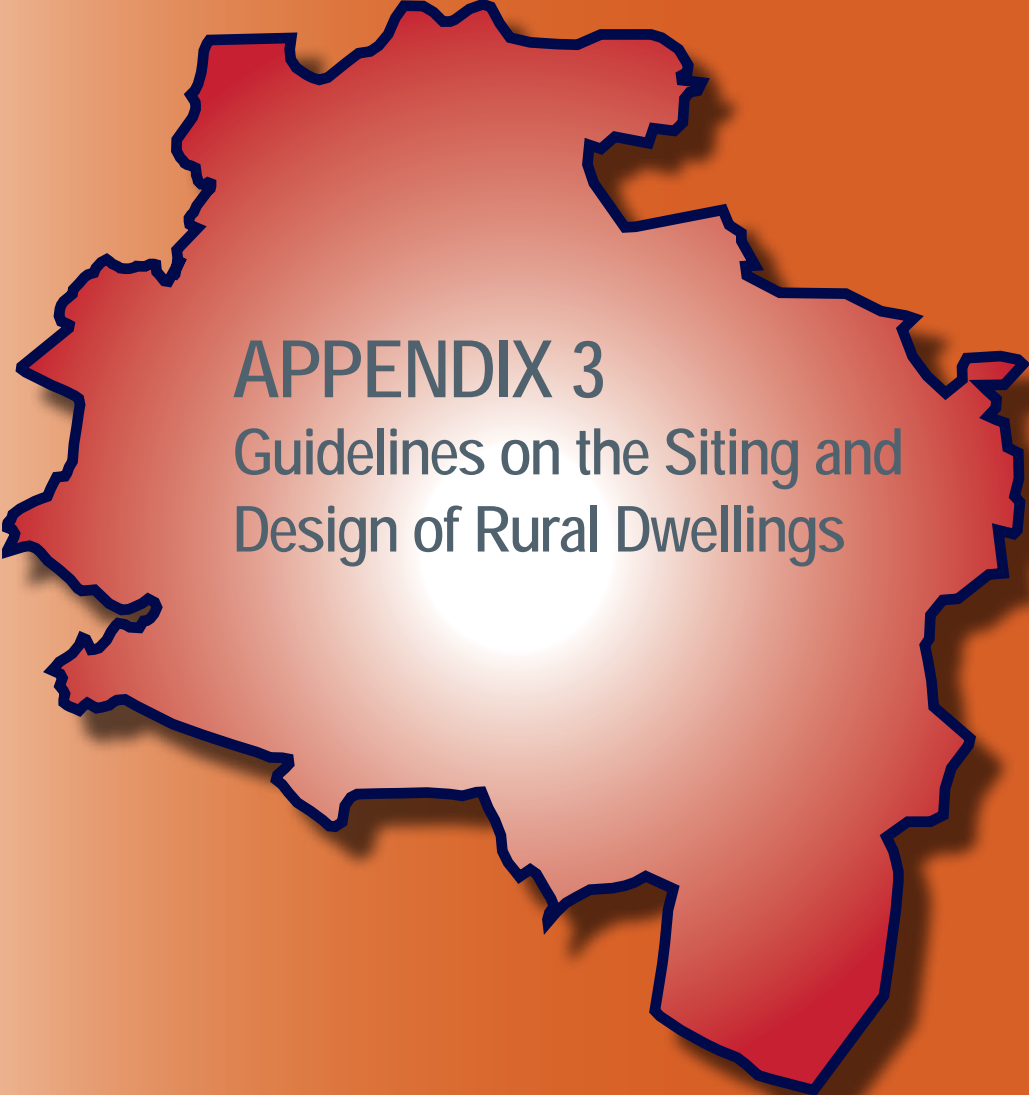
Green Routes a Proposal For Connected Walking and Cycling Routed through the Parks and Open Spaces of South Dublin, (2006)

Developing Play in South Dublin County, 2006-2009, Countywide Play Policy on the Development and Management of Playgrounds and Play Areas, (2006)

Guidelines for Open Space Development and Taking in Charge, (2005)

A Place for Children, Tallaght West, Childhood Development Initiative, (2005)

West Tallaght Study (Brookfield, Jobstown And Fortunestown),(2003)

A large, stylized map outline of South Dublin County is centered on the page. The map is filled with a red-to-orange gradient and has a dark blue outline. It is set against a background of a larger orange-to-red gradient that curves across the top of the page.

APPENDIX 3
Guidelines on the Siting and
Design of Rural Dwellings

GUIDELINES ON THE SITING AND DESIGN OF RURAL DWELLINGS

These guidelines for dwellings in rural areas are provided to assist intending applicants in their design and siting considerations for individual houses in the countryside.

The guidelines are general in nature and are not intended to cover every situation or factor which may arise when siting or designing a house at a particular location.

All prospective applicants are advised to contact the Area Planner prior to lodging their planning application.

The guidelines are in the form of notes and simple sketches of various aspects of design as follows:-

Siting

Roofs

Form and Plan

Gables

Walls

Dormers

Chimneys

Openings

Extensions

Garages and Outbuildings

Gates, Driveways and Site Boundaries

Siting

Set the house into the landscape.



The house should be tucked into the landscape. Build along the contours not across them.



Siting

Conserve and make use of existing landscape.

Make use of land contours, existing planting, hedgerow and walls. Build in a sheltered location. Get protection from the wind. Make the most of the sun. Avoid exposed positions.



A. Good relationship to the landscape.



B. Avoid this visual prominence.



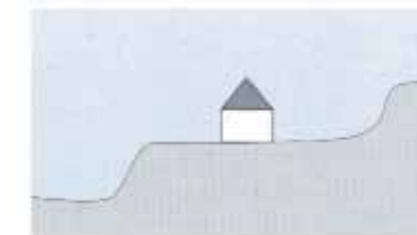
A. This is the traditional setting. The house blends in well, and is sheltered from the wind.



B. This house is exposed to the wind. It has a harsh dominant impact on the landscape. It will suffer from heat loss and discomfort.



Build into a slope.



Avoid creating platforms.



Roofs

Roofs are a dominant feature. Generally use slate or asbestos slate and a pitch of 35 to 45 degrees.



Roofing materials in dark colours look clean in a rain sodden climate. Avoid concrete tiles and garish colours. Accentuate the roof verges by bringing the gable upwards.



The gable holds the roof and gives it a functional and secure appearance.



The roof overhangs. The gable seems to float.

Form and Plan

Simple forms look best. Use established forms that look solid and confident and anchored in the countryside.



Use house form, scale and detail that respect local tradition.



Avoid complicated roof plans and unfamiliar shapes which can look incongruous and fussy in the rural landscape.



Use single storey forms in areas where they already predominate. A well designed and located single storey form will be less conspicuous in a sensitive landscape.



If you use a two storey form make the most of the roof space for bedrooms. This can reduce the bulk of the house and give the opportunity for well designed windows or dormers at the start rather than as an afterthought.

Gables

As with other walls, gables should be predominantly solid. Avoid using the gable as a front facade. Use restraint in the number of openings and variety of materials.



Use



Avoid



Walls

Use plastered or rendered walls in white or a pale colour. Keep openings simple and restrained.



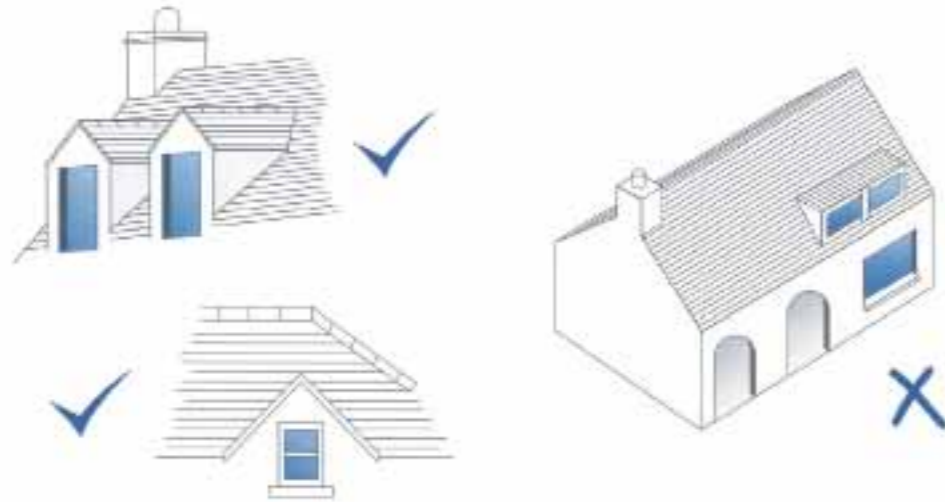
Simple, Elegant, Confident



Avoid this type of design. The wall seems to disappear leaving gaps connected by pillars. To re-establish confidence and emphasis, a clutter of added features have been used, which do not restore the appearance of solidity to the wall.

Dormers

Dormers help make the most of roof space, they can reduce the overall volume of the house and give savings in overall building costs.



Use the same materials as the house.
Use a pitched roof. Keep in scale with the rest of the house.

Avoid flat roofed timber sheeted dormers.

Rooflights



These are best used on a rear elevation so as to keep the simple line of the roof.

Chimneys

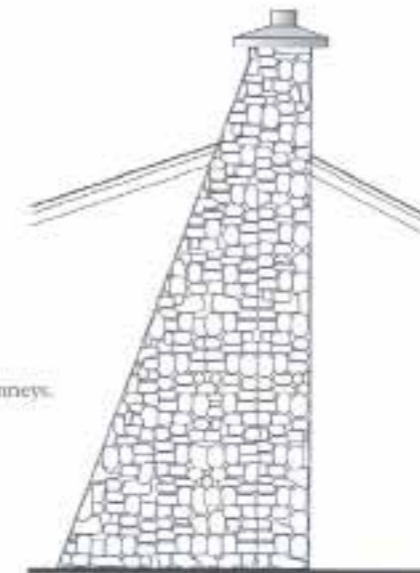
Chimneys are important because they are silhouetted against the sky. They should have a strong robust appearance and be in proportion to the dwelling.



Use deep capping not a thin one.



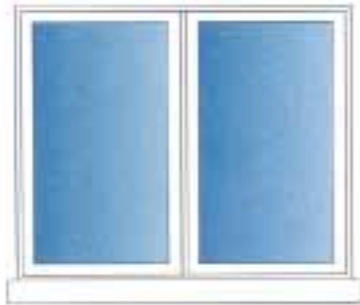
Avoid exaggerated ground to roof chimneys.



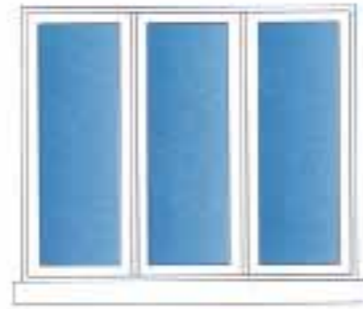
Openings

Windows

These should be more solid wall than window so that the windows look like openings in the wall.



Make individual windows appear higher than they are wide.



Divide large windows vertically.



Avoid windows with a horizontal emphasis.



Avoid windows too close together or very close to a corner.

Openings

The shape of a house together with the relationship between walls and windows and doors gives the house its basic character.

Entrance and Porch



The main entrance should be clearly obvious. If possible it should be away from the prevailing winds. Use a porch. Use the same materials as the house and place the door away from the wind. Use a pitched roof.

Doors



Keep them simple. Use timber and paint.

Extensions

Build to the side or rear. Use the same materials as the house.



Use a pitched roof.



The extension should look subsidiary to the main house.



Avoid flat roofs.



Or extensions which do not match the main house.



An extension at the rear can create a sheltered patio space.

Garages and Outbuildings

Garages and outbuildings can be as large as or longer than a house and have at least as much visual impact. They can add to the composition and visual appearance or detract from it.



Buildings were traditionally clustered for convenience and to shelter the house.



Often a garage will look better set back to read as a separate unit from the house, though still connected to it. This can lend interest and reduce bulk. It emphasises that the house is the important unit and the garage subsidiary.



A garage built into the house makes the house look bulky and causes it to stand out in the landscape.

Gates, Driveways and Site Boundaries




The driveway should cross the contours gently. Retain existing walls. Use local materials and designs for gates and walls. Keep existing trees and reinforce existing hedgerows. Plant native and local trees and shrubs.



Avoid a harsh gash of a driveway across a contour. The use of brick walls or concrete block walls or ranch style fencing and gates is inappropriate in a rural setting.



A large, stylized map outline of the Dublin County Council area is centered on the page. The map is filled with a red-to-orange gradient and has a dark blue outline. It is positioned over a larger orange-to-red gradient background that covers the entire page.

APPENDIX 4
Dublin County Council (Lucan
Bridge to Palmerstown) Special
Amenity Order

DUBLIN COUNTY COUNCIL (LUCAN BRIDGE TO PALMERSTOWN) SPECIAL AMENITY AREA ORDER

Dublin County Council (Lucan Bridge to Palmerstown) Special Amenity Area Order (Confirmation) Order, 1990, S.I. No. 59 of 1990

The Minister for the Environment, in exercise of the powers conferred on him by Section 43(3) of the Local Government (Planning and Development) Act, 1963, hereby orders as follows:-

1. This Order may be cited as the Dublin County Council (Lucan Bridge to Palmerstown) Special Amenity Area (Confirmation) Order, 1990.
2. The Minister for the Environment hereby confirms the Order made on the 9th day of March, 1987, by the Council of the County of Dublin, being the planning authority for the County of Dublin, under the provisions of Section 42 of the Local Government (Planning and Development) Act, 1963, as amended by Section 40 of the Local Government (Planning and Development) Act, 1976, subject to the following modification:- There shall be excluded from the said Order the hatched area shown on the maps numbered 1 and 2 attached hereto.

Given under the Official Seal of the Minister for the Environment this 8th day of March 1990.

L.S.Padraig Flynn
Minister for the Environment

Local Government (Planning & Development) Acts, 1963 – 1983 Dublin County Council (Lucan Bridge to Palmerstown) Special Amenity Area Order 1987

WHEREAS it appears to us the Council of the County of Dublin, being the Planning Authority for the County of Dublin, that an area within the said County as shown bounded by the inner edge of the grey line on map no. D.P. 87/44 produced to us and authenticated by the signatures of the Chairman of the Council and the Dublin Planning Officer should be declared to be an area of special amenity by reason of

- (a) its outstanding natural beauty;
- (b) the inclusion therein of areas which are of special recreational value, and

- (c) the inclusion therein of areas which exhibit a need for nature conservation.

Now we the Council of the County of Dublin, in exercise of the powers vested in us by virtue of Section 42 of the Local Government (Planning & Development) Act, 1963, as amended by Section 40 of the Local Government (Planning & Development) Act, 1976, hereby declare that the area bounded by the inner edge of the grey line as shown on map no. D.P. 87/44 be an area of special amenity and that it is an objective of the Planning Authority to preserve and enhance the character or special features of the area as more particularly set out in Schedule 1 attached to this Order and in pursuance of this objective, that no development, other than exempted development and development within the limitations more particularly set out in Schedule 2 attached to this Order, shall be permitted within the said area and save also that this Order shall not affect any subsisting planning permissions, outline permissions or approvals granted in relation to any part of the area affected by this Order. AND we hereby direct that the necessary steps be taken in accordance with the requirements of Section 43 of the Local Government (Planning & Development) Act, 1963.

IN WITNESS whereof the seal of the Council of the County of Dublin was affixed hereto 11th day of March, 1987, in the presence of Chairman/Nominated Member Paddy Hickey and Principal Officer A. Smith.

Dublin County Council Liffey Valley (Lucan Bridge to Palmerstown) Special Amenity Area Order 1987

SCHEDULE 1

Objectives for the Preservation or Enhancement of the Character or Special Features of the Area

The Council having consulted with local and national organisations, with amenity and naturalist interest groups and with the major local landowners, will produce a Management Plan for the Valley. The Management Plan will establish priorities for the development and enhancement of the area for amenity and recreational use, by way of agreements with landowners, direct works or other statutory procedures. It will include costings for necessary works and acquisitions, and will propose an annual budget and a system for monitoring progress.

The Council will prepare Tree Preservation Orders where appropriate to protect trees of amenity value.

The Council will consider, in consultation with the prescribed authorities the making of Conservation Orders to protect any flora and fauna of special amenity value or special interest. The Council will if necessary, take any interim steps for the protection of flora and fauna as are open to it.

The following items will be considered for inclusion in List 2 in the next review of the County Development Plan. In the interim it will be an objective to secure their conservation.

- Oatlands House
- Luttrellstown Gate Lodge, Lower Road
- Thatched Cottage, Summerton Lane
- Anna Liffey Mills
- Brooklawn House, Palmerstown
- Riversdale House, Palmerstown
- Terrace of Houses, Mill Lane
- Mill Building, Rivermount House and Dwelling at foot of Mill Lane Weirs at Anna Liffey Mills, Wren's Nest and Palmerstown
- Mill Race from Wren's Nest Weir to Glenside, Palmerstown
- Metal Bridge over River Liffey at Palmerstown
- Graveyard adjoining pre Norman Church at Palmerstown
- Wren's Nest Public House

It will be an objective to secure the preservation of the sites of geological interest at Hermitage/Fonthill (Goniatite Fossils) and King's Hospital (Mica Impurities based in Limestone Bedrock).

It will be an objective of the Council to preserve and enhance views and prospects of special amenity value or special interest, in particular views from Lower Road, Rugged Lane, Tower Road and from the Head of the Glen.

The Council will consider making agreements with local landowners to lower or remove walls which obscure views to provide viewing places. The Council will consider serving statutory notices requiring removal of or alteration of hedges where appropriate.

The Council will consider in detail the need to secure public control over some of the lands in the area covered by the Order with a view to the development of a Liffey Valley Park with public access to the river banks.

The Council will consider in detail the provisions of public rights-of-way and/or public footpaths along both sides of the river. Public rights-of-way may be created under the Planning Acts either compulsorily or by agreement.

The Council will seek the removal of items which are injurious to amenity as follows:-

- The phased restoration of the landfill site at Waterstown.
- The restoration of the tiphead at Palmerstown Lower.
- The removal of eyesores/casual dumping at Mill Lane, Glenmaroon, Luttrellstown and Lower Road.
- In consultation with the E.S.B. the Council will consider the removal or alteration of power lines so as to minimise their adverse effects on the visual amenity of the area.

The Council will seek to acquire and restore the metal bridge across the river. The Council will also investigate in detail the need for further pedestrian bridges across the river in conjunction with the provision of new rights-of-way.

The Council will review the need for major road improvements and new roads in the context of the special amenity value of the area. Detailed consideration will be given to the amenity aspects of new roadworks including the Western Parkway Motorway bridge across the Valley.

The Council will consider in detail the need for additional carparks in the area and will seek to secure by negotiation with the owners, the improvement of existing carparks in the area.

The Council will encourage the development of facilities for anglers and canoeists. The Council will consider in conjunction with the Eastern Regional Fisheries Board, the Irish Canoe Union and local fishing and canoe interests, possible conflicts which might arise between the two sports and methods of overcoming these.

The Council will investigate in consultation with other interested parties, the reconstruction of Glenmaroon Weir (which was washed away in a flood in the 1950s).

The Council, having regard to the Water Quality Management Plan which has been commissioned by Eastern Regional Development Organisation from An Foras Forbartha, has an objective that the availability of compensation water be not reduced below its present level (38 Million G.P.D.). It is an objective of the Council that the water quality of the river be maintained and that existing outfalls to the river be reviewed and upgraded as necessary.

SCHEDULE 2

Objectives for the Prevention and Limitation of Development

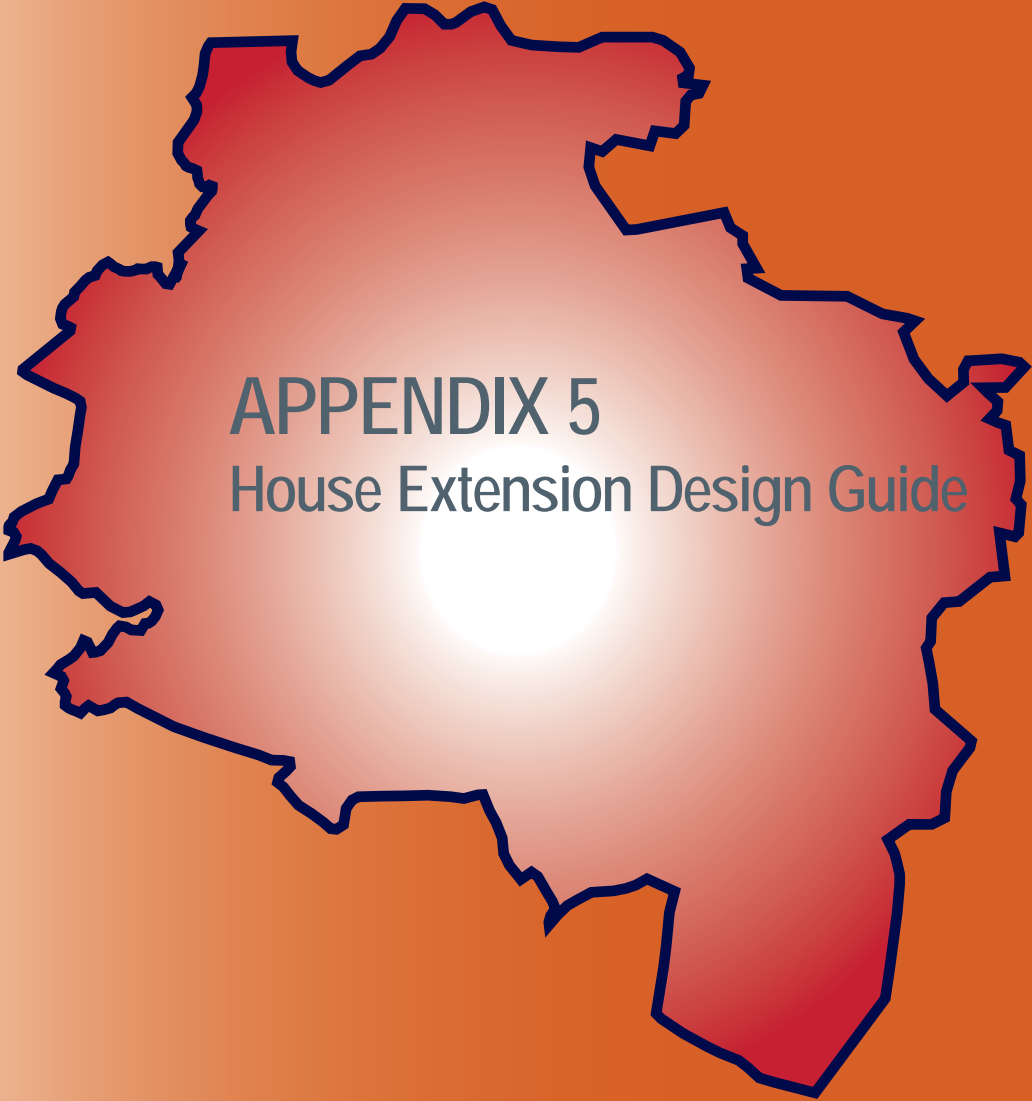
It will be an objective to restrict new development of a residential, commercial or industrial nature in the area of the Special Amenity Area Order in order to preserve the generally open rural character of the area and protect the natural beauty of the area.

Development shall be limited to

- (a) the replacement of existing structures by structures of a similar size;
- (b) the provision of extensions or alterations to existing structures;
- (c) the provision of domestic garages, greenhouses, sheds or similar non-residential structures for uses incidental to the enjoyment of the dwelling house as such;
- (d) the use of land for recreational purposes, including related recreational buildings, subject to the capacity of the landscape to absorb such uses and buildings.

Development Control shall be exercised by reference to the following criteria additional to those set out in the County Development Plan 1983:-

- (I) Structures should be of low profile with a horizontal emphasis and should not obtrude on the skyline.
- (II) Structures should be fitted into the contours of the site. Major land mounding will not be permitted.
- (III) Roofs should be pitched, preferably 'A' frame and roofing materials should be dark grey or black in colour.
- (IV) External finishes may be rendered or of indigenous type stone or wood. Brick, imitation stone, split blocks or other decorative finishes will not be permitted. The number and variety of external finishes should be kept to a minimum.
- (V) External colour finishes should be in keeping with traditional colours in the rural landscape.
- (VI) Simple fenestration should be used.
- (VII) Strong emphasis should be given to the landscaping of the site around replacement or new structures so as to soften the environment around the structures and to help blend them into their surroundings.
- (VIII) Site boundary treatment should be carefully considered with existing boundary hedges or walls retained where possible and replaced in similar traditional material. Concrete blocks or brick walls or wire fencing or other decorative finishes will not be acceptable along the front of the site or in other prominent locations.
- (IX) Where development is proposed in areas where steep slopes exist, the slopes must be stabilised so as to avoid the run-off of surplus water and the erosion of soil onto the adjoining lands or roads.



APPENDIX 5
House Extension Design Guide

House Extension Design Guide

House Extension Design Guide

South Dublin County Council
Planning Department

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SECTION 1

Introduction

Front Cover Photograph:

Project: Studio D Architects

South Dublin County Council is keen to protect and improve the quality of the County's built environment. Policies in the South Dublin County Development Plan promote good design and the protection of residential amenity. The Council has prepared this House Extension Design Guide to supplement policies and guidance in the County Development Plan and to provide advice on how to achieve a well designed extension.

Our homes are the biggest investment many of us will make. Extensions are an effective way for homeowners to provide extra space without having to move house when their accommodation needs change. A well-designed extension can personalise and enhance the appearance of the house as well as increasing the value of the property.

There are many different ways of extending a house to create more space and it can be difficult to decide what is the right approach for your needs and your house. The main purpose of this Guide is to set out an approach to designing an extension so that it will effectively meet the extra space needs of the homeowner and be a positive enhancement to the house and the area.

It would not be practical to set out a prescriptive approach to the design of extensions that would cover every situation, nor is it desirable to inhibit innovation or individuality. With this Guide the Council intends to set out good practice in approaching the design of extensions and provide tips and guidance that should produce a better result for both the homeowner and the environment.

Photographs of existing extensions have been used in this Guide as a tool to generally illustrate good and bad aspects of extension design and to demonstrate best practice and examples. Whilst these may act as reference material for the design of extensions, it should be noted that each planning application is assessed on its own merits, having regard to the South Dublin County Development Plan. Examples of extensions used in this Guide may not be immediately transferable in totality to other locations or contexts.

The Guide is intended to provide good practice in approaching the design of an extension regardless of whether it is exempted development or requires planning permission.



Comfortable inside space and useful outdoor space
Studio D Architects

SECTION 2

Using The Guide

This Guide sets out good practice and advice on the approach to designing house extensions. The Guide should be read in conjunction with the South Dublin County Development Plan.

The guidance set out in this document is intended to be applicable to the majority of house extensions regardless of whether they are exempted development or require planning permission. However, it is important to note that any guidance, dimensions or measurements included in this document will not over-ride the criteria relating to 'exempted development' set out in the Planning and Development Regulations 2001 (as amended).

Who should use the Guide?

This Guide is aimed at anyone considering building an extension to their house, and those who are consulted in the design of such extensions such as architects, technicians and builders. It will also be used by planners and other staff in South Dublin County Council when assessing planning applications for new extensions.

How to use the Guide:

The Guide has been sub-divided into three main sections to reflect the key stages of the process of designing an extension:

Thinking about Extending your House?
- a recommended approach

Elements of Good Extension Design

Exemptions and Planning Permission

Each section of the Guide includes guidance and tips with supplementary checklists, photographs or sketches. Key points to address or avoid in designing extensions are indicated by ✓ or ✗ respectively.

Where to get further advice:

Advice on the interpretation of this Guide and other queries relating to planning applications for extensions in the South Dublin County area can be obtained from the Planning Department of South Dublin County Council.

Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

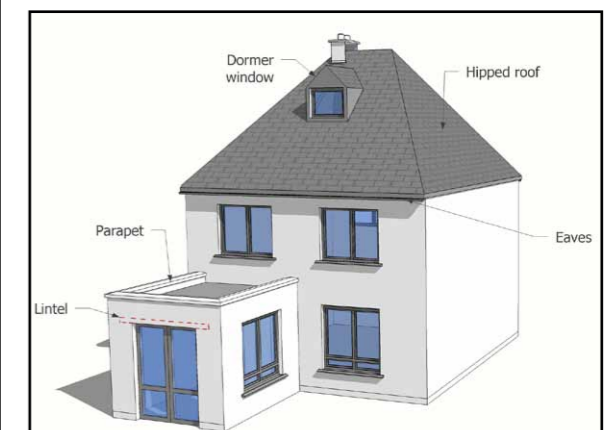
Tel: 01 414 9000
Fax: 01 414 9104
E-mail: planning.dept@sdblincoco.ie
Website: www.southdublin.ie

Glossary of terms used in the Guide

Amenity	The pleasantness of an area; includes the appearance of buildings and landscape, levels of noise, disturbance, odour, privacy and daylight.	Gable	The upper part of a wall (normally triangular in shape) between the sloping ends of a pitched roof.
Building line	The original walls of a house facing a public road or other area. Can be used in the context of one or a collection of houses.	Habitable rooms	The main liveable rooms in a house such as a kitchen, living room, dining room and bedroom. This term excludes the hall, bathroom, corridors, store room and utility room.
Curtilage	The area of land around a house. Includes front, rear and side gardens, driveways, hard surfaces and may be enclosed by wall, fence or hedge.	Hipped roof	A roof that has sloping or 'hipped' ends to each side.
Design statement	A statement submitted with a planning application explaining the context and ideas that are incorporated into the design of an extension.	Lintel	The horizontal beam or stone bridging over a door or window opening.
Dormer	A window which is set vertically on a sloping roof to provide light to the attic space. The dormer has its own roof which is generally flat or pitched.	Opaque glass	Non-transparent glass normally used in bathroom windows.
Eaves	The overhang at the lower edge of the roof.	Overhang	To project, protrude or cross a shared boundary with the roof or gutters of a building. (Also can be termed 'Oversail')
Elevations	Plans drawn to scale showing the external appearance of a building.	Parapet	The top of a wall, usually used in the context of a flat roofed extension or building
Exempted development	Categories of development set out in the Planning and Development Regulations 2001 (as amended) that can be constructed without planning permission.	Party boundary	The legal ownership boundary line between two adjoining properties.
Facade	Face of building, especially the main front elevation.	Renewable energy	Energy that is generated from renewable sources such as wind or sunlight.
Fascia	A horizontal board covering the junction between the top of the wall and the projecting eaves. (Also known as 'fascia board')	Ridgeline	The horizontal line along the top of a pitched roof between two end gables.
Floor plans	Simple line drawings to scale showing room layout as seen from above.	Roof light	A window that provides light to an attic area and lies flush with and parallel to the slope of the roof.
		Roof pitch	The degree of roof slant. Usually ranges from about 45° for steeper roofs to 30° or less for shallower roofs.
		Sustainability	An all-embracing concept that encourages reduced use or reuse of resources such as land, buildings, energy and materials. In the context of extensions, it can refer to the inclusion of energy efficient measures.



Some common terms used to describe parts of the house



SECTION 3 Thinking About Extending Your House?

Before starting to design a house extension or talking to an architect or designer, there are a number of basic questions to ask yourself and issues to think about. These will help you to define the type and size of the extension best suited to your needs and identify some options and constraints in relation to how you extend your house.

1. Site context

- Which direction does the house and rear garden mainly face - north, south, east or west?
- How big are the side and rear garden areas?
- Which direction does most sunlight come from? Are there sunny spots in the garden you enjoy sitting out in and want to keep?
- Are there any underground sewers or overhead power lines or other services within the curtilage or immediately outside it that will need to be avoided?
- Is the garden level? Is it higher or lower than the ground level of the neighbouring properties?
- Where are the closest neighbouring properties in relation to your house and where are the nearest windows and doors in these neighbouring properties?
- What type of site boundaries exist between the properties and along the street?
- Are there any walls, fences or other structures that need to be kept?
- Are there any significant trees, shrubs or hedges on the site that provide good shelter or are attractive that you want to keep?
- Are there street trees and grass verges close to the house? If so they will need to be protected before work starts. (Contact Parks and Landscape Services, South Dublin County Council)

Design Details to look out for on Houses

Door and window shape and size - arched doorways, bay windows, large picture windows



Roof shape - hipped, pitched (may be shallow or steep), flat



Materials - brick, render, stone, panelling, tiles, slates



Projecting gables



Chimneys



Decorative brickwork - coining, lintels, panels contrasting with the rest of the house



Before Talking to an Architect...

Before talking to an architect or designer, it will be useful to sketch out the basic layout of your existing house and garden highlighting any significant features and look through design magazines or take photos of any extensions which you particularly like the design of.

2. Space requirements

- What kind of rooms are needed, e.g. bedrooms, bigger kitchen, study room, storage etc?
- How should the new rooms connect with existing rooms to be most useful?
- Is it important that the new space can be easily adapted for other uses in the future if your needs change? e.g. converting a new ground floor study to a bedroom.
- How much time do you spend in the garden? Do you want to retain a large private garden area at the rear?
- Is it better to convert the attic into a room to meet your space requirements and minimise loss of garden? If so have you sufficient space and height in the attic to convert it to a usable room and enough head height to install a staircase?
- Is there a need to provide storage space for bins and bicycles?
- How much space is needed for car parking within your house site?
- Has the house been extended before?

3. Appearance of the extension

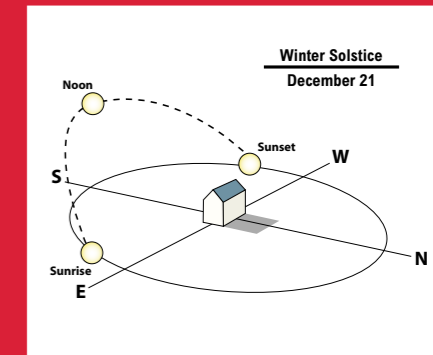
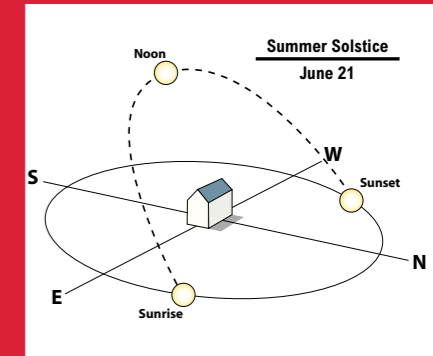
- What are the basic design features of the house, e.g. shape of windows, decorative features?
- What shape and pitch of roof does it have?
- What materials is it built from?
- Are there details of the original house that should be kept and used in the new extension, e.g. chimneys, window design, decorative details?
- How have other properties in the street been extended?
- Have you strong ideas about what the new extension should look like?

4. Energy Efficiency

- What energy efficient elements can be incorporated into the extension?
- How will extension be insulated, heated and cooled?
- Are there other things that can be done to the house in conjunction with an extension - such as replacing a boiler or inserting solar panels?

Why Does Orientation Matter?

Working out the direction in which your house and garden areas face can help you plan a sunny, comfortable and energy efficient extension. The part of your house and garden that receives most sun during the day is probably facing south, while those parts that are in shade a lot of the time probably face north. The best way to check the direction is to inspect the position of your house and garden on an Ordnance Survey or other plan that includes a north point. The amount of light received through windows of a house will vary over the course of the year as the sun is at its highest point in the sky in the northern hemisphere on 21 June and at its lowest point on 21 December.

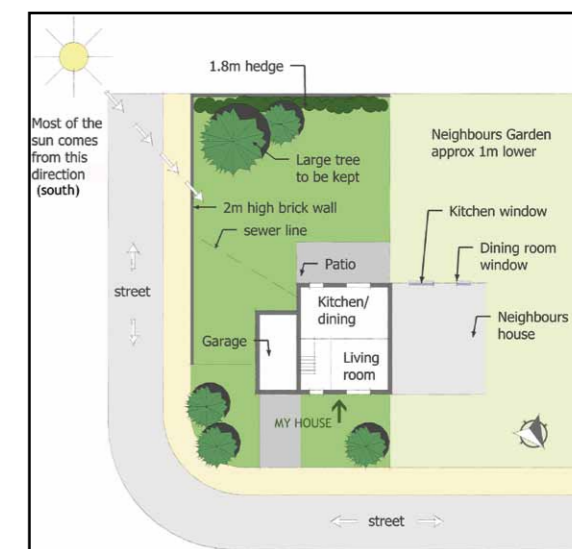


Sun movements and shadows at summer and winter solstices

It is best to ensure that at least some of the windows to habitable rooms that will get a lot of use, face within 90° of due south so they get reasonable light during the year. If this is not possible, perhaps because the only direction you can extend the house is to the north or east, then you should think about designing in roof lights or light wells to maximise the amount of light that can penetrate the rooms.



Plan extract with north point



Sketch of basic layout and features of a site

SECTION 4 Elements of Good Extension Design

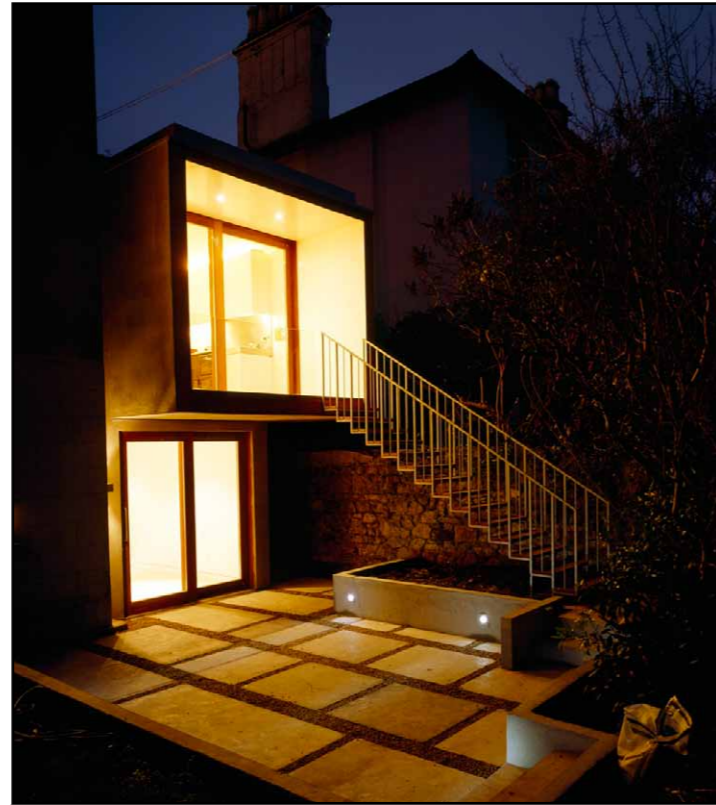
Extensions are an effective way of personalising your house and the Council does not wish to standardise the design approach taken to new extensions nor is it opposed to interesting and innovative designs. It does wish to prevent poorly designed extensions that will spoil the appearance of the property or have a negative impact on the amenity of neighbouring properties.

Many different house styles can be found in South Dublin County and there are numerous ways in which they can be extended to provide more space. It is not possible or appropriate to set out a small number of detailed design solutions that would suit all extensions. However, there are a number of basic elements that, if addressed during the design process, should result in an extension that is well-designed and respects the amenity of neighbouring properties. These elements reflect good practice and experience and supplement policies and advice in the South Dublin County Development Plan.

The elements set out below need to be considered together as a whole when designing an extension to produce a high standard of design, neighbourliness and sustainability. For example, the position of windows in a new extension affect the daylight levels and the level of natural heat entering the rooms which will affect the enjoyment of the residents and their energy costs. BUT equally the position of windows should not impact on neighbours privacy.

This section of the Guide deals with each of the elements in turn and sets out best practice in addressing those elements when designing an extension as well as points to avoid.

Examples of existing domestic extensions are illustrated throughout this document to highlight good and bad aspects of extension design. They should be used as a reference tool only as each planning application must be assessed on its own merits.



A contemporary approach to extension design
Milltown Extension by FKL Architects
Photo by Paul Tierney

Elements of Good Extension Design

- I: Respect the appearance and character of the house and local area
- II: Provide comfortable inside space and useful outside space
- III: Do not overlook, overshadow or have an overbearing affect on properties next door
- IV: Consider the type of extension that is appropriate and how to integrate it
- V: Incorporate energy efficient measures where possible

I: Respect the appearance and character of the house and the local area.

The Council is keen to protect and improve the quality of the built environment of the County. With respect to domestic extensions, it expects a high standard of design that complements the scale and style of both the property being extended and others nearby.

There is a variety of house styles in South Dublin County ranging from modern semi-detached bungalows and two-storey houses to Victorian terraces to detached 1930s-style properties. Each dwelling requires a site specific response.

Many extensions are designed to match the style and materials of the original house; however the Council does not wish to prevent innovation and is willing to consider creative and modern architectural approaches to design where they are of a high standard and is complementary to the house and its context.

The site and the local area will have specific characteristics that need to be considered in the layout and design of the extension. The use of local materials or building styles will ensure the extension reflects local character. However the style of extension will influence how these are used.

The extension should be in harmony with the surrounding landscape (be it urban or rural). So the design of the extension needs to consider the adjacent uses and how the extension will interact with neighbouring properties or open space.



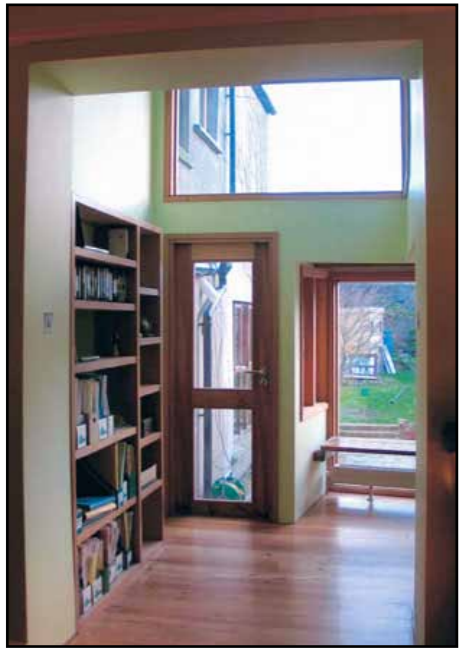
Responding to the local context
Henchion & Reuter Architects, Dublin-Berlin
Photo: Martin Henchion



Examples of different house styles found in South Dublin County

II: Provide comfortable inside space and useful outside space.

Extensions are needed because the householder requires more internal living space. Giving adequate thought to the needs of the household at the outset of the design process as outlined in Section 3 of this Guide is important if the extension is to be comfortable to live in, relate well to the layout of the existing house, and be flexible enough to be adapted if the householder's needs change in the future. It is also important that adequate external space is left for storage and for the use and enjoyment of the householders.



Comfortable inside living space
NJBA A + U
Photo: NJBA A + U

Key points to address in the design:

Inside space

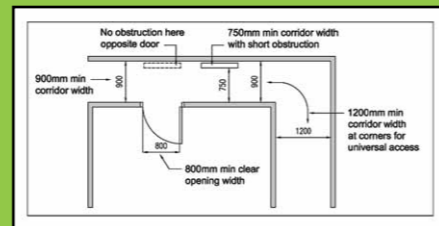
- ✓ Create generous sized rooms in a new extension with adequate storage.
- ✓ Locate windows to the main living areas to face south as far as is practical to ensure that they receive sufficient light, or consider incorporating rooflights, lightwells or high level windows to allow more light penetration to rooms that will not get much direct light.
- ✓ Ensure that the house remains adequately ventilated, both existing areas and the extension.
- ✓ Design the layout of rooms and spaces so they can be adapted and used differently in the future if required. (See 'Lifetime Adaptable Homes')
- ✓ Provide corridors and doorways that are wide enough to allow easy access through the ground floor and provide a level threshold or ramp at any external door.
- ✗ Avoid designing habitable rooms that have no natural light or ventilation from windows.
- ✗ Avoid creating unnecessary level differences between rooms or to the outside that will require steps to be incorporated.
- ✗ Do not impinge on neighbours privacy

Lifetime Adaptable Homes

'Universal access', 'adaptable homes' and 'lifetime homes' are some of the terms used to describe living space that has been designed to be sufficiently flexible in terms of layout and space to meet the evolving needs of households. The emphasis is on building in accessibility and design features from the start so that a home is flexible enough to be easily adapted to the occupants' changing needs, for example, a parent dealing with a pushchair, or a family member dealing with serious illness or mobility impairment.

Such flexibility does not imply building unnecessary features that may not be used. Many of the adaptability or universal access standards result in more generous space in terms of room sizes, wider doorways and hallways, and level thresholds at entrances - features that everyone can benefit from, not just disabled or elderly people. Extensions that are designed with universal access in mind offer a good opportunity to improve the overall flexibility of a home as well as provide comfortable living space.

Although currently, there are no national standards or guidance relating to adaptable homes in Ireland, Part M of the Building Regulations covers accessibility standards and is a starting point when designing extensions with future adaptability and flexibility in mind.



Extract adapted from 'Lifetime Homes' standards, Joseph Rowntree Foundation, showing generous door and corridor widths

Outside space

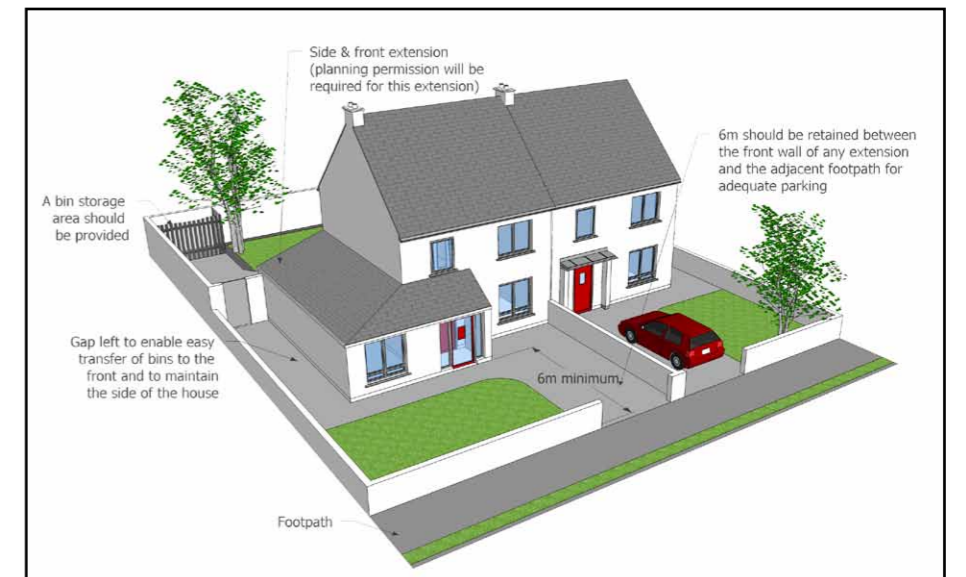
- ✓ Retain a reasonable amount of private garden area appropriate for the size of the house. The bigger the house, the more outside space is usually required.
- ✓ Provide storage space for bins and bicycles and if possible provide an external pedestrian access between the front and rear of the property to avoid having to take bicycles and bins through the house. Where there is no option but to store bins at the front of the property, provide adequate screening to minimise their visual impact.
- ✓ Where possible provide sufficient space between the flank walls of adjoining houses, including new extensions, to allow access for maintenance.
- ✓ Create opportunities for providing a sheltered and sunny south facing private patio area or sitting out area.
- ✓ Consider the impact of the extension on existing car parking arrangements.
- ✓ Provide an attractive, low maintenance boundary between neighbouring rear garden areas for privacy.
- ✓ Keep and protect existing trees and hedges where possible to provide visual interest, shelter and privacy and to accommodate wildlife.
- ✓ Provide new trees and shrubs to help soften the impact of a new extension.
- ✓ Protect trees and hedges to be retained with fencing during construction works to avoid accidental damage. (Refer to B.S. 5837:2005 'Trees in relation to construction' for guidance)
- ✗ Do not remove front boundary walls or railings, particularly if they are characteristic of the street or area.
- ✗ Do not build within 3m of a sewer or watermain; or under an overhead power line crossing the site.
- ✗ Do not widen an existing entrance without planning permission



Good planting enhances and softens the impact of an extension



Think about bin storage. Screen unsightly views such as bins and tanks but allow easy access for service
Source: The Essential Garden Book, Conran T, Pearson D.
Publisher: Conran Octopus Ltd 1998
Photo: Vogue Living/Jack Sarafian



Think about the amount of outside space you need to keep when planning an extension

Trees and Shrubs in Urban Gardens

Trees and shrubs are invaluable in urban gardens. Not only do they provide beauty and interest all year round, they also absorb carbon dioxide and give us oxygen to breathe, help filter dust and pollution from the atmosphere, provide privacy in gardens and shelter from the wind, and provide food for birds, insects and other wildlife.

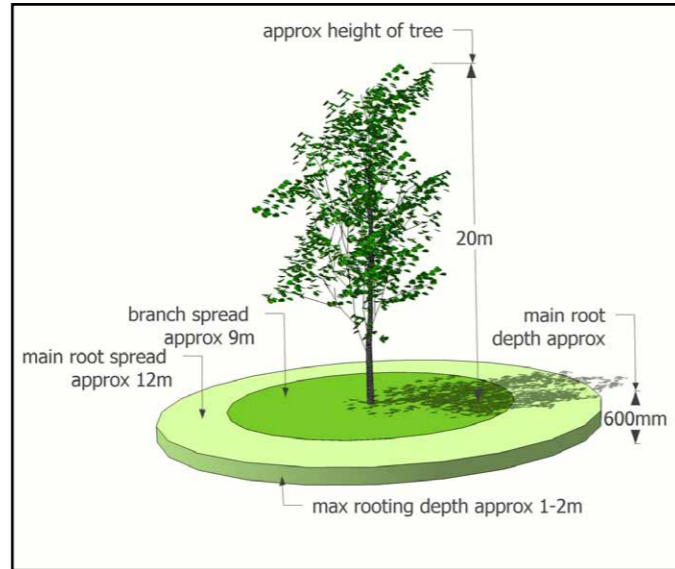
Mature trees and hedges in urban gardens should be retained where possible and protected from damage when constructing a new extension. If it is not practical to keep existing trees and hedges, consideration should be given to providing new planting and landscaping when construction works are finished.

When selecting a new tree or hedge species for a garden, it is important to choose one that is suitable for the size of space available and the soil conditions in the garden. An unsuitable species could significantly reduce sunlight to adjoining houses (particularly if evergreen), create too much shade in the garden, require lots of maintenance and pruning to keep it in check, and in the case of gardens with heavy clay soils, vigorous roots could affect house foundations boundary walls and underground services. The use of native tree and hedge species is encouraged in the interest of enhancing diversity and providing suitable wildlife habitats.

When choosing a new tree, check that the height it will ultimately grow to is suitable for the size of the garden, and that the species is suitable for the soil and climatic conditions. Remember that trees should not be planted too close to the house, boundary wall, or underground services to avoid damage to foundations, structures and pipework from tree roots and storm damage.

When choosing a new boundary hedge, choose a species that is suitable for the space available, and can be pruned easily to keep it at the appropriate height and width. Remember that conifer species such as Leyland and Lawson's cypress are not suitable for many urban gardens as they grow quickly and will not tolerate hard pruning to keep them in check.

Advice on tree and hedge species suitable for your particular garden size and soil condition should be available from garden centres and general guidance is available from the relevant websites listed at the end of this Guide.



An indication of the significant root spread of a large tree on typical soil, unimpeded by ditches, walls or other obstructions
Source: Adapted from 'Trees and Development - A Guide to Best Practice'



Retaining mature trees and planting can enhance the setting and soften the visual impact of an extension



Fast-growing evergreen hedges and trees can quickly take over a small garden and become unsightly

III: Do not overlook, overshadow or have an overbearing impact on neighbouring properties.

Access to good levels of natural light and privacy is essential to people's comfort and wellbeing in their homes.

In designing an extension, it is important to ensure that not only do rooms in the new extension have good access to daylight and sunlight, but also that the extension itself through its location or height, will not significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties or severely overshadow them. Good levels of natural light are particularly important in the habitable rooms of a house such as kitchens, living rooms, conservatories and bedrooms as well as any private external patio or sitting-out area located to the rear of the house.

As well as blocking out light to a neighbouring property, a poorly located and bulky extension can also feel oppressive or overbearing when experienced from adjoining residential properties. This effect can be magnified along a terrace of houses where a 'tunnel effect' can be created by a series of rear extensions.

It is important that the occupants of both the new extension and neighbouring properties enjoy reasonable levels of privacy in their homes and gardens, and so careful consideration needs to be given to the location of new windows in an extension.

The living conditions, or 'amenity', of neighbouring properties can be affected by a new extension being built.

There are three main issues to consider:

1. Will it have an overbearing impact?
2. Will it significantly overshadow the neighbouring property?
3. Will it reduce privacy below reasonable levels?

In considering these issues, it is important to take account of any significant changes in site level between neighbouring properties, and the orientation of the properties and proposed extension, as these factors may increase or decrease the overbearing or overshadowing impact.



A well-designed extension will allow lots of natural light to penetrate but will not overshadow neighbouring properties
Boyd Cody Ltd.
Source: Irish Architecture Gallery, www.riai.ie

Consulting with your Neighbours

Although there is no legal requirement to consult with your neighbour when drawing up plans for an extension or before submitting a planning application, it is good practice and in your interest to let neighbours know about work you intend to carry out to your property as they are likely to be concerned about work that might affect them, as you would be if the roles were reversed. You may be able to meet concerns your neighbours have by modifying your proposal.

Key points to address in the design

Overbearing impact

- ✓ Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.
- ✓ Use light coloured materials on elevations adjacent to neighbouring properties.
- ✗ Two-storey extensions will not normally be accepted to the rear of terraced houses if likely to have an overbearing impact due to close spacing between houses.
- ✗ Where a scheme of two-storey extensions is proposed to the rear of terraced properties, they should not normally protrude from the rear wall of the houses more than 1.5 times the distance of the gap between the extensions ('tunnel effect' diagram below).



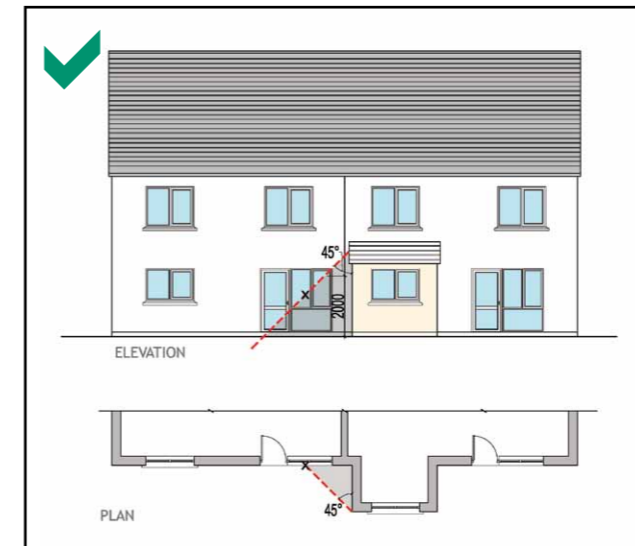
A 'tunnel effect' can be created along terraces by two-storey rear extensions



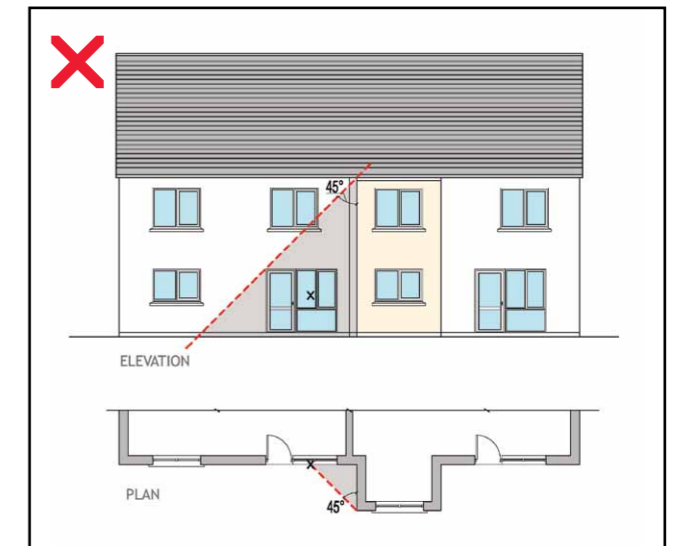
These models demonstrate how different scales and designs of extensions have the potential to cast varying degrees of shade

Daylight and over shadowing

- ✓ Locate and design an extension so that it will not significantly increase the amount of shadow cast on the existing windows or doors to habitable rooms in neighbouring properties.
- ✓ Assess the impact of the shadow cast by extensions that are two-storey or higher on the daylight received by neighbouring properties. If the assessment demonstrates that the proposed extension will result in significant overshadowing or loss of light to habitable rooms in the adjoining dwelling, redesign to reduce impact. ('Assessing the Shadowing Impacts' on opposite page)
- ✓ Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the 45° angle of the centre point at 2m above ground level of the nearest main window or glazed door to a habitable room, measured on both plan and elevation. If the extension has a pitched roof, then the top of the extension can be taken as the height of its roof halfway along the slope. (See diagram on opposite page)
- ✗ Do not plant tree or shrub species such as evergreen conifers along party boundaries that will mature and grow so high or dense that they overshadow or block out light to the neighbouring properties.



If possible, avoid locating an extension within the 45° angle on both plan and elevation

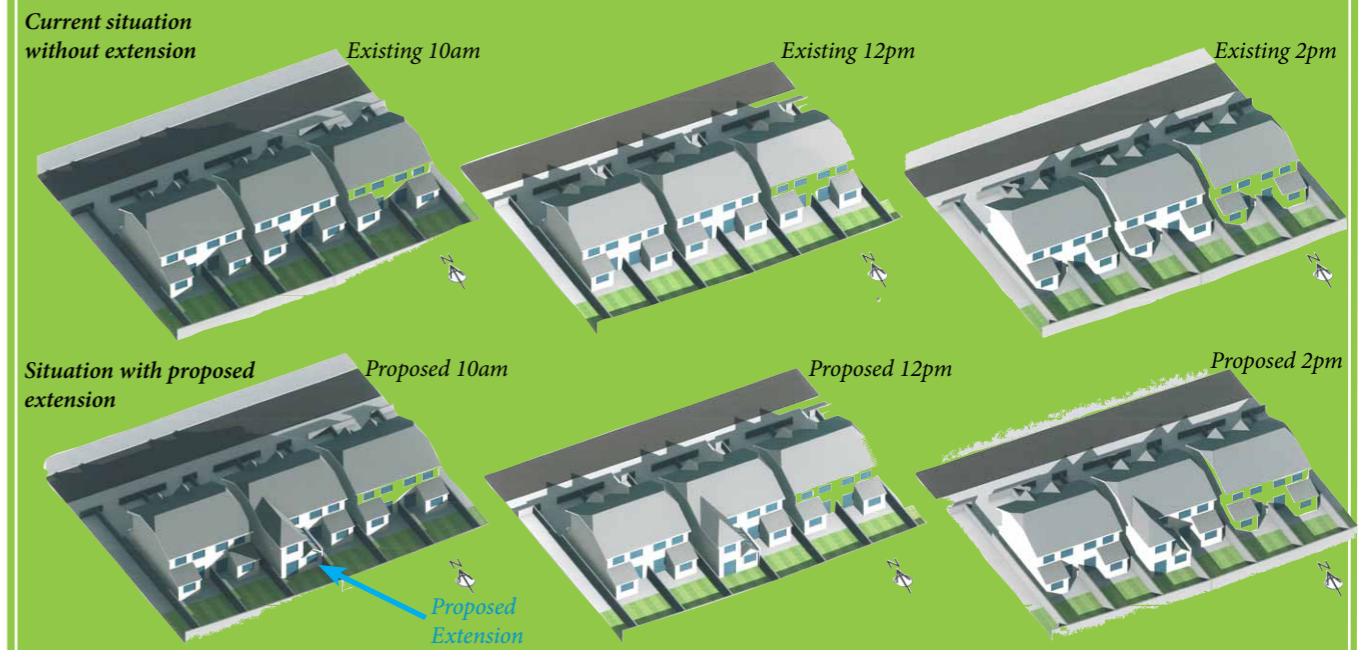


A significant amount of light is likely to be blocked from a habitable room if the centre of the nearest window lies within the 45° lines of the proposed extension on both plan and elevation

Assessing the Shadowing Impacts

Shadow diagrams are best undertaken by a suitably qualified person. They are a useful way of assessing the impact of a new extension on neighbouring properties. The Council may request that shadow diagrams are submitted with planning applications for extensions of two-storeys or higher. Such diagrams should show firstly the pre-extension situation for both the application site and neighbouring properties (including any approved extensions or alterations that are not yet built), and secondly, the situation with the proposed extension in place. The shadow diagrams should illustrate the situation at 10.00am 12.00 midday and 2.00pm on 20th March.

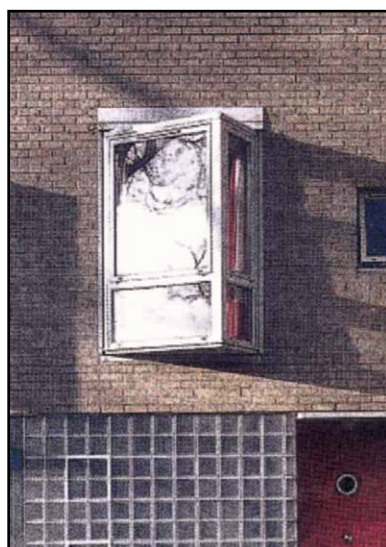
In order to avoid creating an adverse impact on the amount of light enjoyed by existing properties, a proposed extension should not reduce the amount of sunlight received by a main living room or garden or private amenity space in adjoining properties by more than 0.8 times their former values.



Sun shadow diagram illustrating the impact of a proposed extension at different times of the day on March 20th

Overlooking and loss of privacy

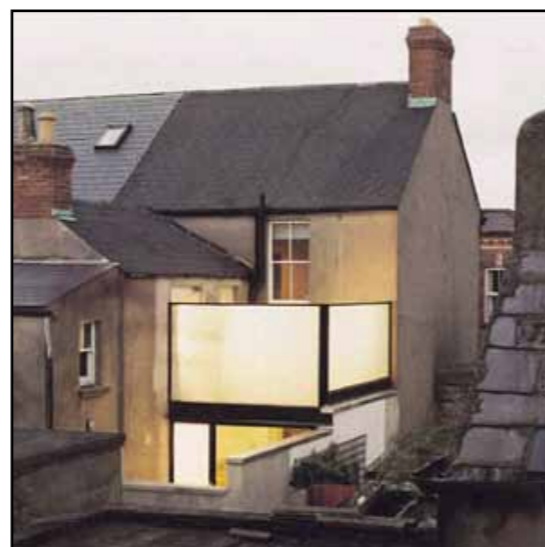
- ✓ Where a new window could result in overlooking or loss of privacy to neighbouring properties, consider alternative design solutions (but always ensure the design complies with necessary fire regulations)
 - reposition the window so it is not facing directly into a window in the adjoining property,
 - insert a high level window with a sill level of 1.7m or higher above the internal floor level of the room,
 - use angled windows with directional views
 - if the window is at ground floor level, provide a fence or wall to screen it.
- ✓ Provide frosted or opaque glass windows with restricted openings in bathrooms, halls and stairways.
- ✓ Design the extension layout so rooms that might overlook neighbouring properties are corridors / bathrooms / stairways etc.
- ✓ Arrange the internal layout of habitable rooms within an extension so that windows will allow a reasonable level of light into the rooms but won't directly overlook windows to habitable rooms or the private patio or sitting-out area of neighbouring properties.
- ✓ As a rule of thumb, ensure there is at least 22m between directly opposing windows at first floor level in the rear elevation of properties.
- ✗ Do not provide balconies and roof terraces unless they are specifically designed to avoid the potential for overlooking to neighbouring properties, for example with the use of solid or opaque enclosures.
- ✗ Do not use opaque or frosted glass in windows to habitable rooms.



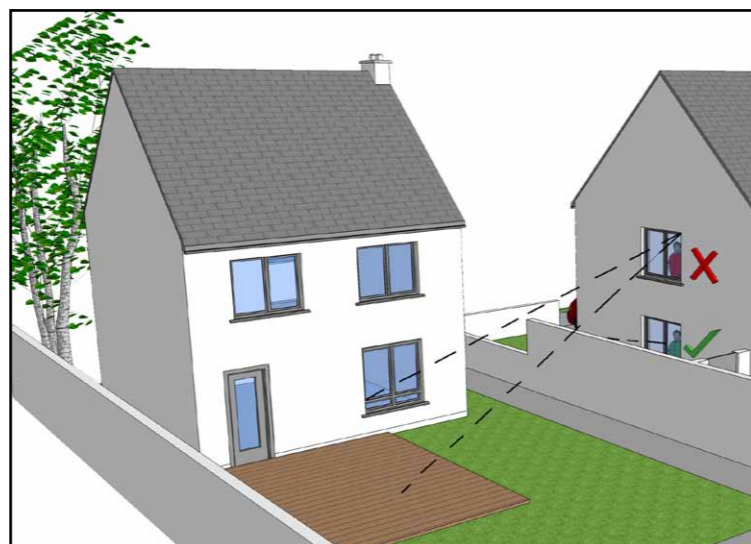
Example of angled window

Encroachment issues

- Do get your neighbour's permission in advance if you need temporary access to their property in connection with the construction of an extension, e.g. to erect scaffolding or render the gable wall.
- Remember that no part of an extension including foundations, gutters, drainage pipes, or eaves should cross, overhang or oversail the boundary with neighbouring properties unless the neighbours have given written agreement to such encroachment.
- Consult with your neighbour at the earliest opportunity if any shared party wall might be affected by your extension proposals



Eye-level height boundary panels to avoid overlooking
Hassett Ducatez Architects
Source: Irish Architecture Gallery, www.riai.ie



Avoid locating windows where they will cause direct overlooking of habitable rooms or private areas of neighbouring properties

IV: Considerations for different types of extensions

The following guidance on visual design issues address some of the main types of house extension found in South Dublin County

- Porches
- Front extensions
- Side extensions
- Rear extensions
- Attic conversions and dormer windows

While individual extensions may be appropriate the cumulative effect of many different extensions may be jarring on the same house. The street too may suffer from the cumulative effect of many different extensions that detract from the rhythm of the streetscape.

Porches

With regard to the design of porches, the best approach will depend on the scale, details and style of the original house and it is useful to bear the following in mind:

- ✓ A porch with a solid appearance (i.e. a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.
- ✓ A simple porch structure with a more lightweight appearance (i.e. a greater proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g. wide windows.
- ✓ Where a house has an arched or other distinctly decorative entrance, it is best to design a porch structure that will enhance and reveal rather than obscure it.
- ✗ Avoid the use of fussy decorative details and features not typical of the house.



The jarring visual effect of a group of extensions to the side, roof and front of a house that do not complement original house or each other



Interesting and contemporary design reflecting the design of the main house



A simply designed porch that successfully reflects the design and character of the house



Restrained use of materials



The use of contemporary design and materials add interest but still complement the style and features of the original house



Porches designed to reveal an arched front door and complement the style of the house

Front extensions

- ✓ Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.
- ✓ Reflect the roof shape and slope of the main house.
- ✓ Match or complement the materials used in the main house.
- ✓ Try to expose and complement rather than hide or cover original distinctive features of a house such as bay windows.
- ✓ Keep front boundary walls or railings, particularly if they are characteristic of the street or area.
- ✓ Maintain a minimum driveway length of 6m between dwelling and boundary wall.
- ✓ Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements.
- ✗ Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house.
- ✗ Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house.
- ✗ Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.



A front extension that complements the distinctive style of the original house. Note how the garage door has vertical boarding and is sufficiently recessed behind the front wall of the extension to minimise its visual impact



A well designed front and side extension that reflects the character and design details of the original house.



A front extension in keeping with the scale and design of the original house



Excessive use of fussy decorative details not typical of the original house



A poorly designed front extension which visually dominates and does not complement the style of the original house

Side extensions

- ✓ Respect the style of the house and the amount of space available between it and the neighbouring property, for example:
 - if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;
 - if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;
 - if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.
- ✓ Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 30cm to mark the change.
- ✓ Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.
- ✓ If no gap can be retained, side extensions should be recessed back from the front building line of the main house by at least 30cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 30cm.
- ✓ Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.
- ✓ Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.



Ancillary extension that is recessed behind the building line



Seamless extension where materials and hipped roof match the original house



Examples of an 'ancillary' extension that reflects the hipped shape of the original roof



A good example of 'turning the corner'; a side extension on a corner plot that avoids creating blank elevations



One possible solution for extending adjoining hipped roof houses

Side extensions

- ✗ Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.
- ✗ Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- ✗ Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- ✗ The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.
- ✗ Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.
- ✗ Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.
- ✗ Avoid the use of prominent parapet walls to the top of side extensions



Avoid extending a hipped roof to create a gabled end over a side extension or creating a terraced effect and difficult joins between rooflines



Avoid awkwardly shaped side extensions to houses with hipped roofs as this can result in a visually unbalanced appearance. Note also parapet wall between extensions



Avoid the use of prominent parapet walls on side extensions



Prominent flat-roofed two storey extensions are not normally acceptable



The use of a 'false' roof to the front of an extension is rarely successful



Half hipped roof extensions will rarely be acceptable.

Rear extensions

- ✓ Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.
- ✓ Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.
- ✓ Make sure enough rear garden is retained
- ✗ Do not create a higher ridge level than the roof of the main house.
- ✗ The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.



Avoid visually dominant and over-large rear extensions where they will be visible from public view



Avoid visually dominant and over-large rear extensions where they will be visible from public view



A sensitive rear extension to a single storey cottage that provides additional new floorspace but does not overwhelm the scale and appearance of the existing cottage



Complement the style and design of the main house, particularly if extensions will be visible from public view



Careful attention to scale and detail is particularly important where large rear extensions are visible from public view

Attic conversions and dormer windows

- ✓ Use materials to match the existing wall or roof materials of the main house.
 - ✓ Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.
 - ✓ Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.
 - ✓ Locate dormer windows as far back as possible from the eaves line (at least three tile courses).
 - ✓ Relate dormer windows to the windows and doors below in alignment, proportion and character.
 - ✓ In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.
- ✗ Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.
 - ✗ Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.
 - ✗ Avoid dormer windows that are over-dominant in appearance or give the appearance of a flat roof.
 - ✗ Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines.



Avoid large and dominant roof extensions and dormer windows that are over-scaled in relation to the roof of the house



Extensions to hipped roofs should sit below the ridgelines and match or complement the materials of the main house



Avoid creating the impression of a 'flat roof' with badly designed roof extensions



A poorly designed roof extension that does not sit below the ridgelines of the original hipped roof will detract from the appearance and rhythm of hipped roof houses in a visually prominent location



Dormer windows should be located so they do not obscure the ridge line of the roof, are set well above the eaves line and balance the appearance of the main house in terms of design. They should reflect the character, materials and details of the main house.



V: Use of renewable resources and energy and water saving measures

As well as being good for the environment, taking a sustainable approach to the design of a new extension can save money on electricity and heating bills and make a home more comfortable.

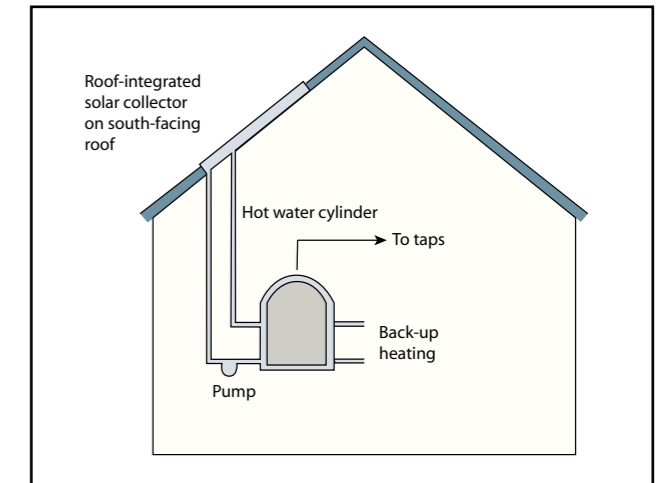
Simple measures can have large benefits:

- Designing an extension so that it benefits from passive solar heating reduces the amount of fuel needed for heating the house, thus saving money.
- Providing high levels of insulation will save money on heating costs and result in comfortable living conditions.
- Locally sourced, natural or suitable recycled materials should cost less as transport costs are reduced.
- Low-energy light bulbs save energy costs and dual flush toilets will conserve water.

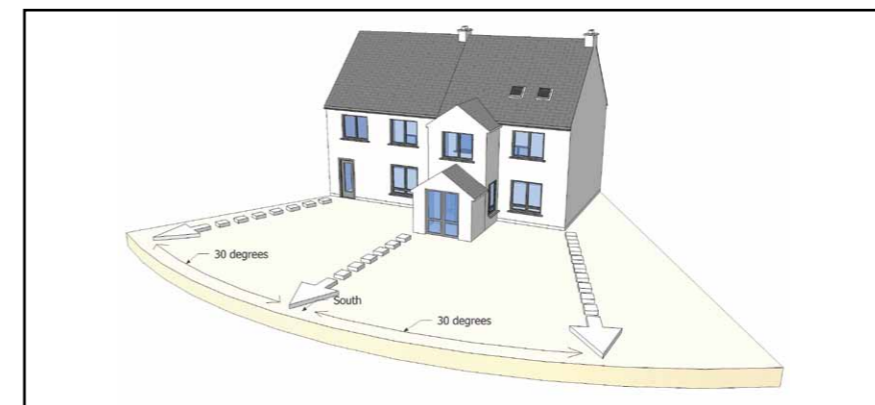
Key points to address in the design

- ✓ Locate and design the windows to the main habitable rooms of the extension so that they face due south or within 30° of due south to make the most of solar gain.
- ✓ Provide roof overhangs, eaves or projections above large south-facing windows to provide shade and avoid excessive heat gains from summer sun.
- ✓ Think about providing an unheated sunroom or conservatory on the southern elevation.
- ✓ Minimise window openings on north-facing walls to reduce heat loss.
- ✓ Design the pitched roof of the extension so that at least one slope faces south and consider adding solar collectors or panels to it.
- ✓ As a minimum, ensure that the extension is insulated to the standard required under the Building Regulations. Higher levels of insulation will yield considerable savings over time.

- ✓ Use locally sourced building materials from renewable resources where possible
- ✓ Use building materials that are durable, recyclable and environmentally friendly
- ✓ Provide natural controllable ventilation to all rooms to provide fresh air and remove moisture, odour and pollutants.
- ✓ Use windows that have a high resistance to heat loss and 'low emissivity' double glazing which has a special coating to reduce heat loss.
- ✓ Use thermostatic radiator valves that allow temperatures to be controlled in individual rooms.
- ✓ Choose energy efficient lightbulbs and fittings for room where lights are likely to be switched on for long periods.
- ✓ Retain and protect any existing trees and shrubs on the site - they will provide shelter from the wind and a haven for birds and wildlife, particularly in urban areas.
- ✓ Minimise the use of concrete, tarmac or other hard surfaces for car parking to a minimum. Consider the use of gravel, sedum plants, permeable paving or other permeable surfaces instead.



Domestic solar water heating system



Making the most of solar energy by facing windows of habitable rooms within 30° of due south

Energy and water saving measures

- ✗ Avoid locating large windows to habitable rooms on north-facing walls if possible.
- ✗ Avoid poorly designed or excessive ventilation which can cause draughts and waste heat.
- ✗ Avoid using tropical hardwoods and other materials from non-renewable sources.
- ✗ Avoid covering large areas of the front or rear garden with hard impermeable surfaces such as concrete which will reduce natural drainage on the site.
- ✗ Avoid undertaking construction work at nesting times if there are birds or bats nesting in the house or garden.



Make the most of south facing elevations with a sunroom or conservatory
Source: www.sei.ie

Building Energy Rating (BER) Certificates

A European Union Directive on the Energy Performance of Buildings has been in force since January 2009. This Directive requires householders to provide a Building Energy Rating (BER) certificate (to be carried out by a suitably qualified assessor) in the following cases:

- All new dwellings for which planning permission was applied for on or after 1st January 2007.
- Existing buildings when offered for sale or letting on or after 1st January 2009.

The certificate will need to be accompanied by an Advisory Report containing recommendations for cost-effective improvements to the energy performance of the building. Implementation of the BER requirements.

More information can be found at www.sei.ie.

Sustainable Energy Ireland

Sustainable Energy Ireland (SEI) is Ireland's national energy agency. Its website, www.sei.ie, provides useful information and guidance on energy efficient heating, sound proofing and other measures that can be incorporated into residential buildings. SEI can also be contacted on 01 836 9080.



An extension that provides sustainable measures will be an attractive addition to a house as well as contributing to reduced heating bills
Source: www.sei.ie



Permeable gravel on parking areas will allow natural drainage to occur

SECTION 5 Planning Permission and Exempted Development

Many house extensions require planning permission. However, there are certain exceptions to this known as 'exempted development', which can be constructed without planning permission.

Categories of exempted development are set out in the Planning and Development Act 2000 (as amended), and the Planning and Development Regulations 2001 (as amended).- Exempted Development 'Development within the curtilage of a House', Classes 1, 3 and 7 set out the main criteria and thresholds relating to extensions, for example; size, height and distance from the boundary.

An extension can be constructed as exempted development and without planning permission provided it complies with ALL of the relevant criteria and thresholds. If it doesn't comply with the criteria, then planning permission is required.

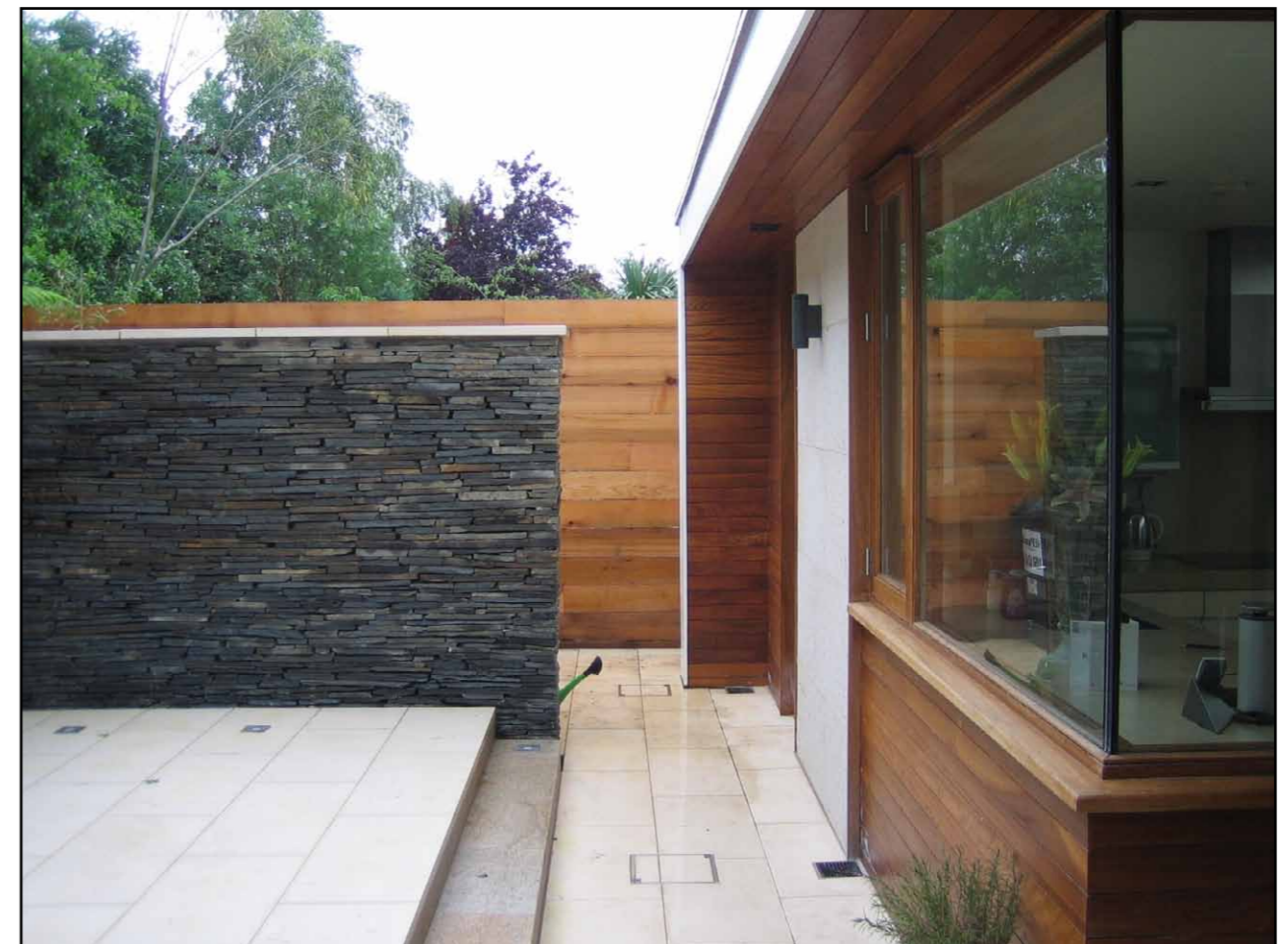
This section contains a summary of the main criteria relating to exempted development for extensions. For further details regarding exempted development, refer to the Planning and Development Regulations 2001 (as

amended), in particular Articles 6 and 9 and Schedule 2 Part 1 'Exempted Development'; available on the Department of the Environment, Heritage and Local Government website www.environ.ie.

It is important to note that:

- Exemptions listed in this section only apply to an existing house.
- Exempted development CANNOT be added to a house under construction.
- Exemptions do not apply to apartments or duplexes.

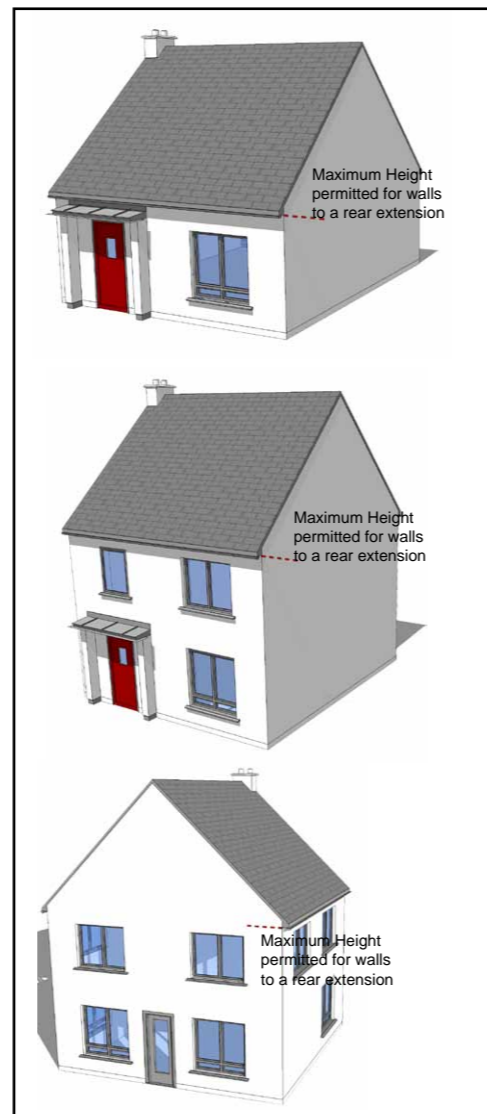
It is the householder's responsibility to check if planning permission is needed or not for an extension before starting any site preparation or construction work.



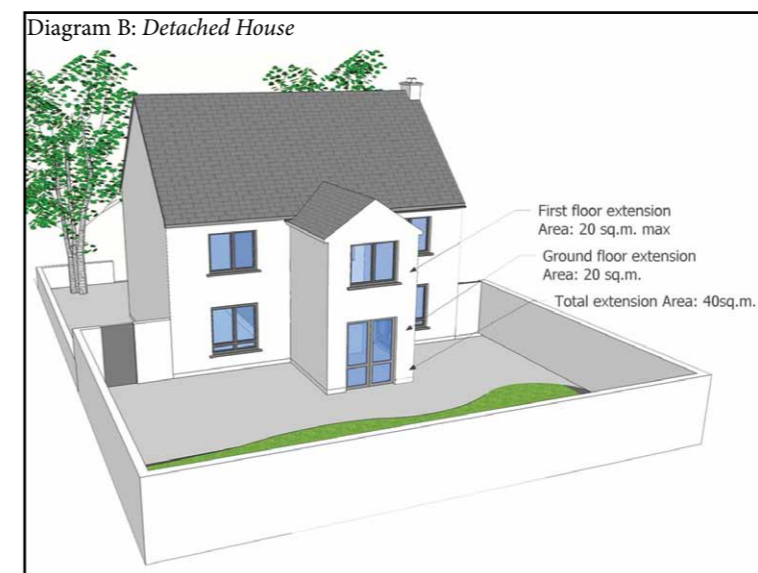
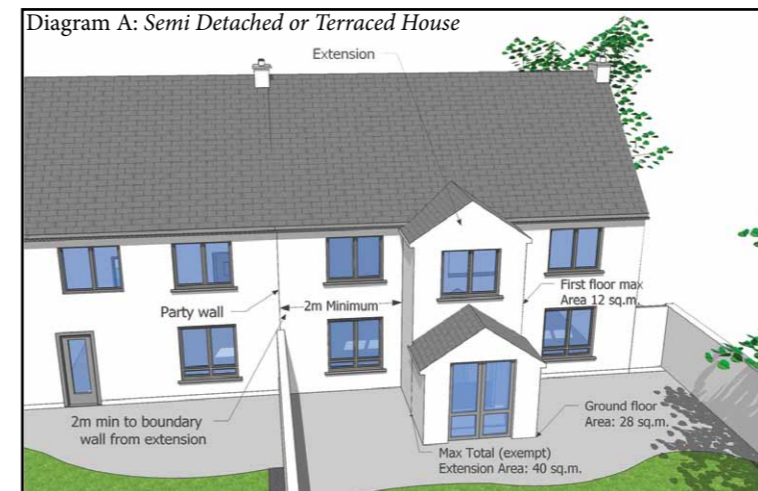
Careful choice of materials to enhance the setting
Studio D Architects

Exemption Criteria:

- Extensions (other than porches but including conservatories) should be located to the rear of the house.
- The original floor area of the house will not be increased by more than 40 sq.m. in total.
- If the dwelling has been extended previously, the combined floor area of the proposed extension and the floor area of previous extensions cannot exceed 40 sq.m.
- If a two-storey extension is proposed to a *terraced or semi-detached house*, no more than 12 sq.m. of the total 40 sq.m. can be built above ground floor level.
- If a two-storey extension is proposed to a *detached house*, no more than 20 sq.m. of the total 40 sq.m. can be built above ground floor level.
- Any part of an extension above ground floor level including soffit, fascia, gutter and pipework must be at least 2m away from a party boundary (see Gap (i) Diagram C, page 25).
- Any ground floor window in a proposed extension must be at least 1m away from the boundary it faces onto (see Gap (ii) Diagram C, page 25).
- Any window above ground floor level in an extension must be at least 11m away from the boundary it faces onto (see Gap (iii) Diagram C, page 25).
- The extension should not reduce the rear garden area to less than 25 sq.m in total.
- The extension should not exceed the height of the house.
- If the rear wall of the house does not include a gable, the height of the extension walls must not exceed the rear wall of the house.
- If the rear wall of the existing house has a gable, the walls of the extension (excluding any gable being built as part of the extension) shall not be higher than the side walls of the house.
- In the case of a flat roofed extension, the height of the highest part of the roof may not exceed the height of the eaves or parapet of the original house. In any other case, no part of the new roof may exceed the highest part of the roof of the house.
- Any extension roof should not be used as balcony or roof garden.
- In the case of a porch extension to the front of a house, the proposed porch should be located at least 2m from any public road or footpath, and not have a floor area greater than 2 sq.m. If the porch has a tiled or slated pitched roof, it should not exceed 4m in height or 3m in height for any other roof type.
- Construction of any extension should not contravene any condition of a planning permission relating to the house or estate.
- The extension should only be used for residential purposes.



Exempted Development Criteria for wall height

Exemption Criteria (condt.):

Diagrams A and B: Examples of how maximum extension sizes permissible under exempted development for semi-detached, terraced and detached houses might look

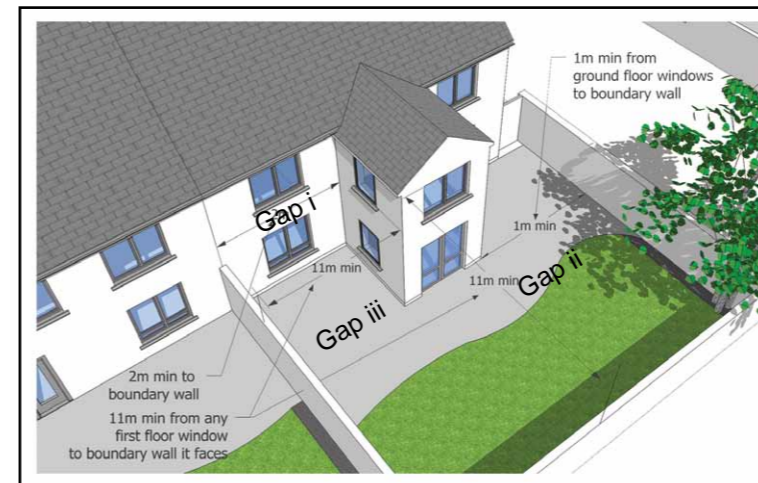
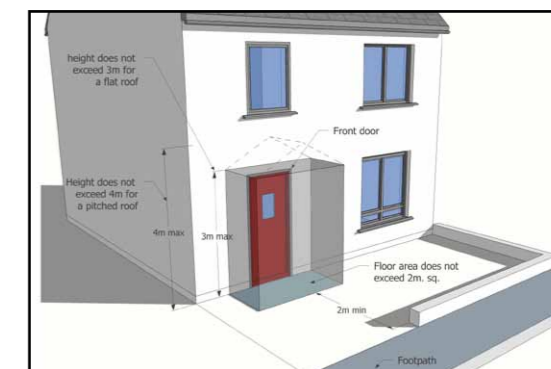


Diagram C: Exempted Development Distance Criteria for windows in extensions



Exempted Development Criteria for porches to the front of the house

How can I check if a proposed extension is exempt or not?

If further advice is required on whether or not planning permission is needed for a proposed extension, then you can contact the Planning Department at South Dublin County Council for advice or, if written advice is required, apply to the Council's Planning Department for a Declaration of Exemption (form available on www.sdublincoco.ie) with the appropriate fee.

A declaration on the matter will be issued within 4 weeks with a report outlining the basis for the decision.

If the applicant is unhappy with the decision made by the Council, they can appeal the decision to An Bórd Pleanála.

Frequently Asked Questions

Do I need planning permission to insert dormer windows or rooflights in the roof of my house?

Planning permission is required for ALL types of dormer windows proposed to any part of the roof of a house.

Planning permission is required for rooflights or skylights proposed on any roof slope of a dwelling that faces onto a public street. Planning permission is not required for rooflights or skylights proposed on the rear roof slope of a dwelling or on roof slopes that do not face onto a public street provided that they lie flush with the existing roof slope. In this case, it should be noted that the number and size of rooflights or skylights proposed should not dominate the roof slope - it is recommended that they do not cover more than 20% of the roof slope on which they are located.

Do I need planning permission to make changes to the front of my house?

Planning permission is required for all extensions proposed to the front of a house (except for the small porch structures illustrated on this page). This includes structures to the front of the house such as a canopy or bay windows, or other changes that will affect the character of the house.

Do I need permission to erect a TV satellite dish on my house?

Where the erection of a dish type antenna used for the receiving and transmitting of signals from satellites is to take place on or around a house the following limitations apply:

- No more than one such antenna shall be erected on, or within the curtilage of a house
- The diameter of any such antenna shall not exceed 1 metre
- No such antenna shall be erected on, or forward of, the front wall of the house
- No such antenna shall be erected on the front roof slope of the house or higher than the highest part of the roof of the house

If any of these restrictions (detailed in 'Class 4 Exempted

Development') are to be exceeded planning permission is required.

In the case of a simple television antenna, other than a satellite television signal receiving antenna, the height of the antenna above the roof of the house shall not exceed 6 metres. If the antenna is higher than this, permission is required.

Does a garage conversion need planning permission?

Garages are often converted into an extra family room or playroom and incorporated into the main living area of the house. If the garage to be converted is attached to the side or rear of the main house, planning permission is not normally required, as long as the combined floor area of the garage conversion taken together with any other extensions does not extend the floorspace of the original house by more than 40m². In such cases, the front garage door should be replaced with a window matching those on the remainder of the property.

However, if more significant changes to the exterior of the garage are proposed such as replacing the garage door with both a window and door, planning permission may be required as these changes may alter the character and appearance of the dwelling. It is recommended that you check the situation with the Planning Department.

Is planning permission needed for solar panels on the wall or roof of a house?

Planning permission is not required for the erection of a solar panel on the wall or roof of a house or any buildings within the curtilage of a house as long as it meets the following criteria:

- the total aperture area of any panel combined with any existing solar panels on the house or within the curtilage does not exceed 12sq.m. in area or 50% of the total roof area, whichever is the lesser;
- the solar panel is located a minimum of 50cm from the edge of the wall or roof on which it is mounted;
- the distance between the plane of the wall or a pitched roof and the panel is not more than 15cm;
- the distance between the plane of a flat roof and the solar panel is not more than 50cm.



Converting a garage can provide valuable additional living space but may require planning permission



Example of solar panels on an extension.



Do not widen driveway entrances without planning permission

Frequently Asked Questions (condt.)

Is planning permission needed for garden decks or other landscape works?

Garden decking or the creation of other hard surfaces are exempt from planning permission provided that the ground level is not altered or raised by more than 1m. Therefore, where ground levels in a rear garden vary considerably, resulting in the decking or hard surface being raised by more than 1m, planning permission will be required.

Is planning permission needed to widen an existing entrance?

A hard surface to provide no more than two car parking spaces can be provided to the front of a house without planning permission. However, widening an existing driveway entrance will require planning permission.

The Council's Roads Department should be consulted if the roadside kerb is to be dished and a roadside concrete apron laid to provide access to car parking spaces in front of a house. The Council's Parks Department should also be consulted if the grass verge or any roadside trees are affected.

Is planning permission required to construct or alter a wall in my garden?

In the construction or alteration of a gate, gateway, railing or wooden fence or a wall of brick or stone you must ensure the following:

- The height of a wall or fence within or bounding any garden or other space in front of a house shall not exceed 1.2 metres or 2.0m in height if located to the rear of a house.
- Every wall other than a dry or natural stone wall bounding any garden or other space shall be capped and the face of any wall of concrete or concrete block (other than blocks with decorative finish) which will be visible from any road, path or public area, including public open space, shall be rendered or plastered.
- No garden boundary shall be a metal palisade or other security type fence.

The plastering or capping of a concrete block or mass concrete wall does not in itself require planning permission, but in the interests of residential amenity every effort should be made to achieve a finish which is consistent with that of your property and other buildings in the area.

While you may not require planning permission in the circumstances outlined above you should, where a common boundary exists, consult your neighbour. The Planning Authority has no liability in the event of any dispute that may arise in this respect.

Do I need planning permission to create a family flat?

A family flat refers to a unit created through the subdivision or extension of a dwelling to accommodate a member of the immediate family for a limited period. Planning permission is normally required for such development.

In these circumstances the family flat should be

- subordinate to the main dwelling
- generally not exceed 50% of the floor area of the main dwelling
- be linked directly to the main dwelling via an internal access door (at both ground and first floor levels if the extension or sub-division is two-storey in nature).

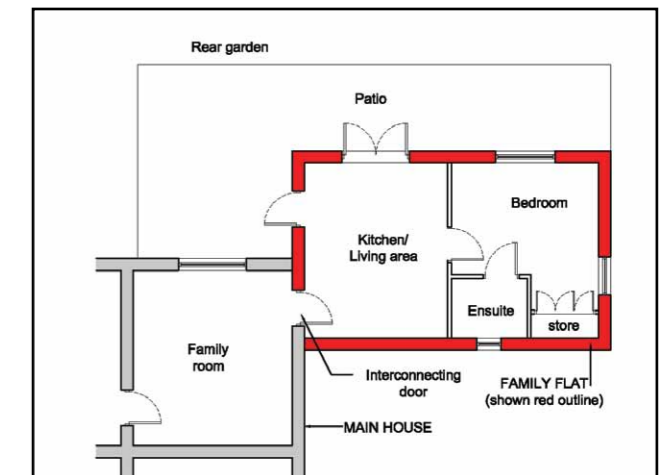
If an external door to the new family flat is required, it should be located to the side or rear of the new unit rather than to the front of the house.

When a planning application for the creation of a family flat is submitted to the Council, it should include information explaining why a family flat is needed and details of the name of the proposed occupant and their relationship to the householder. A condition will normally be attached to any planning permission granted for a family flat that requires the extended house to be returned to a single dwelling unit when the flat is no longer required as a family flat. This condition prevents it being occupied or sublet as a separate unit to the main house.

Do I need planning permission to run a small business from a new extension to my home?

Many small scale commercial and professional businesses may be carried out by people in their homes where they are secondary to the main use of the house as a residence.

This Guide is not intended to cover extensions proposed specifically for the purpose of running a business from home. Planning permission is normally required for running a business from home and information on the circumstances in which the Council will consider granting planning permission for such businesses can be found in the South Dublin County Development Plan.



Example of a floor plan of a family flat showing an interconnecting doorway between it and the main house

Frequently Asked Questions (condt.)

What if my house is a Protected Structure or in an Architectural Conservation Area?

Planning permission is required for any works, including extensions, to Protected Structures (including Proposed Protected Structures) or works to the exterior of a structure within an Architectural Conservation Area. Details of Protected Structures and Architectural Conservation Areas in the county can be found in the South Dublin County Development Plan or by contacting the Planning Department's Conservation Officer.

It is recommended that proposals to alter or extend a Protected Structure or a structure within an Architectural Conservation Area are discussed with the Council's Conservation Officer before submitting a planning application.

It is important to note that any person who damages or undertakes works to a Protected Structure without the necessary planning permission is committing an offence.

Should I notify my neighbours before submitting a planning application?

There is no legal requirement to consult with your neighbour when drawing up plans for an extension. However, where planning permission is required for an extension, the application will be publicised through newspaper and site notices, and the public given an opportunity to make representations to the Council. Therefore, the Council strongly recommends that you discuss your extension proposal with neighbours before submitting a planning application. This can provide an opportunity to resolve minor issues and may help avoid objections being made to the application and subsequent appeals to An Bord Pleanála.

How do I apply for planning permission for a house extension?

You will need to complete a planning application form which is available from South Dublin County Council's offices or can be downloaded from the Council's website www.sdublincoco.ie. The Council will normally make a decision on a planning application for a home extension within 8 weeks of receiving a valid application. A checklist of the plans and information you need to submit for a valid planning application is set out on the page opposite. A summary of the planning permission process is set out at the end of this Guide.

Do Building Regulations apply to extensions?

Your development must comply with the provisions of the Building Regulations. A Commencement Notice and relevant fee will need to be submitted to Building Control in the Council not more than 28 days and not less than 14 days before commencement of works. Commencement Notices can be downloaded from the Council's website www.sdublincoco.ie. Primary responsibility for compliance with the Building Regulations rests with designers, builders and building owners.

There are heavy penalties, including fines and imprisonment, for breaches of the Building Regulations. In addition, when it comes to selling a property, there may be difficulties if the purchaser's solicitor cannot be satisfied that the requirements of the Building Regulations have been met.

COMMENCEMENT NOTICE
Second Schedule
Form of Commencement Notice for Development
(Notice to a Building Control Authority pursuant to Part II of the Building Control Regulations, 1997)

South Dublin County Council
Planning Department
County Hall, Town Centre,
Tallaght
Dublin 24
Telephone: 01-4149000
Direct Line No: 01-4149034
Fax: 01-4149034
Email: planning_dept@sdublincoco.ie

OFFICE USE ONLY
Date received: _____
Register Ref: _____
Entered on: _____
Filed by: _____
Fee Received: _____
Receipt No: _____

I, the undersigned, hereby give notice (give notice on behalf of the person(s) named below), to the above Building Control Authority in accordance with Part II of the Building Control Regulations that the person(s) named below intend to carry out the development as described below. (* Cross out whichever is inappropriate)

Signature: _____ Date: _____
Name of person(s): _____
Address: _____
Tel: _____ Fax: _____ Email Address: _____
Commencement date (if works): _____ Fee payable (if): _____

24. PROJECT PARTICULARS: (In addition, for Residential Developments, please complete Section 24 below)
Description of proposed development: _____
Location of Development: _____
Planning permission no.: _____
Date of grant: _____ Date of expiry: _____
For Safety Certificate Number (if applicable): _____

26. Residential Development Information
Total number of dwelling units (all phases): _____ Total no. of phases: _____
Phase for this commencement notice: _____ No. of units for this phase/commencement notice: _____
Commencement date for this phase: _____ (Proposed) end-date for this phase: _____
* where applicable, i.e. planning not relevant for single houses. ** include single house figure here also

SOUTH DUBLIN COUNTY COUNCIL
PLANNING APPLICATION FORM
Form No. of Schedule to the Planning and Development Regulation 2001

Planning Department County Hall Tallaght, Dublin
Tel: (01) 4149000 Fax: (01) 4149104 Email: planning_dept@sdublincoco.ie

PLEASE NOTE THAT INFORMATION SUBMITTED WITH A PLANNING APPLICATION WILL BE AVAILABLE TO THE PUBLIC AND THE COUNCIL WITH THE EXCEPTION OF CONTACT DETAILS OF APPLICANTS

SUPPLEMENTARY INFORMATION
It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms to the development plan and may request this on a supplementary application form.
Failure to supply the supplementary information will not invalidate your planning application. However, if it is not supplied, the planning authority may not be able to reach a decision on whether or not to grant permission on the basis of the information available to it. Therefore failure to supply this information could delay the decision on an application or lead to a refusal of permission.
Applicants should contact the relevant planning authority to determine what local policies & objectives would apply to the development proposed and whether additional information is required.

STANDARD PLANNING APPLICATION FORM & ACCOMPANYING DOCUMENTATION:
Please read the instructions and documentation requirements at the end of form before completion.
All questions relevant to the project being applied for must be answered.
Non-relevant questions may be marked as not applicable.
Please ensure all necessary documentation is attached to your application form.
Failure to complete this form or attach the necessary documentation or the omission of supplementary information or information may lead to the invalidation of your application.

Planning Application Checklist Checklist of plans and information to be submitted for a valid planning application

- Completed planning application form.
- The page of the relevant newspaper showing the newspaper notice. This must have been published not more than 14 days before submission of the application to the County Council.
- A copy of the site notice erected along with a plan showing the position on the land of the site notice (this can be shown on the site layout plan).
- The appropriate fee.
- A schedule listing all the maps and plans submitted with the application. It is essential that all maps, plans and measurements are in metric scale.
- 6 copies of a site location plan at a scale not less than 1:1000 in a built-up area and not less than 1:2500 in all other areas. The location plan must show the application site boundary clearly marked in red, other land in the vicinity which is in the ownership of the applicant or landowner outlined in blue and wayleaves shown in yellow.
- 6 copies of a layout plan at a scale not less than 1:500 showing the application site boundary in red. Existing buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant trees and other features on and adjoining the application site. Distances of extension from site boundaries should be shown clearly on the plan. Site levels should be shown clearly on the layout plan.
- 6 copies of drawings, floor plans, elevations and sections at a scale not less than 1:200 showing the proposed extension and the main features of the existing building. Plans should be clearly marked to distinguish proposed extensions / alterations from existing structures. The principal dimensions including overall height should be clearly shown and marked on the plans in metric measurements.
- If appropriate elevation drawings should show the main features of any neighbouring buildings which would be adjoining the extension (even if they are not owned by the applicant) at a scale of not less than 1 : 200.

SOUTH DUBLIN COUNTY COUNCIL⁽¹⁾
SITE NOTICE

I / We Mr & Mrs T Smith⁽²⁾
intend to apply for (tick as appropriate)
 Permission
 Retention permission
 Outline permission
 Permission consequent on the grant of outline permission (Reg. Ref. _____)⁽³⁾

for development at this site
1 Hill View, Tallaght⁽⁴⁾

The development will consist / consists Erection of two storey extension to rear of house⁽⁵⁾

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24, during its public opening hours of Monday to Friday from 9.00 a.m. to 4.00 p.m.

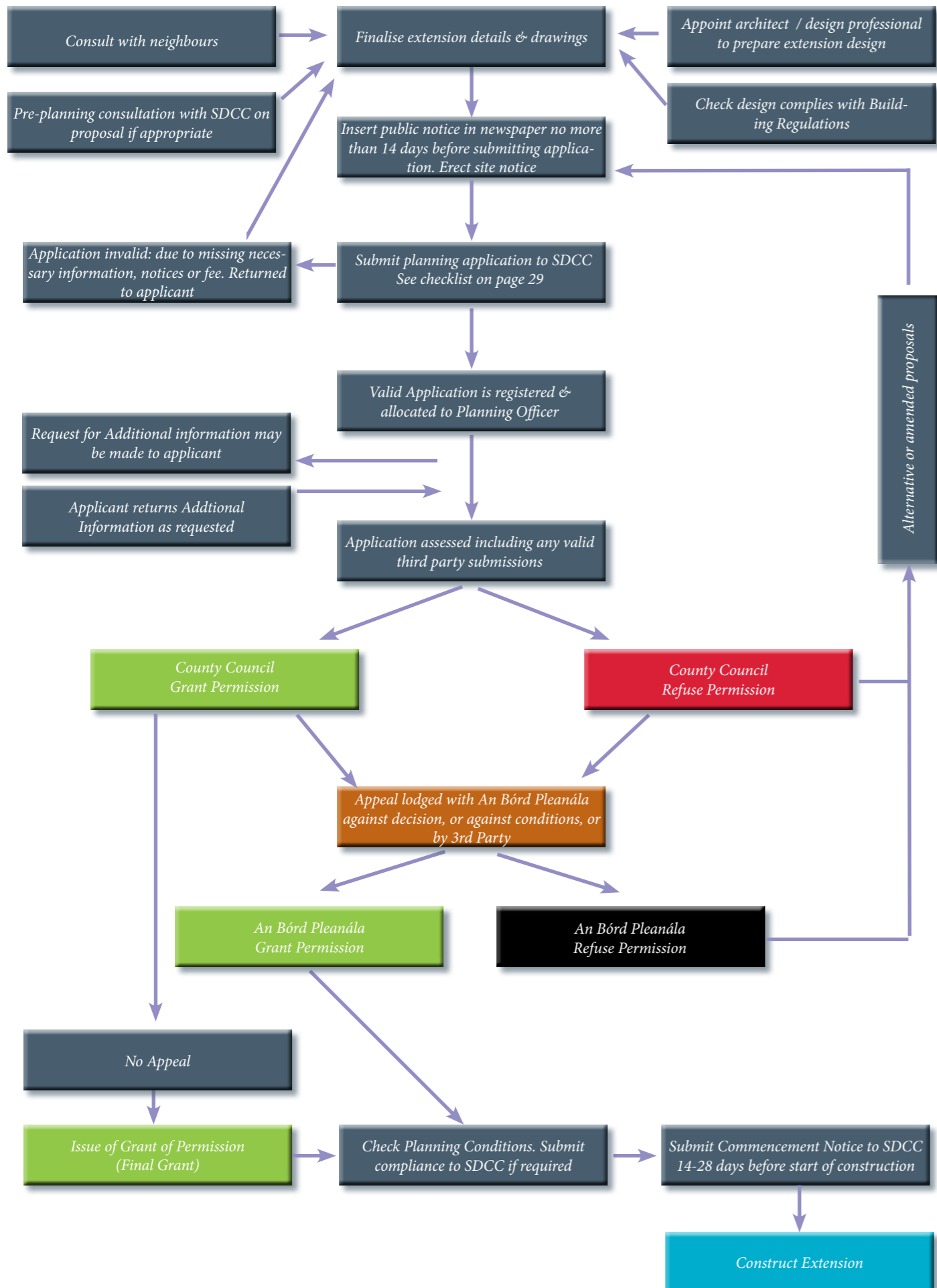
A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt of the application by South Dublin County Council.

Signed: Mr T Smith⁽⁷⁾ (If Agent give address)
(Applicant/agent delete as appropriate)

Date of erection of site notice: 16 April 2007⁽⁸⁾

Page 1 of 1

Illustration of the Planning Application Process:



SECTION 6 Summary

Designing an extension can be a complex business. To get the most from the process including the space and layout you need, bear in mind the following points.

- Think carefully about your space needs and the layout of your house and garden before appointing an architect or designing an extension.
- Take on board the elements of good design set out in this Guide.
- Consult with neighbours before finalising the design of the extension.
- Seek advice from South Dublin County Council if in doubt about whether the proposed extension will require planning permission or not.
- If making a planning application, use the checklist on page 29 of this Guide to ensure that all the necessary information and plans are submitted to avoid the application being invalidated and returned to you.
- A brief summary of the planning application process for an extension application is set out on page 30 of this Guide.

Pre-Design Stage

- Think about the type, size and space you want to provide
- Assess the layout, location and orientation of your house and garden
- Check the relative location of neighbouring properties
- Look at the design features of your house and local area
- Appoint an architect or draughtsman/technician to draw up plans for the extension

Design Stage

- Respect the appearance and character of the house and local area
- Provide comfortable inside space and useful outside space
- Do not overlook, overshadow or have an overbearing impact on neighbouring properties
- Integrate the extension (porch, front, side or rear extension or attic conversion or dormer window) with the existing house
- Conserve water and save energy where possible
- Consult with your neighbours about your plans

Approval Stage

- Check if planning permission is needed for the extension
- Check if the extension complies with Building Regulations

SECTION 7

Useful Contacts, Websites and Documents

South Dublin County Council

County Hall
Tallaght
Dublin 24
Tel: 01 4149000

www.southdublin.ie

- South Dublin County Development Plan
- Relevant Local Area Plans
- Relevant Village Design Statements

Department of Environment, Heritage and Local Government

www.environ.ie

- PL1 A Guide to Planning Permission
- PL2 Making a Planning Application
- PL5 Doing Work around the House
– The Planning Issues
- PL11 A Guide to the Building Regulations
- PL12 A Guide to Architectural Heritage
- Quality Housing for sustainable communities
- Sustainable Residential Development in Urban Areas
- Urban Design Manual 'A Best Practice Manual'

Sustainable Energy Ireland (SEI)

Tel: 01 8369080

www.sei.ie

- A Detailed Guide to Insulating your Home
- Your Guide to Building an Energy Efficient Home
- A Detailed Guide to Home Heating Systems
- Your Guide to Renovating your Home
- Your Guide to Renewable Energy
- How to Make your Home More Energy Efficient
- A Consumer Guide to Sustainable Energy

Irish Planning Institute

Tel: 01 8788630

www.irishplanninginstitute.ie

The Royal Institute of the Architects of Ireland

Tel: 01 6761703

www.riai.ie

ENFO (Information on the Environment)

Tel: 01 8882001 or 1890 200191

www.enfo.ie

Construction Industry Federation

Tel: 01 4066000

www.cif.ie

Association of Consulting Engineers of Ireland

Tel: 01 6425588

www.acei.ie

Irish Landscape Institute

Tel: 01 6627409

www.irishlandscapeinstitute.com

Building Research Establishment UK

www.bre.co.uk

- Site Layout and Planning for Daylight and Sunlight: a Guide to Good Practice – Peter Littlefair


Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Tel: 01 4149000

Fax: 01 4149104

Email: planning.dept@sdublincoco.ie

Website: www.southdublin.ie



APPENDIX 6
Planning Guidance on Provision
of Children's Play Facilities in
New Developments

PLANNING GUIDANCE ON THE PROVISION OF CHILDREN'S PLAY FACILITIES IN NEW DEVELOPMENTS

1.0 Introduction and context

1.1 This Planning Guidance document is intended to supplement policies in the South Dublin County Development Plan by providing guidance on:

- (i) the type and scale of new developments that will be expected to incorporate children's play facilities; and
- (ii) the hierarchy and type of play facilities that should be provided in new developments.

Facts and figures about South Dublin County

- The 2002 census recorded that in South Dublin County, almost one-quarter of the population was aged between 0-14 years.
 - In 2000, the birth rate in South Dublin County, at 16.9 births per 1000 people, was the highest of the Dublin counties and second highest rate in the country.
 - The number of households in South Dublin County increased by 19% between 1996 and 2002, while the population increased by 9.2%.
 - In recent years, housing development in the County has occurred at an average rate of an additional 2,800 new dwellings per year.
 - In 2002, 25% of the new residential units built in the County were apartments and apartments represent 83% of current construction activity.
 - Lands zoned for residential purposes in the County Development Plan will yield at least an additional 18,446 homes in South Dublin by 2010.
 - Currently, average provision of playground stands in South Dublin County stands at 1 playground per 20,000 residents.
- 1.2 These facts and figures demonstrate the comparative youthfulness of the population of South Dublin County, the continuing rapid rate

of development of new housing units, and the under-provision of play facilities for children in the County. As with other parts of the Dublin region, it is likely that a significant proportion of new residential development in the County will continue to be developed to higher densities in accordance with the Residential Density Guidelines 1999 and include a greater proportion of apartment and duplex units.

- 1.3 South Dublin County Council strongly promotes the concept of sustainability in new residential developments. This includes ensuring that services and facilities to meet the needs of residents are available locally. In the context of a young population, this includes the need to ensure that new development meets children's needs in areas such as childcare, play areas and sports facilities.
- 1.4 The County is currently poorly provided with children's playgrounds and provision is well below the recommended 1987 national standard of 1 play ground per 10,000 population (Parks Policy for Local Authorities 1987). Council supported play grounds include the following:
- Tymon Park, Tallaght
 - Corkagh Park, Clondalkin
 - Griffeen Valley, Lucan
 - Jobstown Playground, Tallaght
 - Fettercairn Community Centre
 - Killinarden Community Centre
 - Quarryvale Community Centre
- 1.5 Four of these playgrounds are located in the County's regional parks and act mainly as destination playgrounds that children are taken to by their parents. The remaining three playgrounds are attached to community centres.
- 1.6 In addition to these publicly provided facilities, one equipped play area has been provided by private developers as part of a new residential area known as Hunters Wood.



Children's play area, Hunters Wood, South Dublin County

- 1.7 Ready Steady Play! A National Play Policy was published by the National Children's Office in March 2004. The principal aim of the National Play Policy is to improve the quality of children's lives through the provision of play opportunities.
- 1.8 In accordance with the requirements of the National Play Policy, South Dublin County Council has prepared a draft play policy Developing Play in South Dublin County that seeks to improve provision for children's play across the County. Actions identified in the draft play policy for the Council to take forward include the development of a framework to guide the provision of play facilities in new developments in the County.

2.0 South Dublin County Development Plan 2004 - 2010

- 2.1 Policies SCR 14, SCR 15, SCR 21 and SCR 23 of the South Dublin County Development Plan 2004 – 2010 specifically relate to the provision of adequate open space and recreational facilities for residents of South Dublin County. A full list of Development Plan policies relating to open space and recreation are set out in Appendix A of this Guidance.
- 2.2 Of particular relevance is Policy SCR 23 which relates to providing for play in new residential developments and states:
It is the policy of the Council to require developers to provide play facilities for children concurrent with new residential developments.
- 2.3 This Planning Guidance document is intended to supplement Development Plan policies (in particular policy SCR 23) and provide appropriate guidance on how children's play facilities should be incorporated into new developments.

- 2.4 The Development Plan requires that public open space be provided in new developments at a minimum rate of 14% in areas zoned A1 and 10% of the total site area in all other cases (paragraph 11.9.ii). The Council wishes to ensure that the layout and design of public open space provided by developers as part of new residential development in the county makes adequate provision for children's play.
- 2.5 The Council is mindful that children's play can be accommodated in a variety of ways through a mix of both informal provision and formal play facilities. While all new public open spaces should be designed with the needs of users including children users in mind, it is considered that approximately one-third of the 14% or 10% public open space provision required in new developments should be designed specifically to facilitate children's play by incorporating formal equipped play areas.

3.0 Framework for the Provision of Children's Play Facilities as part of New Developments

- 3.1 In developing this framework, account has been taken of the Sustainable Placemaking Model contained in the County Development Plan and research and guidance on play space provision undertaken by the National Playing Fields Association ('The Six Acre Standard' 2001).
- 3.2 Children's play provision in new developments will complement playground provision made by the Council in regional parks and elsewhere.
- 3.3 With regard to the provision of equipped play facilities, the Council believes that it is appropriate to facilitate the development of a hierarchical network of children's play facilities catering for children of different age groups within reasonable travelling distances from home. The hierarchy of provision proposed is based on providing frequent smaller play areas for younger children close to their homes and less frequent, larger play facilities for older children further away. The hierarchy of play facilities comprises:

• **Young Children’s Area for Play (YCAP)**

This is a small play space with an activity area of about 100m² which specifically provides opportunities for play by toddlers and young children up to the age of 6 close to their homes. It contains features that enable young children to identify the space as their own, for example, a footprint trail, equipment such as small play animal shapes, special shaped seats. It is expected that a YCAP would be provided for groups of up to 50 houses, and for blocks of 20 or more apartments or duplexes. The higher level of provision for apartments and duplexes is in recognition of the much smaller private amenity spaces associated with such units.



Local playground in public open space, Riverwood, Fingal County

• **Neighbourhood Equipped Area for Play (NEAP)**

This is a larger play space with a minimum activity area of 1000m². It is intended to provide play facilities for a wider range of children, particularly older children. The activity area in a NEAP would normally be divided into two parts: one containing a range of play equipment (at least 8 items) and the other providing a hard surface for ball games. It is expected that a NEAP would be provided within each neighbourhood of around 800 units. In most cases, a NEAP will be co-located with a LEAP in order to provide a neighbourhood facility that caters for a wide range of children’s ages. In such circumstances, it will be appropriate to incorporate within the hard surface provided, equipment for older children such as games walls, basketball ‘half’ courts with hoops, and associated areas for sitting, watching and talking with friends.



Part of large new playground, Blanchardstown, Fingal County



Toddlers play area in residential development, Waterville, Fingal County

• **Local Equipped Area for Play (LEAP)**

This is a larger play space with a minimum activity area of 400m² which provide play facilities for children up to 8 years of age within a wider catchment area. A LEAP would contain at least 5 types of play equipment to stimulate different senses and encourage different activities, of which at least two are individual pieces rather than part of a combination. Within the hierarchy of provision, it is expected that a LEAP would be found in each residential estate.

- 3.4 To facilitate the provision of such a hierarchy of children’s play facilities in new developments in South Dublin County, the Council requires that planning applications for the following types of new development make provision for children’s play facilities at the rate of 3 sq.m. of play space activity area per new residential unit:
 - (i) all development comprising 50 or more residential units; and
 - (ii) all developments proposing less than 50 residential units in total but that include a minimum of 20 apartment or duplex units.
- 3.5 The only exceptions to this requirement to provide 3 sq.m. play space activity area per unit will be proposals for one-bedroomed apartments and sheltered housing schemes for the elderly.
- 3.6 ‘Play space activity area’ is defined as an area that is specifically designed for children’s play and includes play equipment, safety surfacing, seating, and fencing where appropriate.
- 3.7 The table in Appendix B sets out a framework for deciding which types of play facilities the total ‘play spaces activity area’ generated by a new development should be used to create in order to achieve an appropriate hierarchy of provision. The table includes criteria relating to:
 - (i) The type of play facilities that should be provided depending on the size and scale of development proposed.
 - (ii) General guidance on the minimum size of activity zone, buffer area and play equipment that should be provided for each type of facility.
- 3.8 Provision of play facilities is a cumulative requirement in the sense that larger scale developments will be expected to accommodate a range of play facilities for different age groups. For example, while a group of 50 houses, or a block of 20 2-bed apartments will be expected to provide at least one YCAP, a larger residential estate could include one LEAP and a couple of smaller YCAPs, and a larger neighbourhood development will be expected to provide a combination of NEAP, LEAP and YCAPs. The table in Appendix C sets out

some worked examples of how the framework might be applied depending on the scale of development proposed. In some cases it may be appropriate to combine some of the facilities in close proximity to each other within the open space, for example a LEAP and NEAP.

- 3.9 It is recommended that pre-planning discussions take place with the Council’s Planning and Parks Departments on the most appropriate form and combination of play facility or facilities to provide within open space areas. Account should also be taken of any existing play facilities within a 500m distance of the centre of the proposed development.

4.0 Location & design of play facilities

- 4.1 Developers will be expected to address the issue of open space and play facility provision as part of their planning application submissions. Play facilities, particularly LEAPs and NEAPs should normally be located within a larger open space or in conjunction with a community facility, that can be accessed by local children without needing to cross a busy road. In looking at the location and design of play facilities, consideration should be given to the development of an overall environment that combines landform, landscaping and equipment to facilitate imaginative and educational play, as well as locating play facilities where they will be overlooked by dwellings but will not cause unreasonable nuisance problems for residents.
- 4.2 Play facilities will be equipped with play equipment appropriate to the age groups they are designed to accommodate and that meet current relevant safety standards. Play facilities will normally comprise two elements: a ‘play space activity area’ that is specifically designed for children’s play and includes play equipment and safety surfacing (to current safety standard I.S. EN 1176 & 1177), seating, and fencing where appropriate, and a ‘buffer zone’ which is the space surrounding the activity area and provides a reasonable degree of separation between play activity and any nearby residential properties. The needs of disabled children should be addressed in the design, layout and equipment provided in LEAPs and NEAPs.

4.3 It is recommended that the location, design and type of play equipment proposed for play facilities are discussed with the Planning Department and Parks Department as part of pre-planning consultations before the layout of residential/mixed use areas and associated open space areas are finalised.

The Planning Department, South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24.
Tel: 01 4149000, Fax: 01 4149104,
Email: planning.dept@sdblincoco.ie

Appendix A

Policies relating to recreation in the County Development Plan 2004 – 2010.

Policy SCR 14: Open space provision

It is the policy of the Council that good quality open space should be available for all age-groups and accessible to everyone, at a convenient distance from their homes and places of work.

Policy SCR 15: Open space provision in new residential development

It is the policy of the Council to require the provision of good quality, well-located and functional open space in new residential areas.

Policy SCR 16: General management of open space

It is the policy of the Council to manage to a high standard all of its public parks, playing fields and public open spaces.

Policy SCR 17: Future improvements in open space

It is the policy of the Council to continue to improve, landscape, plant and develop more intensive recreational facilities within its parks and open spaces.

Policy SCR 18: Retention of open space

It is the policy of the Council to retain in open space use, lands with established recreational uses where practical.

Policy SCR 19: Recreation

It is the policy of the Council to cater for all age-groups and abilities in the population of the County through the facilitation of both active and passive recreational activities.

Policy SCR 20: Recreational Facilities

It is the policy of the Council to support and facilitate the development of indoor and outdoor recreational facilities to cater for all age-groups on suitable sites, and to ensure that these facilities are accessible to disabled people.

Policy SCR 21: Recreational Facilities in New Residential Developments

It is the policy of the Council to require the provision of recreational facilities concurrent with new residential developments.

Policy SCR 22: Children's Play Facilities

It is the policy of the Council to provide and manage a major children's play area in each regional park and in other suitable locations.

Policy SCR 23: Providing for Play in New Residential Developments

It is the policy of the Council to require developers to provide play facilities for children concurrent with new residential developments.

Policy SCR 24: Management of Open Space, Recreational Facilities and Play Areas in New Residential Developments

It is the policy of the Council that all open space and recreational facilities to be provided in new residential developments be managed and maintained by a management company.

5.0 Maintenance and management issues

5.1 In order to ensure that any new children's play facilities are safe and sustainable in the long term, adequate management and maintenance arrangements need to be put in place.

5.2 In cases where play facilities located within new developments are not located on open space that will be 'taken in charge' by the Council, they will need to be managed and maintained by private management companies in accordance with a specification to be agreed with the Council (Development Plan policy SCR 24). The specification will need to meet the requirements of current safety standard I.S. EN 1176 & 1177 and include an inspection regime to ensure that the facility remains safe for use.

6.0 Implementation of this Planning Guidance

6.1 The requirement to provide 3 sq.m. of play space activity area per residential unit in accordance with the Framework for Provision of Play Facilities set out in this document will apply to all relevant planning applications registered by South Dublin County Council from 14th May 2007.

6.2 Developers will be expected to demonstrate how they are complying with this Planning Guidance on the Provision of Children's Play Facilities in New Developments as part of their planning application submissions. Failure to do so is likely to result in a request for Additional Information relating to play facility provision.

7.0 Further Information

7.1 Advice on the interpretation of this Planning Guidance document can be obtained from the Planning Department of South Dublin County Council.

Appendix B

Framework for determining the hierarchy of play facilities to be provided in new developments

	Young Children's Area for Play (YCAP)	Local Equipped Children's Playground (LEAP)	Neighbourhood Equipped Children's Playground (NEAP)
Thresholds to support different types of play facility	1 YCAP per 50 houses 1 YCAP per 20 2-bed+ apartment / duplex units.	1 per 150 - 499 units (including houses, duplexes and apartments).	1 per 500 - 800 units (including houses, duplexes and apartments).
Age group to be catered for	Up to 6 years	2 - 8 years	8 + years
Location	To be provided within an open space, or in the case of apartment / duplex developments, an adjoining landscaped area.	To be provided within an open space or in association with a community facility.	To be provided within an open space or in association with a community facility.
Min. play space activity area *	Minimum of 100m ² per YCAP (Note this may be reduced in the case of small apartment / duplex developments of 20-50 units.)	Minimum of 400 sq.m. per LEAP	Minimum of 1000 sq.m. per NEAP divided into one part with play equipment and one part with a hard surface
Min. buffer zone**	5m	15m	30m
Catchment area	Adjacent to the units it serves	Catchment area of up to 250m	Catchment area of up to 600m (straight line distance)
Play equipment***	Low key play features & equipment suitable for toddlers & young children with seating	At least 5 types of equipment with seating	At least 8 types of equipment with seating to be provided in association with a hard surface for ball games & teenage facility.
Responsibility for management & maintenance (I.S. EN 1176 & 1177)	Developer (or private management company) where open space and play facility are not taken in charge by South Dublin County Council	Developer (or private management company) where open space and play facility are not taken in charge by South Dublin County Council	Developer (or private management company) where open space and play facility are not taken in charge by South Dublin County Council

Notes: * The play space activity area is defined as an area that is specifically designed for children's play and can include play equipment, safety surfacing, seating, and fencing where appropriate.
Note that all the play space activity are generated by the number of units in a new development should be utilised on the site – the figures given here relate to the minimum usable size of play space activity area required for each type of play facility in order that it is usable for the purpose specified.

** The buffer zone is defined as the space surrounding the activity area that provides a reasonable degree of separation between play activity and any nearby residential properties. It is measured as the minimum depth from the edge of the activity area to the edge of the property boundary of the nearest dwelling.

*** Play equipment should comply with current safety standards I.S. EN 1176 & 1177. For further advice on the type of play equipment to provide, refer to The Six Acre Standard by the National Playing Fields Association, 2001

Appendix C

Worked examples of how framework could be applied

	No. of residential units proposed	Amount of play activity area required @ 3m ² per unit	Options for type of play facilities to be provided
1	20 two-bedroomed apartments	60m ²	1 YCAP
2	Total of 75 units comprising 40 2- & 3-bed apartments & 35 houses	120m ² for apartments 0m ² for houses	1 YCAP (120m ² in size) associated with the apartment block
3	150 houses	450m ²	1 LEAP (450m ² in size)
4	200 units	600 m ²	1 x LEAP + 2 x YCAPs
5	250 units	750m ²	1 x LEAP + up to 3 x YCAPs
6	300 units	900m ²	1 x LEAP + up to 5 x YCAPs
7	400 units	1200m ²	1 x LEAP + up to 8 x YCAPs OR 2 x LEAPS + up to 2 YCAPs
8	500 units	1500m ²	1 x NEAP + 1 x LEAP + 1 x YCAP
9	600 units	1800m ²	1 x NEAP + 1 x LEAP + up to 4 x YCAPs
10	700 units	2100m ²	1 x NEAP + 1 x LEAP + up to 7 x YCAPs OR 1 x NEAP + 2 x LEAPS + up to 3 x YCAPs
11	800 units	2400m ²	1 x NEAP + 2 x LEAPS + up to 6 x YCAPs

APPENDIX 6

Planning Guidance on Provision of Children's
Play Facilities in New Developments



APPENDIX 7

Strategic Environmental Assessment and Appropriate Assessment Processes

STRATEGIC ENVIRONMENTAL ASSESSMENT

A Strategic Environmental Assessment which is a formal, systematic evaluation of the likely significant environmental impacts of a proposed plan or programme is being undertaken in parallel with the production of the Draft County Development Plan. The assessment is undertaken in accordance with the SEA Directive (Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27 June 2001, on the assessment of the effects of certain plans and programmes on the environment) as transposed into Irish Law through the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004).

The intention of the SEA process is to provide a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of growth in South Dublin County Council. This 'assessment' process is a key mechanism in promoting sustainable development, in raising awareness of significant environmental issues in the South Dublin County Council area and in ensuring that such issues are properly addressed within the capacity of the planning system. The results of the SEA are recorded in the Environmental Report which should be read in conjunction with the South Dublin County Development Plan.

The aim of the Environmental Report is to identify specifically:

- The current state of the environment and the existing environmental issues in the South Dublin area
- The likely significant effects on the environment of the Plan's policies and objectives
- How any negative impact on the environment can be reduced or prevented and
- How to monitor environmental impacts over the lifetime of the Development Plan

The environmental receptors which are examined in the Environmental Report are as follows:

- Biodiversity / flora and fauna
- Population / Human Health

- Geology / Soil
- Water
- Air
- Climate
- Material assets
- Cultural Heritage/ Landscape

The key environmental issues in the South Dublin County area have been identified as:

- Depopulation in Older Areas/Growth at edge of the developed area on greenfield land
- Pressure on Designated Nature Sites (SAC's, pNHA's, SAAO)
- Loss of Landscape Character particularly in the Uplands
- Need to improve the status of water bodies (Water Framework Directive)
- Identifying Potential Flooding areas
- Traffic Noise and Movement
- The presence of 3 Seveso Sites in the County
- Deficiency in water supply and waste water infrastructure at regional level
- Transport – South Dublin the lowest % of people travelling to work/school by Bus/ Luas/ Dart
- Climate Change and how it is influenced by the Growth of Traffic

The following Gaps in the Baseline environmental information have been identified in the report

- The lack of a Biodiversity Plan
- An incomplete Landscape Character Assessment
- A lack of information regarding floodplains and flood risk areas.

The evaluation of the likely environmental consequences of a range of alternative strategies for accommodating future development in the South Dublin area is part of the SEA process. The scenarios as outlined below provide alternative visions of how the future development of South Dublin might occur.

Scenario 1 Environmental / Preservation Approach

Scenario 2 Sustainable/Selective Concentration

Scenario 3 Weak Planning / Market-led Growth

Scenario 4 Combination of Reactionary Planning and Market-led Approach

Following evaluation, the Sustainable/Selective Concentration scenario was identified as the best means of continuing to accommodate and control growth in the South Dublin County Council area while providing for environmental protection and enhancement. The County Development Plan that has emerged from the Plan preparation process has a close correlation to this scenario, with elements of Scenario 3 (Weak Planning / Market-led Approach).

The assessment of the policies and objectives of the County Development Plan in the Environmental Report has identified a range of measures that require mitigation to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Development Plan. The principal mitigation measures are in the areas of Biodiversity, Water Protection, Flooding and Landscape.

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. The Environmental Report puts forward proposals for monitoring the Development Plan which are adopted alongside the Plan. Monitoring enables, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. In addition to this, monitoring can also play an important role in assessing whether the Development Plan is achieving its environmental objectives and targets - measures which the Development Plan can help work towards - whether these need to be re-examined and whether the proposed mitigation measures are being implemented.

A preliminary monitoring report on the effects of implementing the Development Plan will be prepared within two years of the making of the plan. The Council is

responsible for the collation of existing relevant monitored data, the preparation of a monitoring report, the publication of this report and, if necessary, the carrying out of corrective action.

Appropriate Assessment

Article 6(3) the 'Habitats' Directive 92/43/EEC requires that an "appropriate assessment" be undertaken for any plan or project that is likely to have an impact on a Natura 2000 site *i.e.* a Special Area of Conservation (SAC) or a Special Protection Area for Birds (SPA).

In effect, Article 6 (3) requires a robust and thorough application by all consent authorities, including planning authorities, of the requirement to undertake an appropriate assessment of the ecological implications of any plan or project, whether within or outside of a designated site, which may impact upon its stated conservation objectives. The impacts assessed must also include the cumulative impacts of approving the plan, considered with any current or proposed activities impacting on the site.

The procedure is a two-step process, involving an initial screening of the plan or project to determine the likelihood of potential impacts arising from the plan and then when necessary, a second step involving a process of appropriate assessment where a potential impact has been determined during the screening process which cannot be avoided or mitigated against. This second stage essentially requires an expert ecological assessment of the potential impacts of the plan on the listed conservation objectives of the protected site.

There are two SACs located in the Dublin Mountains area of South Dublin County: Glensmole Valley (Site Code 1209) and that part of the Wicklow Mountains SAC (Site Code 2122) that extends across the border into South Dublin County. There are currently no SPAs designated for the County.

Screening of the Draft County Development Plan

The draft Development Plan was subjected to an initial screening process with the objective of determining if any of its policies or objectives were likely to have a significant effect, alone, or in combination with other plans, on a protected Natura 2000 site occurring either within, adjacent to, or downstream of the County.

A number of draft Development Plan policies and objectives relate to the protection of Natura 2000 sites and to the area of the uplands where the two SACs are located (see LHA 1, LHA 2, LHA 6, and LHA 7). These policies, particularly in combination with one another, offer considerable protection to this area of the County and hence, to the two Natura 2000 sites.

The results of the appropriate assessment screening process concluded that there were no projects in the draft plan that would give rise to significant adverse direct, indirect, or secondary impacts on the integrity of any Natura 2000 sites *within* the area of the plan.

Possible '*in combination*' impacts were also investigated by assessing other current or likely plans or projects for this area of the Dublin Mountains which could have a cumulative impact on the two SACs located there. With the range of policies applying to the area as listed above and following the strengthening of Policy H33 in relation to the provision of housing in the uplands area, no impacts were deemed likely to result from the cumulative effect of the draft Development Plan and other plans or projects.

Finally, the Habitats Directive requires that the screening process must also consider impacts that are likely to arise on Natura 2000 sites *in the proximity* of the County by virtue of any plan or project implemented within the County itself. This is also taken to include potential downstream effects of the plan. This therefore required an assessment of potential impacts on SACs and SPAs located in adjacent County Wicklow (Wicklow Mountains SAC and Poulaphouca Reservoir SPA) and also those Natura 2000 sites located downstream of South Dublin County in Dublin Bay (North Dublin Bay SAC, South Dublin Bay SAC, North Bull Island SPA, and South Dublin Bay and River Tolka Estuary SPA).

The screening process concluded that there were no projects in the draft County Development Plan, either individually or in combination with other plans or projects, which would give rise to significant adverse direct, indirect, or secondary impacts on the integrity of the two Natura 2000 sites located in County Wicklow.

In relation to the assessment of downstream effects, poor water quality originating within South Dublin County and entering Dublin Bay, in conjunction with the inputs from the three other Dublin Local Authorities of Fingal, Dublin City, and Dun Laoghaire-Rathdown, is deemed to be the main potential threat to the conservation objectives of the Dublin Bay Natura 2000 sites. The Dublin City water treatment facility is subject to separate operational consent and

licensing procedures and it is required to be compliant with all applicable environmental Regulations and Directives, including the Water Framework and Habitats Directive.

The draft South Dublin County Development Plan contains a number of objectives and policies relating to water quality, waste water treatment, and river and stream management (e.g. WD 1, WD 2, WD 5, LH 18), all of which aim to eliminate or reduce the potential for deterioration of water quality. Many of these policies involve the co-operation of adjoining Counties in a broader, strategic approach to dealing with water quality issues. These policies will, together, facilitate monitoring of changes in water quality and aquatic habitats, and assist in the preparation of landscape improvement schemes for existing rivers and streams. With the implementation of these and other related policies and mitigation measures, any current downstream impact on the Dublin Bay Natura 2000 sites will continue to diminish and any future plans will be rigorously assessed to ensure that there will be no additional negative impacts on water quality leaving the County.

Conclusions

The draft County Development Plan was subjected to screening for Appropriate Assessment as required under Article 6 (3) of the Habitats Directive. The Plan has generally been formulated to ensure that uses, developments, and effects arising from permissions based upon the Plan (either individually or in combination with other plans or projects) shall not give rise to significant adverse impacts on the integrity of any Natura 2000 sites either within, adjacent to, or downstream of the County.

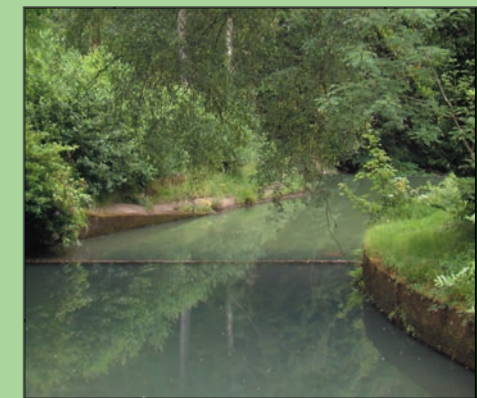
The appropriate assessment procedure for the draft County Development Plan was therefore concluded at the screening stage and a detailed Stage 2 assessment was not required.

A large, irregular red shape with a dark blue outline, representing the geographical area of the study. It is centered on the page and has a slight drop shadow.

APPENDIX 8
Glenasmole/Bohernabreena
Housing and Planning Study

Glenasmole/Bohernabreena Housing and Planning Study

November 2002



The Glenasmole/Bohernabreena Housing and Planning Study was noted at a meeting of the Tallaght Area Committee on the 29th of October 2002. A Motion was passed at the meeting that the recommendations of the Study would be implemented subject to the re-consideration of the proposed Friarstown cluster in consultation with the local community.

Arising from this Motion and following a meeting with representatives of the local community , the extent of the Friarstown cluster has been re-considered and has been significantly reduced in size. The location of this cluster and the two other proposed clusters are shown in Figure 6 of the Study

Glenasmole/Bohernabreena Housing and Planning Study

November 2002

Planning Department South Dublin County Council

Glenasmole/Bohernabreena Community Representatives

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Liam Hopkins
Michael Quinn
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Project Team

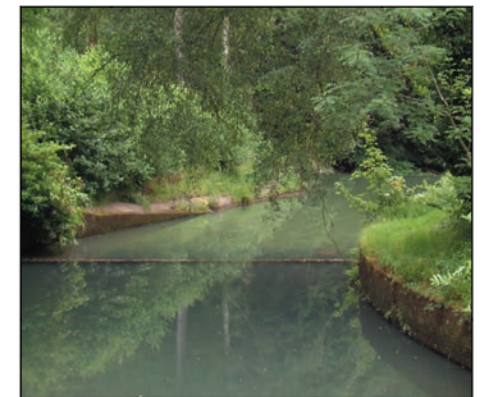
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Director of Planning



Glenasmole/Bohernabreena Housing and Planning Study

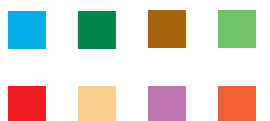
November 2002

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1.0 Introduction

1.1 Background

The Glenasmole/Bohernabreena area lies at the foothills of the Dublin Mountains approximately 15km from Dublin city centre and just south of the built up area of Tallaght. It lies in the administrative area of South Dublin County Council and is one of the most scenic areas in the Dublin Region. The proximity of the area to the urban fringe has put it under increasing development pressure in recent years (Figure 1). In the South Dublin County Development Plan 1998 the area was identified as being in need of a special study. Local objective No. 81 in the Plan sets out the aims and objectives of the Study, which is the subject of this document.

1.2 Special Development Plan Objective

It is an Objective of the County Development Plan 1998 to –

- Carry out a study of the Glenasmole/Bohernabreena area, in consultation with local residents, local representatives and agencies with an interest in the area in accordance with the principles of community development outlined under Section 2.9.1 of the written statement.
- Have regard to the implications of the Special Area of Conservation and Natural Heritage Area designations on local agriculture and the need for a viable local community.
- Identify existing habitable and derelict housing.
- Examine how the needs of local families for additional housing might be accommodated in the Study Area, in accordance with the principle of sustainable development.

1.3 Content of Report

Sections 1 and 2 of this report set out the background of the Study and describe the Study Area. Sections 3, 4 and 5 outlines the policy context of the Study Area at National, Regional and Local level. Section 6 deals with the environmental and traffic restrictions pertaining to the Study Area. Section 7 indicates development opportunities and constraints in the area and Sections 8 and 9 outline proposals and criteria for housing in areas where development can be accepted within the Study Area.

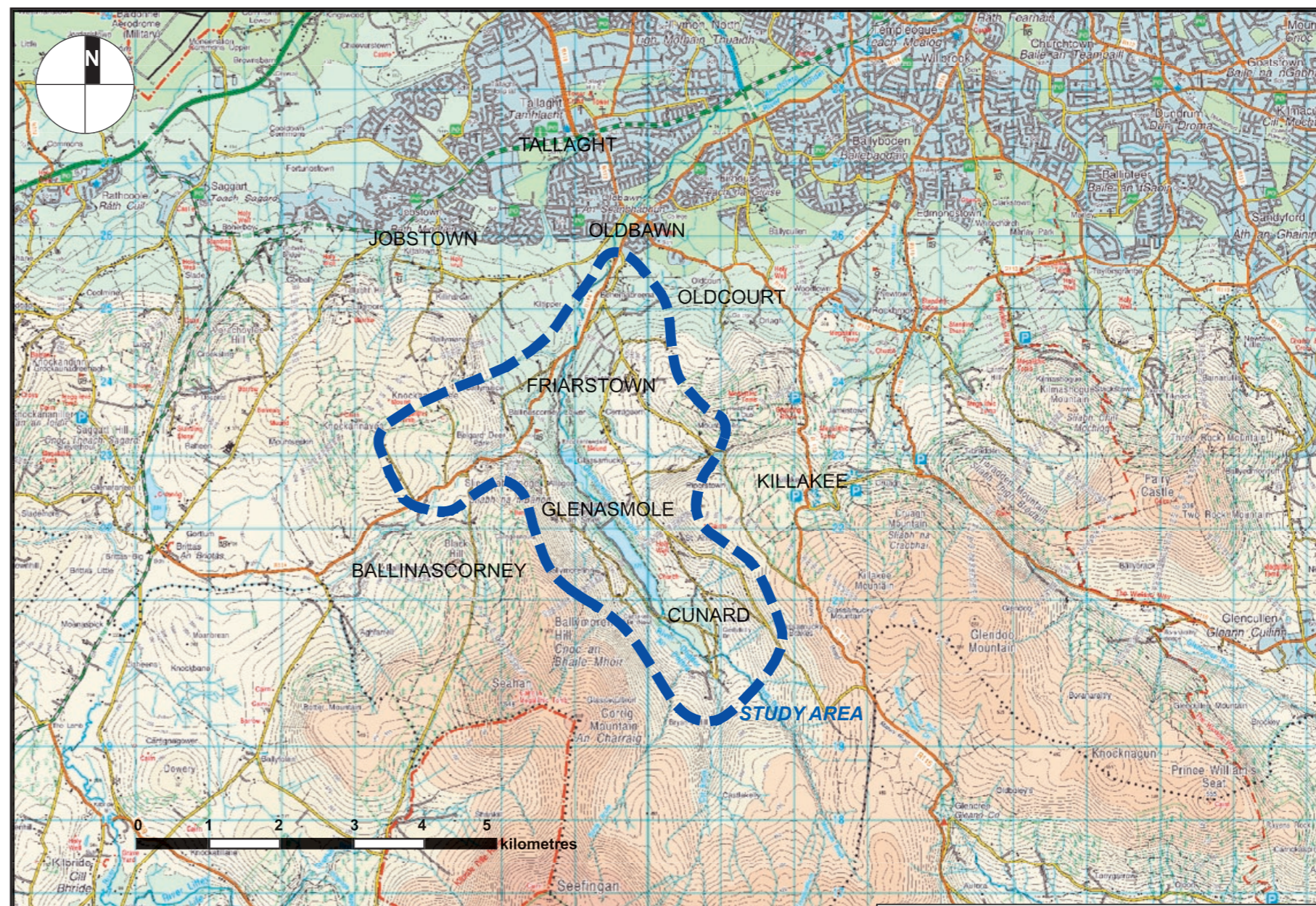


Figure 1: Study Area - Sub - Regional Context

2.0 Study Area

2.1 Extent

The Study Area boundaries are shown on Figure 2. The area is located approximately 15km south west of Dublin city centre, on the fringes of the built up area of Tallaght and extends from Bohernabreena Cottages to Glenasmole Lodge, Castlekelly, and from Newtown Lane, Friarstown, to Vance's Lane, Ballinascoreney Upper.

2.2 Description

The Glenasmole valley lies at the northern extremity of the Dublin and Wicklow Mountains. The River Dodder, rises in the uplands near Kippure and flows through the Valley and northwards into Dublin. The area is picturesque and historic. The landscape includes open peatland in the uplands and small agricultural holdings in the lowlands. Hill farming and forestry contribute to the variation in views, while the river valley and lakes contribute to the tranquillity of the area. A discontinued landfill site at Friarstown lies at the northern edge of the valley.

In the Study Area the River Dodder has been impounded to form two reservoirs comprising the upper and lower reservoirs at Glenasmole. These are both operated by Dublin City Council. The upper reservoir is used to provide a water supply for human consumption and is of strategic importance to the overall supply of water for Dublin City and County.

The Study Area is also home to a rural community of approximately 700 persons who comprise a close-knit community with a strong sense of identity. The community includes families which have lived in the valley for a number of generations. Despite the proximity of the expanding suburbs, agriculture and other rural activities are still of importance. The area is also used extensively by residents of the city for passive recreation.

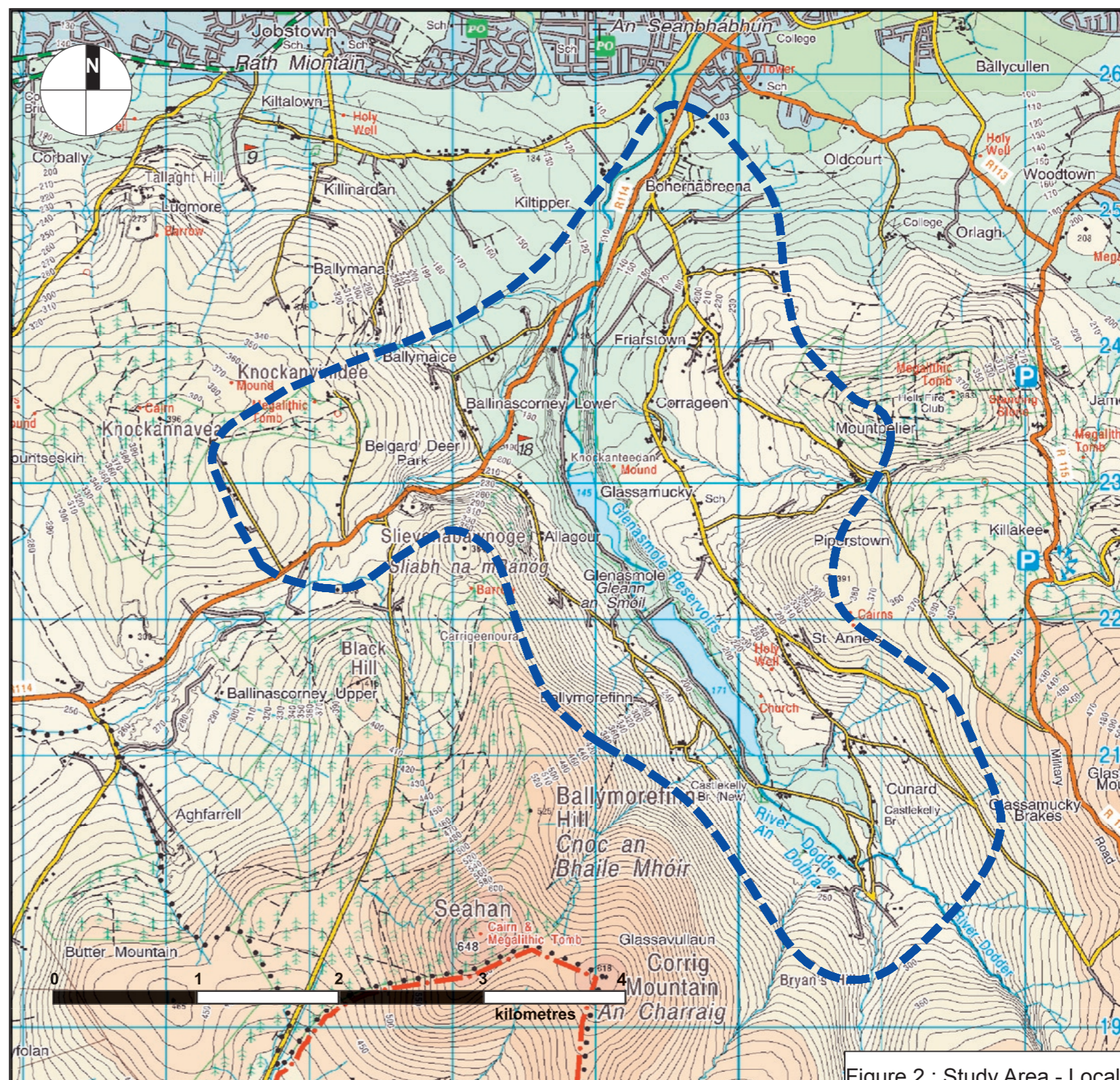


Figure 2 : Study Area - Local Context

3.0 European, National and Regional Context

3.1 European and National Heritage Designations

Special Areas of Conservation (SAC) are areas established under the Habitats Directive (European Union), where the aim is to conserve habitats and species of European significance. There are two proposed Special Areas of Conservation affecting the study area; Glenasmole Valley and Wicklow Uplands. The SAC Boundaries are based on previously proposed Natural Heritage Areas (NHA).

Glenasmole Valley – Approximately 50 hectares in the valley, comprising the two reservoirs and surrounding lands, are designated as a proposed Special Area of Conservation (SAC). The area extends from Friarstown to Castlekelly Bridge. It includes both reservoirs, a section of the Dodder, the woodlands on both sides of the valley and part of St. Anne’s townland. The area is of ecological and geomorphological interest. It is of importance due to the range of habitats it contains, including woodland, open water, marsh and calcareous springs. A number of rare species also inhabit the area including several species of orchid, yellow archangel and yellow bird’s nest.

Almost all the land within this proposed SAC is within the aquatic protection area designated around the reservoirs or is characterised by steeply sloping topography.



View of Reservoir

Wicklow Uplands – The Wicklow Uplands proposed Special Area of Conservation forms part of the southern section of the Study Area. This is a very large site of high scientific interest containing a range of different habitats. It is important as a complex extensive upland site, showing great geomorphological and topographical diversity. Several protected plant and animal species occur within the Glenasmole section of the SAC.

Within the Study Area this proposed SAC consists entirely of unenclosed mountain commonage.

Both the SAC’s and the NHA designations place restrictions on development. These restrictions are imposed in order to ensure that the human activities and operations within the designated sites are carried out in a way which will not damage habitats or species.

3.2 Principles of Sustainable Development and One-Off Housing in Rural Areas

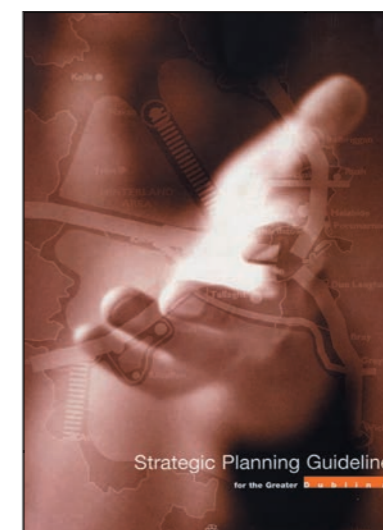
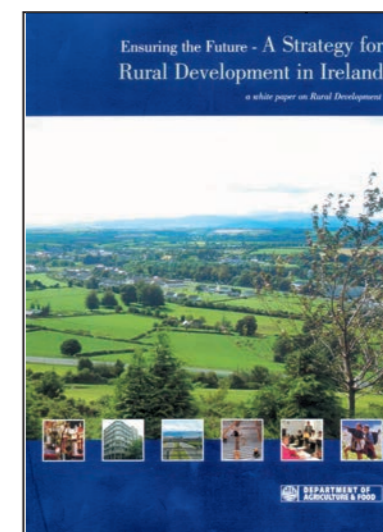
A number of national and regional policy documents are of relevance to the Study and to the issue of one - off rural housing. These include the following :

‘Sustainable Development – A Strategy for Ireland’ (Department of the Environment 1997) states that ‘urban generated rural housing is generally unsustainable because of the energy it consumes, the traffic it generates and the pressure it puts on existing services’.

‘National Spatial Strategy, Indications for the Way Ahead’ (Department of the Environment & Local Government 2001) aims to promote more balanced regional development, focusing development within defined growth centres.

‘Ensuring the Future – A Strategy for Rural Development in Ireland’ (A White Paper on Rural Development) (1999) stated that planning policy, should, as far as possible, facilitate people willing to settle in rural areas, while being sensitive to the need to protect beauty spots, natural habitats and the rural environment.

‘Strategic Planning Guidelines for the Greater Dublin Area’ (1999) states that ‘with the current pressure for housing and the high prices of land especially in the Dublin region, residential development is being forced into what once would have been considered rural areas.’ The report advocates a policy of containment within the existing built-up area of Dublin.



4.0 South Dublin County Development Plan 1998 Policies and Objectives

4.1 Use Zoning Objectives affecting the Study Area

4.1.1 Introduction

A number of policies and objectives in the South Dublin County Development Plan 1998 pertain to the Study Area. These are shown in an extract from the Plan (Figure 3).

One of the most significant policies in the Development Plan affecting the Study Area is the policy on the control of one-off Housing in Rural, Mountain and High Amenity Zones. This policy states as follows;

‘It is the policy of the Council to restrict the spread of one-off housing into rural, mountain and high amenity zones (zones B, H and G) and to encourage such housing, where acceptable, into existing village nuclei subject to availability of the necessary services’ (Policy RH1, Section 2.3.1).

A number of land use zones in the Development Plan apply to the Study Area. These zones include the following;

- The Mountain Zone (H)
- The Rural Agricultural Zone (B)
- Other Zones (F,G and A)



4.1.2 The Mountain Zone (H Zone) and Rural Agriculture Zone (B Zone)

Most of the Study Area is zoned “H” where the stated objective is “to protect and enhance the outstanding natural character of the Dublin Mountain Area”. In this area, dwellings will only be permitted in limited circumstances where the applicant is a native of the area and can demonstrate a genuine need for housing in the area, where the development is related to the amenity of the area or it’s potential for agriculture or hill farming and where the development would not prejudice the environmental capacity of the area.

A small area at the northern extremity of the Study Area is zoned “B” where the objective is “to protect and improve Rural Amenity and to provide for the development of agriculture”. Dwellings will only be permitted on suitable sites where the applicants can establish a genuine need to reside in proximity to their employment; (such employment being related to the rural community) or where the applicants have close family ties with the rural community.



4.1.3 Other Use Zoning Objectives (F, G and A Zones)

Small parts of the northern end of the Study Area around Kiltipper, Bohernabreena and the Dodder are affected by other zoning objectives. These include ‘F’ “to preserve and provide for Open Space and Recreational Amenities”, ‘G’, “to protect and improve High Amenity Areas” and ‘A’, “to protect and/or improve Residential Amenity”.



4.2. Specific Policies and Objectives Affecting the Study Area

There are a number of specific policies and objectives in the Development Plan which affect the Study Area. These are;

- Views and Prospects
- Upland Mountain Area
- Protected Structures
- Bohernabreena Reservoir Catchment
- Natural Heritage Areas

4.2.1 Views and Prospects

In the Study Area a number of views and prospects are listed for protection.

4.2.2 Upland Mountain Area

Within areas of the Dublin Mountains which are above the 350m contour the following policy applies *‘the Council shall in the control of development seek to retain the open natural character of mountain heaths and mountain blanket bog. The control of development shall also be exercised with the objective of enhancing the outdoor recreational potential of the area while protecting and sustaining the environmental capacity of the upland area’* (Section 3.3.13.i).

4.2.3 Protected Structures

The County Development Plan lists 19 protected structures in the Study Area. Many of these are also listed as Recorded Monuments in the Sites and Monuments Record published by Duchas - The Heritage Service.

4.2.4 Bohernabreena Reservoir Catchment

Policy 2.10.2 of the Development Plan states that *'it is the policy of the Council to protect the Bohernabreena Reservoir and catchment area in the interest of public health and to prohibit development in the catchment'*.



4.2.5 Natural Heritage Area

The Development Plan states that *"It is the policy of the Council to protect and preserve areas designated or proposed as 'Special Areas of Conservation' (E.U. Habitats Directive) and Proposed Natural Heritage Areas"* (Page 40). The large geographical extent of the proposed SACs' pose additional constraints on the development potential of the area.

4.2.6 Rural Hinterland and Community Information and Consultation

Section 1.6.5 of the Development Plan states that *'the Council acknowledges the distinctive characteristics of the rural communities of the County, supports their way of life, and through its policies will endeavour to ensure their continued existence as viable communities.'* It also recognises the need to protect local and social economic development while protecting the area against pressures for development generated by it's proximity to the city.

Section 2.9.1 of the Development Plan states that *'it is the policy of the Council to recognise that people in communities have a right to contribute to the shaping of the areas in which they live'*.

4.2.7 Glenasmole/Bohernabreena

The Development Plan contains a specific objective, Number 81, which undertakes to carry out a study of the Glenasmole/Bohernabreena area in consultation with local residents and in accordance with the principles of Community Development.

4.2.8 Special Amenity Area Order

Section 2.7.18 of the Development Plan states that *"It is the policy of the Council to examine areas within the Dublin Mountains and High Amenity Area zones, with a view to making Special Amenity Area Orders for all or part of them"*.

4.3 Implications of Policies and Designations

Policies at European, National, Regional and Local level would indicate the need for severe restrictions on future new housing development in the Study Area. However, the housing need of the existing rural community is recognised and supported. A balance must be struck between the genuine housing needs of the rural community in the Study Area and the very real threat to its sensitive landscape.



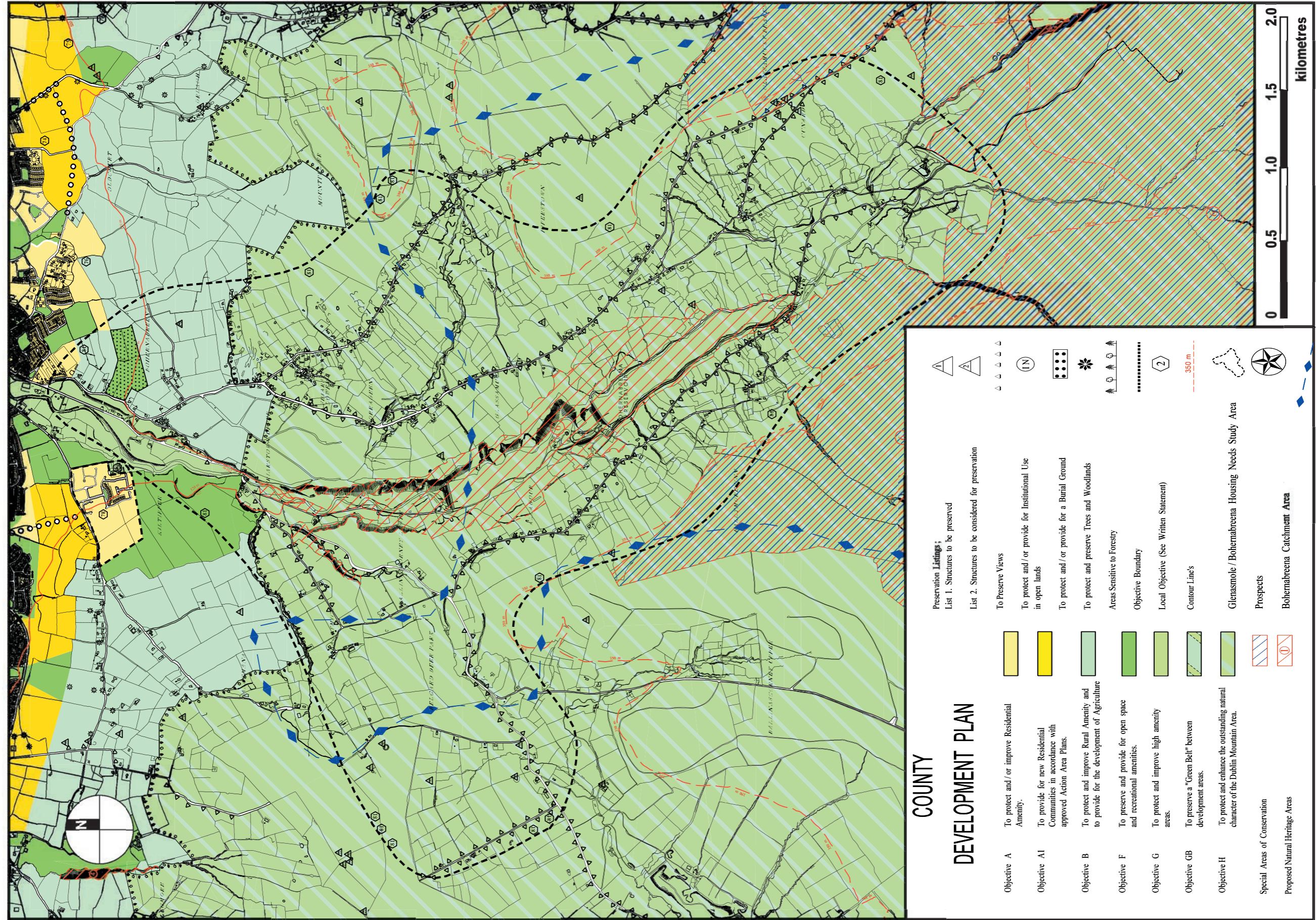


FIGURE 3 - COUNTY DEVELOPMENT PLAN EXTRACT- ZONING AND OBJECTIVES MAP

5.0 Local Context

5.1 The Rural Community

The Study Area is home to a close-knit rural community of approximately 700 persons. There is a strong sense of local identity and community. The community includes a number of families who have resided in the valley for many generations.



View of St. Anne's Church

5.1.1 Historical Context

The Valley has a strong historical tradition. Glenasmole is the location of many of the legendary stories of Fionn Mac Cumhaill and the Fianna. The place names of 'Seafin' and 'Ballymorefinn' bear witness to this legacy. The Dublin Historical Record (August 1961) records the fact that in 1800 few people in the Valley spoke English and that the Irish language was spoken in the Valley well into the 20th Century. Throughout documented history, the Valley has been part of the extended church lands of the Archdiocese of Dublin. In a paper entitled "Society and Settlement" in the Valley of Glenasmole c1750 - c1900, William Nolan traces the pattern of rural development within the Valley through the centuries.

5.1.2 Farming and Forestry in the Study Area

The 'Glenasmole Valley Questionnaire Findings Report, 1999' prepared for the Residents Planning Group indicates that 8% of the respondents to the questionnaire were full-time farmers and 31% were part-time farmers. Detailed information on farming activities is not available on a townland basis from the Department of Agriculture or the Central Statistics Office.

However, it is estimated that there are few full time farmers in the Study Area. Sheep farming is predominant followed by cattle farming. Many of the farm ownerships in the area are fragmented. There is a limited amount of forestry activity in the area. There are two areas of Coilte owned forestry lands, at Mountpelier and Knockanvindee, to the east and west of the Study Area respectively.

5.1.3 Community Facilities

(a) Local School

The area has one primary school, known as Glenasmole School which is located on the Glassamucky Road. Over the last two decades the number of pupils has fallen, from almost 90 pupils in 1983 to 33 in 2000. In the year 2000/2001 the school had an enrolment of 33 pupils, 2 full time teachers and 1 part time remedial/resource teacher. However, the pattern of decline may be changing as 44 pupils were registered for the year 2001/2002, indicating an increased demand for school facilities in the area. The 11 new pupils comprised 9 new junior infants and 2 other pupils from new families moving into the area.



View of Glenasmole Community Centre

(b) Other Facilities

The community facilities within the Study Area, (including St. Anne's Catholic Church, St. Anne's G.A.A. Club and the Rosanna community hall, located at the northern end of the valley and the Glenasmole Community Hall, located at the southern end of the valley), are actively used by the residents of the area. Other facilities which are widely used both by the local community itself and outside interests include the reservoir lands, the Bohernabreena G.A.A Club, the Ballinascorney Golf Club, the Bohernabreena Gun Club, and Bohernabreena Pitch and Putt Course. Some of these facilities are shown on Figure 4.

5.2 Glenasmole Valley Questionnaire, 1999

'Glenasmole Valley Questionnaire Findings Report, 1999' prepared by the Residents Planning Group and referred to above indicated that family members of residents have experienced difficulties in obtaining planning permissions for new housing in the area. This survey found that many residents have moved or are moving out of the area in order to obtain housing accommodation. A summary of some of the findings of the report are included in Appendix A of this Study.

5.3 Analysis of Planning Applications

There has been considerable pressure for one-off rural housing in the Study Area. An analysis of the pattern of planning applications carried out by the Planning Department indicated the high level of pressure for such development in parts of the Study Area, especially in the townlands of Bohernabreena, Friarstown, Corrageen, Ballinascorney and Allgour. A summary of the findings of the report are included in Appendix B of this Study.

5.4 Study of Habitable and Derelict Houses

A dwelling survey of the Study Area carried out in October 1999 by the Planning Department indicated that there were 23 derelict dwellings and 19 ruins in the Area. A review of the derelict dwelling survey was carried out in August 2002, indicating the existence of 25 derelict dwellings in the area. The location of these are shown on Figure 4.



View of Glenasmole National School

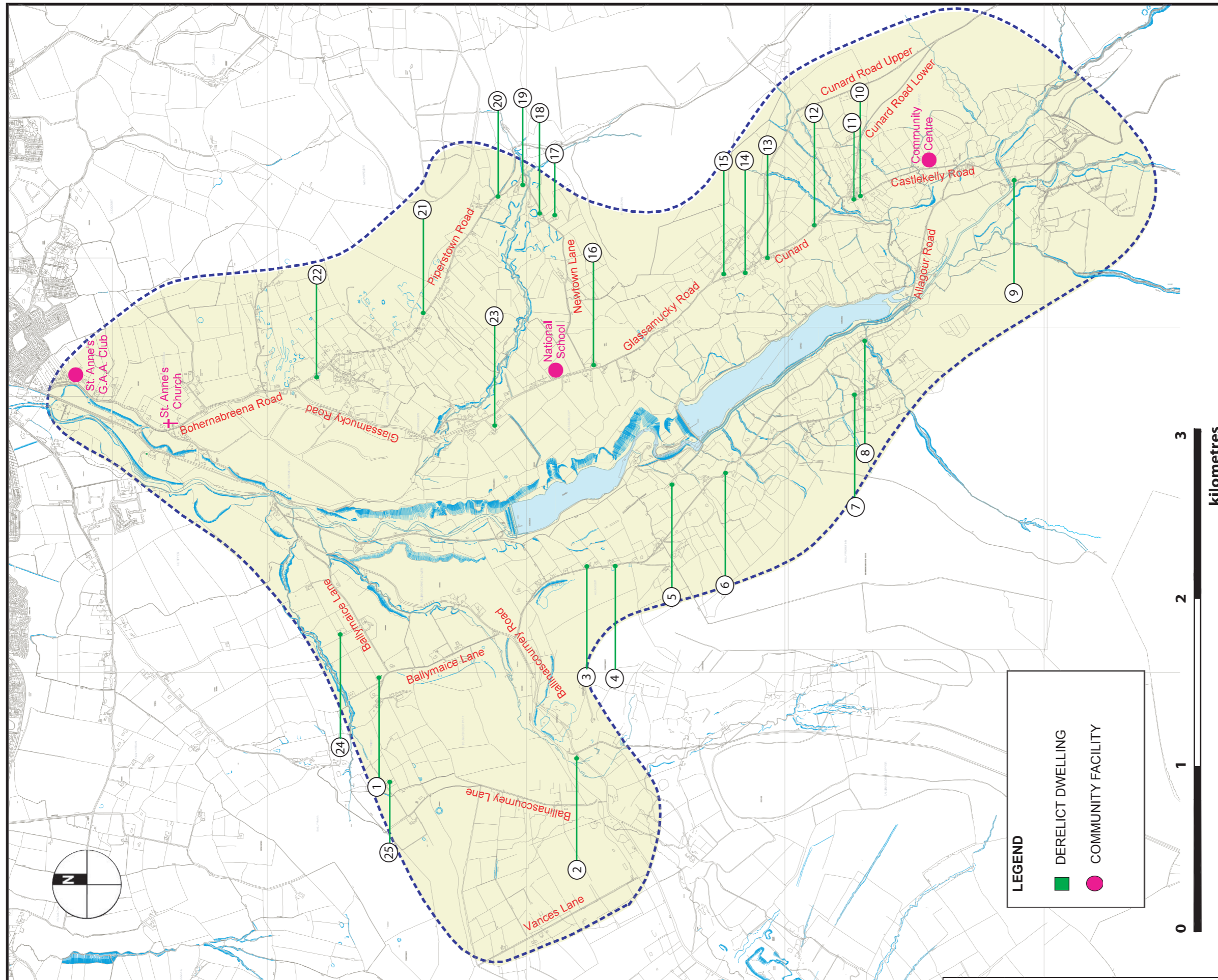


Figure 4: Community Facilities and Derelict Sites

6.0 Environmental Issues

6.1 The Reservoir

Bohernabreena Reservoir provides the raw water supply to the Ballyboden Treatment Works which delivers an estimated 18 million litres of water into the Dublin region water supply per day. This accounts for approximately 3% of the overall Dublin supply. The Bohernabreena reservoir is of strategic importance to the overall water supply for the Dublin region.

6.2 M.C. O’Sullivan and Co. (MCOS) Report

M.C. O’Sullivan and Co. (MCOS), Consulting Engineers, were commissioned by the Council to prepare a report on the environmental and traffic issues relevant to the Housing and Planning Study for the Glenasmole/Bohernabreena area. The report completed in October 2001 identified environmental and traffic issues to be considered in the Study in order to provide development control guidelines for the area.



Area around Reservoir

6.4 Conclusions and Recommendations: Environmental and Traffic Guidelines

The main conclusions and recommendations of the MCOS Report were as follows;

- New housing should be limited to those located on substantial sites only (of at least one acre).
- Road access safety assessments should be carried out for sites on steep slopes, on sites where sight distances are poor, where access points are onto single lane minor roads and on sites where visibility splays and geometry are poor.
- Implementation of best management practices similar to that for urban storm water drainage.
- Use of package type treatment plants for grouped housing where appropriate.
- Development within the Study Area should be outside the restricted areas shown in Figure 7.1a of the MCOS Report and shown in this report as Figure 5.
- Foul drainage for development must comply with the standards set out in Section 4.3 of the MCOS report and Best Management Practice must be implemented in the design of storm drainage.
- Where a road access is proposed from an unsuitable junction, that could be improved with minor costs, measures for improving safety must be implemented prior to development.

6.3 Restricted Areas

The report indicated a number of areas where development should be restricted primarily in order to protect water quality.

The main restricted areas identified in the report were:

- Areas in the reservoir catchment.
- Certain areas with slopes steeper than 20%, in order to protect water resources from impaired quality run-off and to limit erosion risk.
- Areas restricted due to the threat to proposed SAC’s and NHA’s and restricted also due to the threat to the amenity of the area.
- Areas restricted due to the steepness of roads or dependence on dangerous road junctions which would require engineering works to be made safe.



Aerial view of Upper Bohernabreena Reservoir



Aerial view of Lower Bohernabreena Reservoir

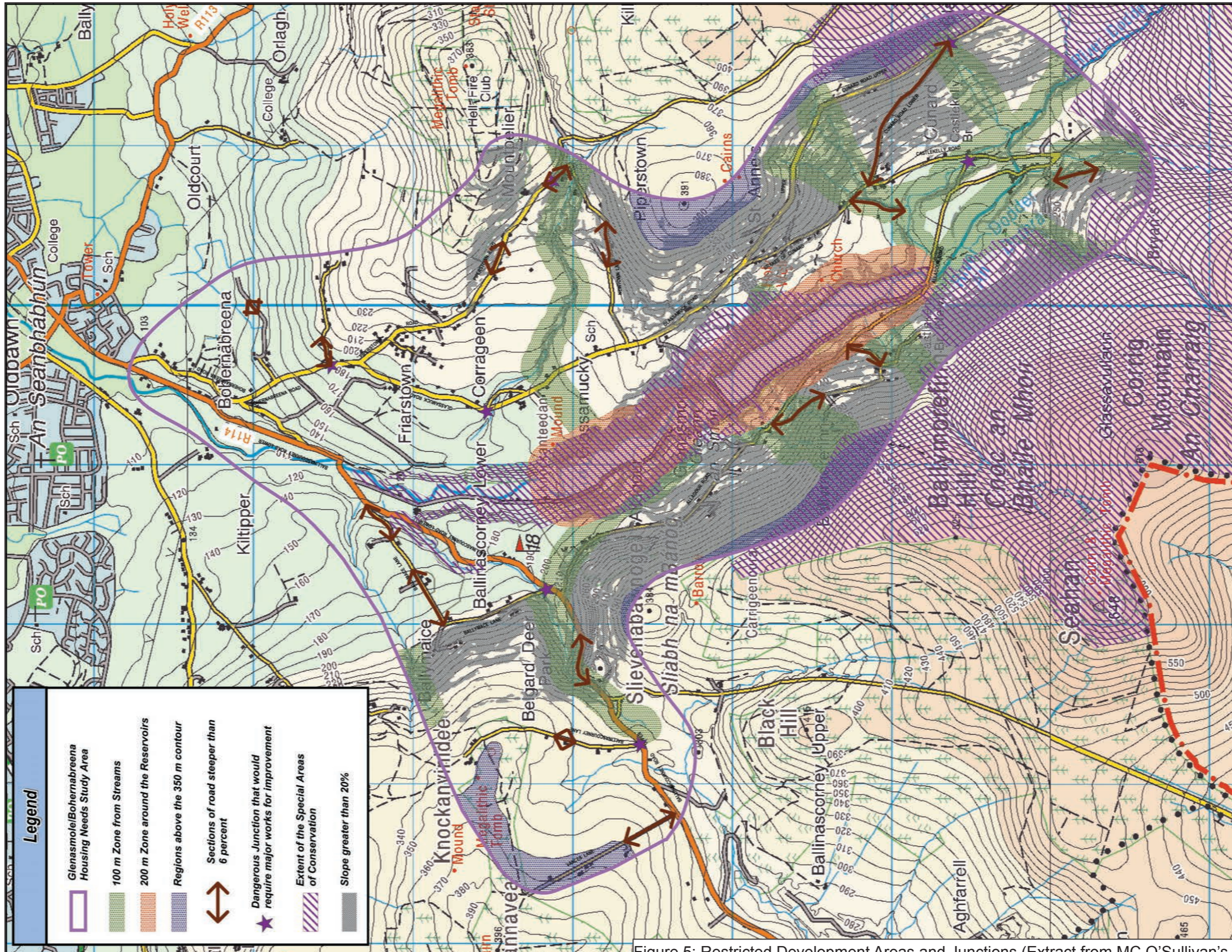


Figure 5: Restricted Development Areas and Junctions (Extract from MC O'Sullivan's Report)

7.0 Development Opportunities and Constraints

7.1 Development Opportunities

There are a number of opportunities associated with the Study Area including the following;

- The close proximity of the northern end of the Study Area to the built-up area of Tallaght and South Dublin.
- The existence of housing clusters in the Study Area which could provide a focus for new development.
- The number of derelict dwellings located throughout the Study Area which pose opportunities for refurbishment and/or redevelopment.

7.2 Constraints

There are also a number of constraints to development in the Study Area, including the following;

- Proximity of large areas of land in the area to the reservoir and to rivers/streams (River Dodder and it's tributaries).
- The mountainous nature and steep topography of a significant part of the Study Area.
- The extensive number of views and prospects designated for protection throughout the Study Area (in accordance with Development Plan policies/objectives).
- National and Regional policies to protect scenic areas etc.
- The inadequate capacity/suitability of the existing road network, including a number of dangerous junctions.
- Extensive parts of the Study Area are located in the two proposed Special Areas of Conservation / Natural Heritage Areas.
- Significant number of protected structures within the Study Areas, most of which are Recorded Monuments.
- The disused Council landfill site at Friarstown Upper.

The combination of these factors indicates that parts of the Study Area are unsuitable for new housing development.



St. Anne's Church



Uninhabited cottage within Study Area



Hillwalkers in Study Area



Refurbished Cottage within Study Area



View from Ballinascorney Hill

8.0 Proposals

8.1 Proposed Revised Rural Housing Policy within the Study Area.

8.1.1 Approach

The Council recognises and supports the needs of the community within the Glenasmole Valley. It also recognises the responsibility it has towards the protection of the Bohernabreena Reservoir and it's catchment area (which makes a significant contribution to the water supply for Dublin City and County), the protection of proposed SACs' and the need to protect the amenity of the area for this and future generations.

In order to balance the needs of the local residents with that of the wider community, the following approach was adopted.

- (1) Identification of areas where restrictions on new housing must apply.
- (2) Identification of areas where development can be accepted within the Study Area (non - restricted areas). This can take the form of groups of individual houses (clusters) or one-off housing development.
- (3) Identification of criteria for the assessment of proposals for housing within the Study Area.



View from Ballinascorney Hill

8.1.2 Areas Where Restrictions Will Apply

New development will be prohibited in the restricted areas shown on Figure 6. These include areas :

- 100 metres from streams,
- 200 metres around the reservoirs,
- lands above the 350 metre contour,
- areas with slopes greater than 20%,
- lands covered by proposed Special Areas of Conservation.

This policy is essential given the extreme vulnerability of this sensitive mountain area, and the potential impact of development on the water supply for Dublin City and County. The capacity of the area for development is severely limited and new housing would have severe negative impacts.

Deviations from the policy will only be permitted in extremely limited circumstances e.g. where the proposal involves the reconstruction of a derelict dwelling or replacement of an existing house where the building is substantially intact. Any replacement dwelling shall be in the location of the existing building and the existing building shall be demolished prior to the commencement of construction of the new dwelling. The criteria for housing need set out in paragraph 9.2 below shall apply to this type of development.

8.1.3 Areas Where Development Can Be Accepted (Non - Restricted Areas)

Figure 6 shows areas where it is considered that development can be accepted within the Study Area. The following types of development will be considered in such areas. These include;

- (a) development within or extensions to existing settlement nuclei,
- (b) development of new groups of housing (clusters),
- (c) re-development of existing derelict/sub - standard houses,
- (d) Limited individual development.

The criteria for housing need set out in paragraph 9.2 below shall apply for these categories of development.

(a) Existing Nuclei:

In Friarstown Lower there is an existing cluster of dwellings which gives the sense of a small village nucleus. This existing area of development together with surrounding lands has been identified as an area where possible future clustered development could take place.

(b) Possible New Housing Clusters

New clusters of housing could also be considered on lands to the east of St. Anne's Church at Bohernabreena and close to the existing school at the junction of the Glassamucky Road and Newtown Lane. Further analysis of these areas is required to identify the most suitable sites for the development of clusters and to establish mechanisms whereby these could be developed. One option would be the establishment of housing co-operatives.

(c) Replacement of Existing Dwellings

The replacement or refurbishment of existing derelict/sub-standard dwellings will normally be permitted subject to design and environmental safeguards. Vernacular houses should be retained where possible.

(d) Individual Housing

It is considered that limited individual housing development can be permitted in areas where development can be accepted subject to the housing need and design criteria set out in Section 9.

8.1.4 Review of Study

It is proposed to review this Study 3 years from it's date of publication.



Lands at Bohernabreena

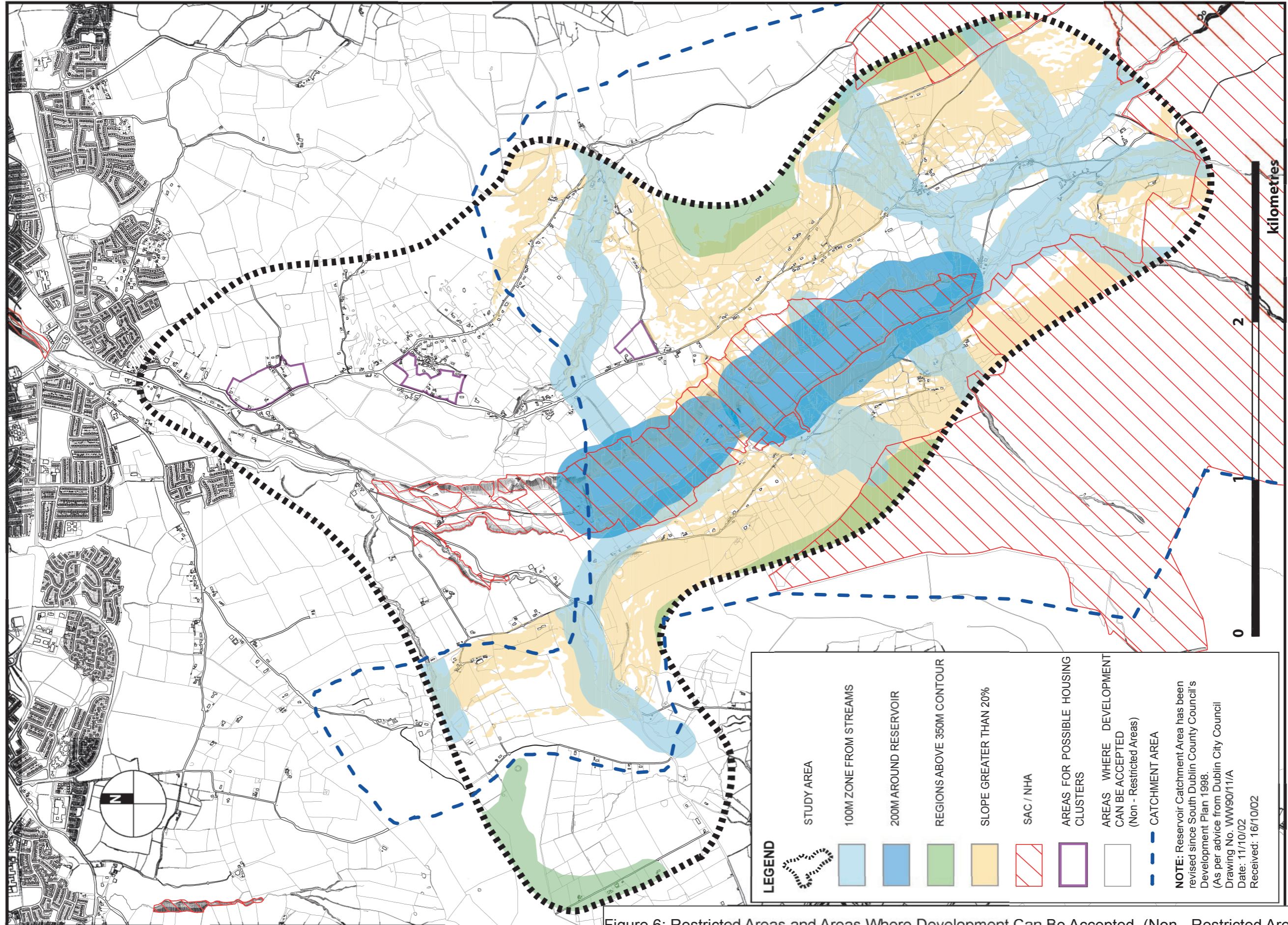


Figure 6: Restricted Areas and Areas Where Development Can Be Accepted. (Non - Restricted Areas)

9.0 Criteria For Housing Need In The Study Area

9.1 Introduction

Due to the difficulties of accommodating new development in this sensitive area where housing development is considered acceptable, such housing should specifically serve the needs of the local community. In order to accommodate this policy a set of criteria as set out below has been drawn up to assess proposals for development in the Study Area.

9.2 Proposed Criteria

9.2.1 Definition of Persons to Qualify for New Housing

- Persons who were born in the Study Area, or
- Persons who have resided in the Study Area for at least 15 years and who do not own a dwelling and who have not owned a dwelling in the past, or
- Persons who have immediate family ties with the rural community e.g. they are the sons or daughters or grandchildren of persons from the Study Area.



Friarstown/Piperstown



Friarstown

9.2.2 Other Infrastructure and Planning Factors for consideration when deciding on planning applications for new houses within areas suitable for housing.

Planning

- The degree to which the surrounding area has been developed and its capacity to accommodate additional development without seriously eroding the visual quality of the valley.
- Planning history of the landholding including the degree to which previously permitted rural housing has been retained in family occupancy.
- Willingness to accept an occupancy condition on a planning permission restricting the first occupation of a new house to the applicant for a minimum of five years.
- The degree to which it is possible to encourage clustered or grouped family type housing rather than scattered ribbon type development.
- Whether development has been restricted on the site on foot of a previous grant of planning permission in the vicinity e.g. sterilisation agreement.

Density

It is considered essential to protect the Study Area from suburban type housing development generated by its proximity to Dublin city. In order to facilitate appropriate development, which serves the specific needs of the rural community, a density of 1 house per 1 acre (0.404 hectares) is generally recommended. In sheltered areas or on sites immediately adjacent to existing housing a minimum density of 1 house per 0.5 acre (0.202 hectares) may be permitted.

Views and Prospects

New developments shall have regard to Development Plan policy regarding views and prospects.

Effluent Treatment and Pollution Issues

It is essential that all sites are assessed as to their suitability for the treatment of domestic effluent via a septic tank or other effluent treatment system to avoid groundwater pollution.

Roads and Access Arrangements

In the interests of the safety of the existing and future rural community and other road users the provision of safe access arrangements will be a prerequisite for any development. The issue of dangerous junctions raised in the MC O'Sullivan Environmental and Traffic Study, will be investigated by the Roads Department of South Dublin County Council.

Planting

The rural character of the area can be further maintained through the retention of existing hedgerows and trees particularly along site boundaries and along road frontages. Existing hedgerows and trees and further planting of native species should be used to reduce the impact of new development.

9.3 Design Criteria

In order to ensure that new development will enhance and not detract from the character of the area, design criteria for new housing development within the Study Area are indicated below.

Siting

New dwellings should not be prominent on the landscape. As far as possible the landscape including existing trees should provide a backdrop to new development. In upland areas dwellings should be located below the brow of existing hills. The building of houses on platforms or at the top of hills would normally be unacceptable. Sheltered positions are more appropriate.

Roofs

New roofs should be blue/black or slate grey in colour, having a pitch less than 40 degrees.

Concrete roof tiles or garish colours should be avoided e.g. Spanish roll tiles or terracotta should be avoided.

Walls

Brick is rarely a successful building material in a sensitive rural Irish landscape and should not be used. Materials should enable the house to blend into the landscape. The use of natural stone has been used successfully in a number of locations in the Study Area and should generally be used. The use of reconstituted stone must be avoided. Muted colours should be used on rendered walls.

Gables

Gables should be predominantly solid and gable fronted dwellings should be avoided.

Chimneys

Chimneys should have a strong robust appearance and be in proportion to the dwelling. Large ground to roof chimneys should be avoided. The use of external feature chimneys on gable walls is incongruous and should be avoided.

Form and Plan

Simple or traditional forms will be encouraged. Complicated roof plans and unfamiliar shapes should be avoided e.g. mansard roofs, flat roofs, mono-pitch roofs.

A well designed single storey house will generally be less conspicuous in this sensitive landscape.

Dormers

Dormers should be constructed of the same material as the house. Roofs should be pitched and kept in scale with the remainder of the house.

Openings

Large windows should be divided vertically and windows should have a vertical rather than a horizontal emphasis.

Extensions

In general extensions should be constructed of the same materials as the house. They should have a pitched roof and should appear subsidiary to the house. Flat roofs or extensions which do not match the original house should be avoided.

Garages and Outbuildings

Outbuildings and the main house should be grouped for convenience and to shelter the house. Garages appear better when they are set back behind the front building line of the house.

Gates, Driveways and Site Boundaries

Driveways should cross the contours of the land gently and existing walls and hedgerows should be retained. Local materials and designs should be used for walls.

Existing trees should be retained and existing hedgerows should be reinforced. The planting of native species of trees and hedgerows is recommended.

Replacement/ Refurbishment of Dwellings

Where possible vernacular houses and their features should be retained.



Approach Road to School

APPENDIX A

Findings of the Residents Group Questionnaire

A Questionnaire survey was undertaken in 1999 by the Residents Group to assist them in formulating the housing needs of the area in the short and long term ('Glenasmole Valley Questionnaire, 1999'). The questionnaire was circulated to 214 homes, with 168 responding, giving a response rate of 79%.

A summary of the findings is set out below: -

- Over a 5 year period at least 204 people of the valley would need planning permission for housing.
- 62% of all respondents had a member of their family who would need housing in the Glenasmole Valley.
- 33% of all respondents have family members who have moved out of the area due to a lack of planning permission.
- 70% of respondents think that they own land suitable for their offspring to build on.
- 20% of respondents have a derelict dwelling on their land.
- 52% of planning applications were refused permission because of a potential traffic hazard or potential damage to the amenity of the area.
- 69% of all applications for planning permission reported by respondents were refused.
- 91% of respondents agreed with planning permission for people of the area.
- 31% of respondents were part-time farmers; 8% were full time and 60% of respondents would like it if a family member were to move into the area.

APPENDIX B

Planning Applications Study 1999 and 2001: South Dublin County Council

The Planning Applications Study was carried out over two time periods, 1989/1998 and January 1999/June 2001.

The main findings were as follows;

- ◆ High proportion of applications lodged for new dwellings were refused planning permission;
- ◆ A large proportion of planning applications for replacement dwellings were granted planning permission.
- ◆ A high percentage of refusals for new housing were on lands zoned 'H' (Dublin Mountain Zone).
- ◆ In all of the applications refused permission in the 'H' zone, the zoning of the area was given as one of the reasons for refusal. The other main reasons for refusal included the following;
 - Visual Amenity
 - Bohernabreena Reservoir
 - Ribbon Development
 - Traffic hazard
- ◆ In the applications refused planning permission in the 'B' zone (rural amenity), land use zoning was less significant in terms of a reason for refusal.
- ◆ In relation to Appeals to An Bord Pleanála against the Council's decisions on planning applications the following points were noted;
 - In the period 1989-1998, 9 decisions were appealed. An Bord Pleanála upheld all of the Council's decisions
 - In the period 1999-2001, two applications were appealed to An Bord Pleanála. In both cases the decision of the Council were upheld.



APPENDIX 9

The European Charter of Pedestrians' Rights

THE EUROPEAN CHARTER OF PEDESTRIANS' RIGHTS (ADOPTED IN 1988 BY THE EUROPEAN PARLIAMENT)

The European Charter of Pedestrians' Rights states:

I. The pedestrian has the right to live in a healthy environment and freely to enjoy the amenities offered by public areas under conditions that adequately safeguard his physical and psychological well-being.

II. The pedestrian has the right to live in urban or village centres tailored to the needs of human beings and not to the needs of the motor car and to have amenities within walking or cycling distance.

III. Children, the elderly and the disabled have the right to expect towns to be places of easy social contact and not places that aggravate their inherent weakness.

IV. The disabled have the right to specify measures to maximise mobility, such as the elimination of architectural obstacles and the adequate equipping of public means of transport.

V. The pedestrian has the right to urban areas which are intended exclusively for his use, are as extensive as possible and are not mere 'pedestrian precincts' but in harmony with the overall organisation of the town.

VI. The pedestrian has a particular right to expect;

- a) compliance with chemical and noise emission standards for motor vehicles which scientists consider to be tolerable,
- b) the introduction into all public transport systems of vehicles that are not a source of either air or noise pollution,
- c) the creation of 'green lungs', including the planting of trees in urban areas,
- d) the control of speed limits by modifying the layout of roads and junctions (e.g. by incorporating safety islands etc.), so that motorists adjust their speed, as a way of effectively safeguarding pedestrian and bicycle traffic,

- e) the banning of advertising which encourages an improper and dangerous use of the motor car,
- f) an effective system of road signs whose design also takes into account the needs of the blind and the deaf,
- g) the adoption of specific measures to ensure that vehicular and pedestrian traffic has ease of access to, and freedom of movement and the possibility of stopping on, roads and pavements respectively (for example: anti-slip pavement surfaces, ramps at kerbs to compensate for the difference in the levels of pavement and roadway, roads made wide enough for the traffic they have to carry, special arrangements while building work is in progress, adaptation of the urban street infrastructure to protect motor car traffic, provision of parking and rest areas and subways and footbridges),
- h) the introduction of the system of risk liability so that the person creating the risk bears the financial consequences thereof (as has been the case in France, for example, since 1985).

VII. The pedestrian has the right to complete and unimpeded mobility, which can be achieved through the integrated use of the means of transport. In particular, he has the right to expect;

- a) an extensive and well-equipped public transport service which will meet the needs of all citizens, from the physically fit to the disabled,
- b) the provision of bicycle lanes throughout the urban areas,
- c) the creation of parking lots which affect neither the mobility of pedestrians nor their ability to enjoy areas of architectural distinction.

VIII. Each Member State must ensure that comprehensive information on the rights of pedestrians is disseminated through the most appropriate channels and is made available to children from the beginning of their school career.

South Dublin County Council

DEVELOPMENT



2010-2016



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