

South Dublin County Council Development Plan  
**2004-2010**

Two Year Progress Report  
on Securing Objectives



**South Dublin County Council**    Development Plan  
**2004-2010**

Review of Progress in Securing Objectives  
A Report to the Elected Members of South Dublin County Council

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## Background

The South Dublin County Development Plan 2004-2010 was formally made on 10th November 2004, and came into operation on 8th December 2004. In accordance with the requirements of Section 15(2) of the Planning and Development Act, 2000, this Progress Report sets out the progress made in realising the objectives of the Development Plan since the Plan came into operation almost two years ago.

It should be noted that while this review is concerned with the last two years, this time period is part of a six-year Development Plan life cycle. In addition, the more strategic policies and objectives of the Plan relating to the future strategic development of the County have a much longer time horizon than the six year period of the Plan itself.

## Population

The preliminary 2006 Census results indicate an increase of 8,084 in the County population to 246,919 (an increase of 3.4% over 4 years). The Electoral Division (ED) data reveals an increase in the population of the Tallaght area of 3,038 persons; the Lucan – Clondalkin area of 4,360 persons and of 686 persons for the remainder of the County.

## Housing

As of June 2006 there were 802 hectares of undeveloped land zoned or identified for residential development without any planning permissions. These lands would have a capacity for 34,000 housing units based on current development densities. In addition, as of June 2006 there were outstanding planning permissions for 4,063 housing units in the County where construction had not yet commenced.

Dwelling survey data indicate an increase of 5.1% in the number of dwellings in the County since 2004. This is higher than the rate of population increase indicated by the preliminary results of the 2006 Census. There were 2,309 housing units completed in South Dublin County in 2005, of which 70% were apartments, with the greatest concentration in Tallaght Town Centre.

Plans have been prepared or are under preparation for various areas of land zoned A1 (new residential communities) including Oldcourt West, Balgaddy SDZ, Corkagh Grange, and Cooldown Commons. In addition, the Tallaght Town Centre and Liffey Valley Local Area Plans provide for/will provide for housing on Town Centre-zoned land.

## Housing Strategy

A review of the Council's Housing Strategy is incorporated at Appendix 1 of this report. This is required under Section 95(3)(a) of the Planning and Development Act, 2000.

There has been good progress with the Council's multi-annual building programme in the past 2 years with the completion of 188 units in 2005 and 159 units completed to the start of October 2006. A further 686 units are estimated to be completed by the end of 2006.

270 affordable housing units and 16 social housing units have been delivered under Part V of the Planning and Development Act, 2000 during 2005 and 2006. During the remainder of the period of the Housing Strategy, it is planned to provide an additional 1,000 affordable housing units under the Sustaining Progress - Affordable Housing Initiative.

The implementation of the Traveller Accommodation Programme across the County is ongoing, including the completion of 8 schemes in 2005 comprising 50 new units and the refurbishment of two existing schemes. 9 schemes comprising 94 units are in progress or are due to commence during 2006.

## Enterprise and Employment

Planning permission has been granted for approximately 400,000 m<sup>2</sup> of commercial floor space since the coming into operation of the new Plan (not including retail floor space). This commercial floorspace granted permission included 16,250 m<sup>2</sup> of offices. Masterplans have been prepared for lands zoned for Enterprise and Employment use including Greenogue Industrial Estate and Grange Castle Business Park.

## Adamstown

On the Adamstown Strategic Development Zone lands, to date 1,005 units have been granted planning permission and key infrastructural elements are under way including the rail station, park and ride car park, Adamstown link road, the first two primary schools, the first crèche and drainage works.

## Arts

The Council has adopted an Arts Development Strategy for 2006-2010 in addition to a new policy on Youth Participation in the Arts.

## People with Disabilities

A Cross Departmental Barcelona Declaration Implementation Team and a dedicated web presence were established in 2005 and a full time, dedicated Disability Liaison / Access Officer has been appointed. Over the past two years, the Council has been allocated almost €1m from a multi-annual funding programme put in place under the Disability Act, 2005.

## Integrated Area Plans

Over €700 million worth of development projects are either under construction or completed in the designated areas in Tallaght and Clondalkin. The Urban Renewal Scheme will generate over €15 million that will be expended in the disadvantaged neighbourhoods, in addition to the €4 million new Arts Centre in Tallaght Town Centre.

## Development Contributions

A new Development Contribution Scheme was introduced in January 2004. The total receipts in Development Contributions for the Year ended 31st December 2005 amounted to approximately €31,500,000.

## Open Space and Recreation

There has been substantial progress regarding recreation facilities including a new playground in Tymon Park, a pavilion in Corkagh Park, a skatepark in Griffeen Valley Regional Park and the upgrading of Sean Walsh and Killinarden Parks.

## Major Centres

Tallaght Town Centre Masterplan was adopted by the Council in October 2006 as a Local Area Plan. Lands at Balgaddy / Clonburris have been designated as a Strategic Development Zone and preparation of a draft Planning Scheme and draft Local Area Plan are underway. A draft Masterplan (Local Area Plan) is also being prepared for Liffey Valley Town Centre.

## Retailing

Since the adoption of the Development Plan, in the region of 52,900 m<sup>2</sup> of retail floor space has been granted planning permission.

## Infrastructure

Road and public transport improvements in the County are being advanced in conjunction with the Transport 21 Programme. The Quality Bus Network programme is being implemented. Park and ride sites for N4 and N7 are being considered, in addition to sites at Citywest, Adamstown and Tallaght.

Construction has commenced on the M50 upgrade. The tender is underway for the N4 upgrade (M50 to M4) and construction is expected to start in 2007. Works have been completed on the N7 upgrade (Rathcoole to County boundary). The road network in the vicinity of Adamstown is being improved.

Development is now being managed in accordance with the New Greater Dublin Regional Code of Practice for Drainage Works, and Flood Alleviation policies. Water quality management is now subject to the Water Framework Directive.

The Waste Management Plan for the Dublin Region 2005-2010 is now effective and the Council is committed to the development of regional facilities including Waste to Energy; Biological composting; Materials Recovery (recyclables); and Residual Landfill.



# Introduction And Overall Strategy

## Introduction

The South Dublin County Development Plan 2004-2010 was formally made on 10th November 2004. The Plan came into operation on 8th December 2004.

Section 15(2) of the Planning and Development Act, 2000 requires the County Manager to give a report to the Elected Members not more than two years after the making of a Development Plan, on the progress achieved in securing the objectives of the Development Plan. In addition, under Section 95(3)(a) of the Act, the Manager is also required to include in his Report a review of the progress achieved in implementing the Housing Strategy.

It should be noted that the last two years are part of the 6 year life cycle of the Development Plan. The more strategic policies and objectives of the Plan relating to the future strategic development of the County have a much longer time horizon than the six year period of the Plan itself.



## Structure of Progress Report

The Progress Report contains:

- An Executive Summary which highlights some of the main issues facing the County and some of the achievements in securing the objectives of the Plan since it came into force almost two years ago.
- Sections of the Report broadly mirror the chapter structure of the Plan itself dealing with subject topics such as Enterprise and Employment, Infrastructure etc. In the interest of clarity certain chapters from the Plan have been amalgamated in this Report.
- In each Section of the Report, to give some context to the topic being examined, the Aims and Strategy from the Plan itself are repeated.
- Section 1 focuses on the national and regional guidelines which have been issued since the making of the Plan and which will affect its implementation. Section 1 also deals with such issues as the recently published preliminary results from Census 2006.
- The other Sections provide a brief outline of progress made in relation to the numerous policies and objectives of the Plan.

Given the number of the policies and objectives, it is not practical to indicate progress on each individual one. Notwithstanding this, the Report seeks to give as complete a picture as possible on the progress made in achieving these since the coming into operation of the Plan less than two years ago.

With a view to this the Progress Report will examine groups of policy objectives in each of the Sections of the Report as set out below.

- o Enterprise and Employment
- o Housing
- o Social Inclusion, Community Facilities and Recreation
- o Town, District and Local Centres
- o Retailing
- o Infrastructure
- o Archaeological and Architectural Heritage
- o Landscape, Heritage and Amenities
- o Zoning and Local Zoning Objectives
- o Specific Local Objectives
- o Housing Strategy

## Strategy

The main aim or strategic objective of the Development Plan *“is to provide for the future well being of the residents, workers and visitors in South Dublin and to facilitate the future sustainable development of the County as a vibrant place in which to live and work, visit and enjoy within the strategic framework of the Greater Dublin Area.”*

This Strategy and the Aims and Opportunities which flow from the Strategy are identified in Chapter 1 of the Development Plan and are being pursued by the Council on an ongoing basis.

## National and Regional Policy and Guidance

There have been a number of developments in national and regional policy and guidance since the Development Plan became operative in December 2004. These initiatives and documents will have an impact on the implementation of the Plan over the coming years.

Some of the relevant guidelines and statutory provisions are outlined below.

### Architectural Heritage Protection, Guidelines for Planning Authorities, 2004

These Guidelines aim to assist local authorities in the adoption of suitable policies for protecting architectural heritage in their development plans and to ensure that they have practical effect through development control measures.

### Strategic Environmental Assessment Guidelines (SEA), 2004

Strategic Environmental Assessments (SEA) involves assessment of the likely significant environmental effects of plans and programmes prior to their adoption. The impact of these guidelines will involve a significant amount of work for all plan making authorities. While all plans will require to be screened for SEA some will require the preparation of an Environmental Report which will run in parallel with the preparation of the Plan itself.

### Development Management -Consultation Draft of Guidelines for Planning Authorities, 2005

These Guidelines seek to build a culture within planning authorities that will promote sustainable development in a positive proactive and responsive manner rather than to merely control undesirable development.

### Retail Planning Guidelines for Planning Authorities, 2005

These Guidelines replace the Retail Planning Guidelines published in January 2001. The Guidelines provide a retail hierarchy for the State and objectives in managing recent pressures in the retail market. The major change from the 2001 to the 2005 Guidelines is in relation to the retail warehouse cap. The revised Guidelines indicate that the previous cap of 6,000 m<sup>2</sup> for a retail warehouse may be lifted within the functional areas of the four Dublin local authorities and in the other National Spatial Strategy Gateways.

### Sustainable Rural Housing Guidelines for Planning Authorities, 2005

These Guidelines contain a wide range of measures on the issue of rural or “one-off” housing. The

guidelines consolidate the approach taken in relation to rural housing in the National Spatial Strategy.

#### **Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects, 2006**

These Guidelines seek to promote an integrated approach, whereby the management of construction and demolition waste is given due consideration throughout the duration of a project.

#### **Development Plans - Public Consultation Draft of Guidelines for Planning Authorities, 2006**

These Guidelines promote best practice in the amendment and variation of development plans. Issues raised by the Guidelines include the tests for zoning and re-zoning that were foreseen by this Council and were used in formulating the 2004-2010 Development Plan.

#### **Planning and Development (Strategic Infrastructure) Act 2006**

The Act provides for the introduction of a one step strategic consent procedure for certain types of major infrastructure.

#### **Redevelopment of Certain Lands in the Dublin Area primarily for Affordable Housing, 2006**

These Guidelines are intended to support the work of the Affordable Homes Partnership (AHP) in performing its Call for Proposals function.

#### **Wind Energy Development Guidelines, 2006**

These Guidelines are aimed at ensuring a consistency of approach in the identification of suitable locations for wind farm development and the treatment of planning applications for wind farm developments.

## **Population**

### **Countywide**

The preliminary results of the 2006 Census have been issued for South Dublin County. Table 1 below is a summary of the preliminary results for the County.

The Central Statistics Office (CSO) does not expect the final results to be available until Spring 2007.

The preliminary results indicate an increase of 8,084 in the County population, or by 3.4% over 4 years. This represents a decline in the annual average growth rate compared to the previous inter-censal period (9.2% over 6 years).

The decline can be attributed to an estimated net out-migration from the County of 5,712 persons as the natural increase population (disregarding all migration) for the County over the period from 2002 should have been 6%.

### **Urban Centres**

The Electoral Division (ED) data reveals an increase in the population of the Tallaght area by 3,038 persons; the Lucan – Clondalkin area by 4,360 persons and by 686 for the remainder of the County. The central Tallaght Town centre area has had a slight population decline (-211). The immediate surrounding area has had an increase of 450. This is only slight in percentage terms. Only 2 of the EDs in the Tallaght area, however, had an increase in population; the 2,748 increase in Jobstown masking a significant decrease in the other adjoining areas. Excluding Jobstown, the surrounding area would have declined by 2,298 persons.

However the consolidation and intensification of Tallaght Town Centre as set out in the Town Centre Masterplan will assist in addressing this issue.

Parts of the County undergoing significant new development continue to increase their population significantly (by +15% over the past 4 years), while the more established areas are experiencing population decline

### **Dwellings**

The Planning Department's dwelling survey data indicates that since 2004, there has been an increase of 5.1% in the number of dwellings in the County. This is higher than the rate of population increase indicated by the preliminary results of the 2006 Census.

The factors behind the change in population of the

County will remain unclear until Volume 1 of the Census is published in 2007. In the meantime the following factors may be involved to explain the variation in housing and population growth.

- an increase in the number of vacant dwellings in the County,
- an accelerated reduction in the average size of households,
- the emergence of significant number of households owning 2 or more dwellings,
- or any combination of the above

**Table 1.1 Population of South Dublin County**

Year	Population	Increase	% Increase in Intercensal Period
1981	165,264	-	-
1986	199,546	34,282	+ 20.7%
1991	208,739	9,193	+ 4.6%
1996	218,728	9,989	+ 4.8%
2002	238,835	20,107	+ 9.2%
2006	246,919	8,084	+3.4%

Source: Census of Population

Other results from Census 2006 relating to age profile and household numbers and sizes will be published by the CSO over the coming years. These will assist in Population and Household Projections. It is understood that the projections in the Regional Planning Guidelines will be examined in the context of the Census 2006 results.

### Capacity of Existing Zoned Land for Housing

As of June 2006 there were 802 hectares of undeveloped land zoned or identified for residential development without any planning permissions. Of this 802 hectares, 193 hectares is land zoned A, 546 hectares is land zoned A1 and the balance, 63 hectares is other zoned land identified for residential development (Town Centre etc.). These lands would have a capacity for 34,000 housing units based on the current patterns of permitted densities.

In addition, as of June 2006 there were outstanding planning permissions for 4,063 housing units in the County where construction had not yet commenced.



# Enterprise And Employment

## Aim

The aim of Chapter 2 – Enterprise and Employment, as set out in the Development Plan, is:

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 .

## Strategy

The Enterprise and Employment strategy, set out in the Development Plan, is:

- Ensure sufficient serviced land to facilitate inward investment and local economic development and expansion.
- 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.
- 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.
- Provide for a wide range of employment needs so that people with a diverse range of skill levels can find employment in the County.
- Promote good quality working environments with good access to essential daily services e.g. crèches and local shops, and continue to encourage investment in the environmental improvement and the renewal of existing industrial estates and commercial areas across the County.
- Facilitate and encourage office development and major service sector employment in town and district centres.
- Facilitate the development of science, technology and knowledge-based enterprise and other higher order economic activities in the County.



- Facilitate agricultural, horticultural and rural related enterprises in the County.
- Facilitate the efficient and sustainable operation of the extractive industry in the County.

## Introduction

Since the coming into operation of the new Plan in December 2004, planning permissions have been granted for approximately 400,000m<sup>2</sup> of commercial floor space. Warehousing and distribution uses account for approximately 33% of this total. The balance is comprised of retail, offices, manufacturing, and other uses such as hotels, creches, etc. These figures do not include permission granted for a 200,000m<sup>2</sup> advanced factory located in the Grange Castle Business Park. Chart 1 below shows the relative proportions of commercial floor space permitted excluding this advanced factory.

Developments with an area of less than 500m<sup>2</sup>. account for about 70% of the total of all the permitted floor space and generally include extensions to existing developments. In contrast, large developments, i.e. between 5,000 and 17,000 m<sup>2</sup>. of floor space, account for approximately 8% of the total area of permitted floor space.

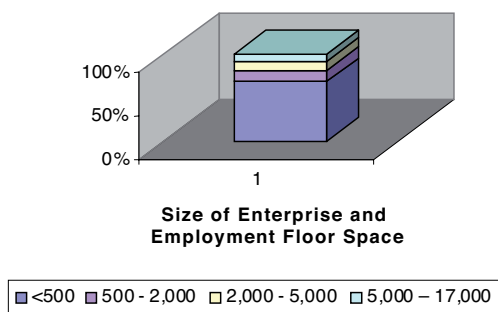


Chart 1. Relative Proportions of Permitted Enterprise and Employment Floor space Classified by Size.

Permitted developments of 5,000 to 17,000 m<sup>2</sup> floor area are predominantly warehousing uses and are located on lands zoned for Enterprise and Employment in the Development Plan. Some 30% of the floor space permitted is located in the Greenogue industrial estate.

## Serviced Land

Objectives to provide for serviced land in various locations are being progressed by the preparation of masterplans for lands zoned for Enterprise and Employment purposes, and plans have been prepared, or are being prepared, for relevant lands. These plans will provide the framework for the development of the lands, and include:

- A Masterplan for the Greenogue Industrial Estate, has been completed;
- The Grange Castle Masterplan, has been completed
- A plan for Enterprise and Employment zoned lands south of the Nangor Road and west of Grange Castle Golf Course is in preparation.

## Science and Technology

A partnership of local interests, consisting of the Council (led by the Planning and Development Departments), the South Dublin County Enterprise Board, Institute of Technology Tallaght, NUI Maynooth and Lucan 2000 (later replaced by Partas) has been formed to examine the possibility of creating a new building in Adamstown District Centre to house two inter-related initiatives:

- An Incubation Centre to support the development of new high-potential start-ups
- A third-level outreach centre involving the two 3rd level institutions in the partnership and other institutions as appropriate.

Discussions have been held with the developers at Adamstown to examine the possibility that they would provide a suitable building to be leased to an operating company representing the partnership.

## Business Parks

The policy to provide for high quality developments in the Grange Castle Business Park is on-going, and the Development Department monitors closely activities and developments within the Park. The Planning Department seeks to ensure that developments in the Park are of a high quality and are appropriate to and compatible with the development of the Grange Castle Business Park.

## Office Development

16,250m<sup>2</sup> of offices have been granted permission over the last two years. While some of this permitted office space has been relatively small in scale a number of major office developments have been granted on the Naas Road and in Grange Castle Business park.

## Enterprise Centres

The Council (in association with other agencies) continues to assist in the provision of incubation and micro enterprise units in local centres and disadvantaged neighbourhoods, as well as in areas which do not have any such facilities.

## Tourism

The recently established South Dublin County Tourism Ltd. consists of 18 directors, representing the Elected Members of South Dublin County Council, hoteliers, golf clubs, tourism organisations, shopping centres, cultural organizations, Coillte, Rural Dublin LEADER and South Dublin Chamber of Commerce. Since the establishment of the company a number of initiatives have been developed.

Progress by South Dublin Tourism to develop a tourist trail of the villages in the County includes:

- A pamphlet, produced by Clondalkin Chamber of Commerce, on the historic elements of the village.
- A tourist map, produced by South Dublin County Tourism in partnership with other agencies.
- A booklet highlighting opportunities in the County for leisure, heritage, culture and shopping and a guide to golf and accommodation in the County.

Other tourism-related projects granted planning permission include:

- Redevelopment of the Spawell Sports and Leisure Centre site incorporating indoor and outdoor sports facilities, and complementary mixed uses, including an ancillary hotel of 150 bedrooms with conference facilities. Works have not yet commenced on this development.
- A landmark development, including handcrafts, tourist facilities and a café, has recently been opened by Avoca Handweavers on the 'Island Site' in Rathcoole.

- A major re-development of the Green Isle Hotel has recently been completed.
- A hotel is under construction at Kingswood village.
- A hotel complex at Stocking Lane, Woodtown Manor House, in accordance with the designation in the Development Plan, has been granted permission. However construction has not yet commenced.

Tourism-related projects to be advanced include

- The potential of 'Proctor's Cottage', Saggart, as a tourist facility. This project may be highlighted in an investigative study of Saggart Village as an Architectural Conservation Area.
- The planning authority issued a decision to grant planning permission for a convention centre at City West Hotel, Saggart, in accordance with Local Zoning Objective No. 14. This decision was overturned by An Bord Pleanála. The appeal decision is presently the subject of judicial review in the High Court.

## Rural Based Industry

Compliance with the legislation regarding the registration of quarries is on-going. However, an objective to carry out a comprehensive study of aggregate resources in the County has not yet been initiated.





## Aim

The aim of Chapter 3– Housing, as set out in the Development Plan is:

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

## Strategy

The strategy for the development of Housing in the County as set out in the Development Plan 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.
- Ensure that all new residential development complies with the Council's 'Sustainable Placemaking Model' of development.
- Provide for changing household sizes and housing needs, and promote the provision of affordable and social housing and housing for groups with particular needs including sheltered housing, housing for disabled people and housing for homeless people, in accordance with the Council's Housing Strategy.
- Develop an appropriate mix of house types and sizes and different densities having regard to public transport infrastructure and Government guidelines on residential density.
- Facilitate the provision of good quality well-designed residential units.
- 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 populations by facilitating good quality appropriate infill development which would maintain the viability of local services.
- Strictly control the spread of one-off housing and the expansion of the suburbs into the rural, mountain and high amenity zones.
- Secure the implementation of the Adamstown Strategic Development Zone Planning Scheme and work closely with service-providers in order to ensure delivery of the necessary infrastructure for the successful implementation of the SDZ Scheme.

## Introduction

This section outlines the progress made in relation to the implementation of policies and objectives set out in the Development Plan relating to housing. Progress in relation to the Housing Strategy is dealt with in a separate review which is attached as an Appendix to this progress report.

Progress in implementing housing policies and objectives can be summarised as follows:

## Sustainable Placemaking Model

The South Dublin County Development Plan (2004-2010) saw the introduction of the Sustainable Placemaking Model in order to deliver sustainable communities and a high quality built environment. This model seeks to encourage mixed use development in a traditional urban, town and village format and a reduction in the need to travel by car. Together with Policy H2, which seeks higher residential densities close to public transport nodes and town and district centres, these combined policies seek to achieve a more sustainable form of development in the County. All relevant planning applications are assessed against the requirements of the Sustainable Placemaking Model, while the Model also informs the plan-making process.

## Plans for A1 Zoned Land

Plans have been prepared for various areas of lands zoned A1 in the Development Plan (the zoning objective for which is 'to provide for new residential communities in accordance with approved area plans'). Plans prepared or under preparation include Oldcourt West, Balgaddy SDZ, Corkagh Grange, and Cooldown Commons. In addition, the Tallaght Town Centre and Liffey Valley Local Area Plans provide for/will provide for housing on Town Centre-zoned land.

## Housing Construction

There has been a considerable level of housing activity in the County:

- There were 2,309 house completions in South Dublin County in 2005. 70% of these units were apartments, with the greatest concentration in Tallaght Town Centre.
- The 5 ED areas which experienced the greatest increases in completed dwelling units are; Clondalkin Monastery, Lucan Esker, Tallaght Kiltipper, Saggart and Clondalkin Moorfield.
- As of June 2006, there were outstanding permissions for 4,063 housing units in the County that had not yet commenced.

## Design Quality

Design statements are routinely requested with all residential planning applications (except in the case of very small schemes). Proposals are evaluated in accordance with the extent to which they promote a high quality of design and layout in new residential development.

## Density

In the consideration of planning applications and in the preparation of local area plans, master plans and planning studies, higher residential densities are required close to public transport nodes and town and district centres. There are several examples of good quality higher density schemes in Tallaght Town

Centre including the Shelbourne and Tuan's Gate developments. Other good examples of medium/high density include the development of 44 town houses at Brownsbarn and the 185 completed units of the Adamstown SDZ Planning Scheme.

## Infill Housing

The Development Plan seeks to facilitate appropriate infill housing, particularly in established suburban areas of the County close to good public transport links. Some examples of good schemes which have been granted permission since the Development Plan was adopted are Loreto Terrace, Rathfarnham (7 no. 3 bed 3 storey dwellings); 24 St. Maelruan's Park, Tallaght (3 no. 2 storey dwellings); and 72 Butterfield Avenue, Rathfarnham (10 no. detached and semi-detached 3 and 4 bed houses).

Sites in West Tallaght and North Clondalkin have been identified for small-scale infill housing development on lands in Council ownership that are no longer considered appropriate to be retained for open space / or recreational use.

Several such infill schemes have also been completed in the last two years including 10 units in Harelawn, approximately 10 units in Shancastle and 40 units in Moorfield (all in North Clondalkin).

## Adamstown

On the Adamstown Strategic Development Zone lands, to date 1,005 units have been granted planning permission; 185 have been completed and 550 units are under construction. Approximately 20 units are occupied. Key infrastructural elements are under way in accordance with the Planning Scheme requirements, including the rail station, park and ride car park, Adamstown link road, first two primary schools, first crèche and drainage works.

## Social Housing

The multi-annual (5 year) building programme to be completed by 2008 provides for the provision of 1,900 units. 188 units were completed in 2005 and 159 units were completed at the start of October 2006, with an estimated 686 units anticipated to be complete by the end of 2006. A total of 362 units were approved under the Part 8 process by the Council in 2006. The total number of units completed or due for completion by end of 2006, added to those units approved by the Council is 1,395 which represents approximately 87% of the 1,600 New Construction Units that were projected to be provided in the Housing Strategy between 2004 – 2010.

77 units of housing were provided in partnership with approved voluntary bodies in 2005, while 106 units were provided to the end of September 2006. A further 259 units are under construction for delivery on a phased basis.

The Council continues to require the provision of 15% of land zoned for residential/residential and other uses to be reserved for the provision of social/affordable housing in accordance with the Housing Strategy prepared under Part V of the Planning and Development Act, 2000. The number of social housing units obtained under Part V was 8 units in 2005 and 8 units to the end of September 2006.

## Affordable Housing

230 affordable housing units were delivered under Part V in 2005, while 40 have been delivered up to the end of October 2006.

During the period of the Housing Strategy, it is planned to provide an additional 1,000 affordable housing units under the Sustaining Progress - Affordable Housing Initiative. A Project Board has been established which will oversee the implementation of the plan. Preparatory work and framework plans in relation to one of the Council's sites is at an advanced stage. State-owned sites in Harcourt Terrace were exchanged for

affordable units which will deliver in excess of 400 units in parts of south and west Dublin.

It is anticipated that the numbers of social and affordable units likely to be procured will increase over the coming years, having regard to data derived from planning permissions in recent years.

## Nangor Lands

A Draft Framework Study providing for approximately 1,700 residential units has been prepared for the A1 zoned lands at the junction of the Nangor Road and the Grange Castle Parkway.

## Traveller Accommodation Programme

The implementation of the Traveller Accommodation Programme across the County is ongoing. 8 schemes were completed in 2005. These comprised 50 new units and the refurbishment of two existing schemes. 9 schemes comprising 94 units are in progress or are due to commence during 2006. A further 5 schemes comprising 37 units are due to commence in 2007, while 8 schemes comprising 65 new units and the refurbishment of one existing scheme are scheduled to commence in 2008.

## Rural Housing

Approximately 68 houses have been granted permission in the rural areas of the County (i.e. on land zoned G, B and H) since the coming into operation of the Development Plan in December 2004.



# Social Inclusion, Community Facilities and Recreation

## Aim

The aim of Chapter 4 – Social Inclusion, Community Facilities and Recreation, as set out in the Development Plan is:

To promote social inclusion; to ensure the retention and provision 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.

## Strategy

The Strategy for Social Inclusion, Community Facilities and Recreation in the County as set out in the Development Plan is as follows:

- 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.
- Secure the provision and management of community and recreational facilities through the Integrated Area Plan Fund.
- Promote the retention of existing services, particularly in disadvantaged areas.
- Ensure that services and facilities are provided in tandem with housing development (shops, businesses, schools, crèches, surgeries, community centres, etc.).
- Promote the provision of childcare facilities.
- Facilitate the provision of access and facilities for disabled people.
- 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.

## Social Inclusion

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.

Progress includes the following:

### Sustainable Placemaking Model

The Sustainable Placemaking Model is being implemented in the preparation of plans and in the consideration of planning applications. The model promotes good layout and design; a mix of house types and sizes to cater for different housing needs; the provision of neighbourhood centres, community facilities, sports and recreation facilities, play areas and open space, all within walking distance; access to public transport and safe pedestrian and cycle routes.

### Public Consultation

Since the adoption of the Development Plan, in-depth public consultation has been carried out in connection with the preparation of plans and studies including the Tallaght Town Centre Local Area Plan and the Ballyboden Village Plan. Pre-plan consultation was also carried out in June 2006 in relation to the Balgaddy and Liffey Valley Local Area Plans which are currently being prepared.

### Arts

The Council has adopted an Arts Development Strategy for 2006-2010 in addition to a new policy on Youth Participation in the Arts. The intention of the Arts Development Strategy is to further

integrate the arts into the delivery of services by South Dublin County Council, to make the best use of resources available resulting from its partnership and developmental approach to the Arts. The aim of the strategy will be to support the development of the arts countywide and to encourage artists and arts organisations to live and work in the County.

### **Barcelona Declaration**

Since the adoption of this Development Plan, the Disability Act 2005 has been enacted and a multi-annual funding programme (2004-2009), has been put in place for the public service to enable statutory agencies and local authorities to improve disabled people's access to public buildings, facilities and services. Over the past two years the Council has been allocated almost €1m from this fund. The actions carried out under the National Disability Strategy coupled with the continued delivery of core Council services such as provision of accessible accommodation, path dishing etc display the Council's commitment to implementing both the Disability Act 2005 and the Barcelona Declaration in South Dublin County.

A Cross Departmental Barcelona Declaration Implementation Team and a dedicated web presence [www.barcelonadeclaration.southdublin.ie](http://www.barcelonadeclaration.southdublin.ie) were established in 2005. Both of these will be further developed to also reflect the Council's responsibilities under the Disability Act 2005.

### **Disability Liaison/Access Officer**

The Council has appointed a full time, dedicated, Disability Liaison / Access Officer.

### **Access to Public Buildings**

The Council has completed access works to the Whitechurch Library and Kiltalown House. Work will begin shortly on Clondalkin Library, Clondalkin Civic Offices and Tallaght Civic Theatre. These buildings will be serviced with ramps and/or sliding doors.

### **Healthy Cities Project**

The Council continues to adhere to the policies of the Healthy Cities Project in fostering the development of high quality physical and social environments conducive to community health. Examples include the Council's infrastructural programme in community facilities such as Tallaght Pool, Clondalkin Pool, pitches and playing facilities, adoption of Council's Play Policy, extension of Grange Castle Golf Course, etc.

### **Other Social Inclusion Actions**

The Council is involved in many social inclusion actions including a Healthy Eating project for Brookfield; a youth café proposal for Lucan and North Clondalkin; the Connect Project which will enable local communities to use technology in innovative ways; the NOISE youth arts project, etc.

### **Community Facilities**

#### **Provision of Community Facilities through Planning Process**

In dealing with planning applications for residential and commercial developments, appropriate provision is routinely sought for community facilities including local centres, schools, recreational facilities and community rooms in accordance with the provisions of the Sustainable Placemaking Model, Chapter 11 of the Development Plan (Urban Design). Provision for childcare facilities is sought in accordance with the 'Childcare Facilities – Guidelines for Planning Authorities' (June 2001). Conditions are frequently attached to planning permissions requiring the provision of facilities before a given number of units are occupied. In the preparation of local area plans, planning studies and masterplans, sites are also routinely identified for the provision of community facilities.

## Integrated Area Plans

The Integrated Area Plans in Tallaght and Clondalkin have to date accomplished the following:

- Over €700 million worth of development projects are either under construction or completed in the designated areas.
- The IAPs have provided the mechanism to deliver the agreed vision of the two town centre areas i.e. new streets, people-intensive uses, new public realm and a strong residential presence in the town centres.
- The Urban Renewal Scheme will generate over €15 million that will be expended in the disadvantaged neighbourhoods on Community Infrastructure and Community Projects, in addition to the €4 million new Arts Centre in Tallaght Town Centre.
- The process has engendered strong links between site developers and the Local Employment Network.

## Development Contribution Scheme

A new Development Contribution Scheme was introduced in January 2004. The total receipts in Development Contributions for the Year ended 31st December 2005 amounted to approximately €31,500,000. Development Contributions are spent on roads, water and drainage, parks and community facilities across the County.

## Libraries

- Extension of County Library (Tallaght) in progress. Connection to existing library building in January / February 2007.
- Ballyroan Library - First series of draft plans for extension being prepared by Box Architecture.
- North Clondalkin / Liffey Valley Library - At proposal stage in discussion with developers of Liffey Valley.
- Adamstown Library - Proposed for 2008
- Clondalkin Library extension - Planning permission for the development of adjoining lands refused on appeal. Developer to have built the library extension as part of project has now sold land and no discussions yet with new owner.

## Recreation

### Improvement of Open Space and Recreational Infrastructure

There has been substantial progress with improving the open space and recreational infrastructure of the County. This includes the following:

- a new swimming pool at Cheeverstown Road
- a new playground in Tymon Park;
- all-weather pitches in Clondalkin;
- a pavilion in Corkagh Park;
- restoration of farm buildings and walled garden in progress in Corkagh Park;
- a skatepark, new pathways, cycleways and dressing rooms in Griffeen Valley Regional Park;
- upgrading of Willington area of Tymon Park;
- new playground in Collinstown Park under construction;
- a new park at Ballycragh and Avonbeg/Homelawn;
- upgrading of Sean Walsh Park currently underway;
- Part 8 procedures initiated for the development of a linear park along the Owendoher River;
- Improvements to Killinarden Park;
- Part 8 proposals were put on public display for the development and extension of the Griffeen Valley Regional Park south to the Dublin/Cork railway line.

## Children's Play

- A County Play Policy has been prepared and was adopted by the Council in July 2006. This identified a number of actions and timescale for completing them. A specific action highlighted was the need to prepare a framework for the provision of play facilities in new developments. A draft framework has been prepared and will be presented to the SPC in November.
- There has also been progress with delivery of children's playgrounds. This includes the provision of a new playground at Tymon Park and the upgrading of other playgrounds. A construction programme for new playgrounds has been presented to the Council.

## Allotments

Sites for allotments have been provided at Tymon Park, Corkagh Park, Mill Lane Palmerstown and Friarstown.

## Circus and Funfair Sites

Three circus and funfair sites have been provided.





# Town District and local Centres

## Aim

The aim of Chapter 5 – Town, District and Local Centres, as set out in the Development Plan, is:

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.

## Strategy

The Town, District and Local Centres strategy, set out in the Development Plan, is:

- Develop a hierarchy of high quality, vibrant and sustainable urban centres including an expanded County Town at Tallaght, the two Town Centres at Clondalkin and Liffey Valley, the strong network of District Centres and the wide range of local and neighbourhood 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.
- Improve the environments of existing town, district and local centres, remove through traffic and create pedestrian oriented centres.
- Provide a strong residential element within urban centres to enhance their vitality as lively and vibrant centres with safe and attractive streets and spaces.
- 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.



## Introduction

Considerable progress has been made in achieving the policies and objectives set out in the Development Plan regarding Town, District, and Local Centres of the County.

## Tallaght County Town

Tallaght Town Centre Masterplan was adopted by the Council in October 2006 as a Local Area Plan.

The Masterplan envisages the development of Tallaght Town Centre as a vibrant, sustainable centre, where the whole community can avail of the highest standards of housing, employment, services and amenities, characterised by good connections and accessibility,

an attractive built environment, and as a place where people want to be and can be proud of.

Significant objectives, among others, to achieve this vision include,

- opportunities to intensify development in Tallaght Town Centre in tandem with a high standard of architecture and good quality public realm;
- a diverse range of land uses such as high quality retail, commercial, civic, cultural, and leisure;
- a layout which integrates streets, squares and parks in an attractive manner and provides greater linkages and accessibility;
- a wide range of sustainable employment opportunities;
- a quality range of new dwellings to promote choice, and achieve a diverse social mix;
- community and cultural facilities
- a choice of public transportation
- conserving the natural and built heritage of the area.
- a safer environment by day and night.
- high quality parks and public spaces within the Town Centre

The Council will implement the Mastereplan to ensure the future development of Tallaght Town Centre as the County Town.

### **Tallaght By-Pass**

Objectives to upgrade the environment of the Tallaght By-pass will be achieved incrementally through the Development Management process. Conditions relating to the environmental enhancement and traffic calming of the junction at Whitestown Way and the N81 were included on the grant of permission for the development advertised as the 'Arena', currently under construction at the intersection of Whitestown Way and the N81. The pedestrian foot-bridge over the N81 at the Greenhills Road Extension is being replaced and upgraded as part of the development of the 'Priorsgate' development.

The recently adopted Local Area Plan for the Tallaght Town Centre has made provision for improved access from the Square into Sean Walsh Park via an enhanced bridge structure such as a land bridge, which would also provide direct access to the Square under the N81.

## **Mixed Use in Town and District Centres**

### **Balgaddy District Centre**

A number of objectives in the Development Plan relate to urban centre development in the Balgaddy/ Clonburris area because of its locational advantages with respect to rail based public transport. These objectives are to be achieved through a combination of a Planning Scheme for the Strategic Development Zone (SDZ) and a Local Area Plan (LAP). These plans are being drafted and commencement of the statutory consultation process is scheduled to commence by the end of the year.

The type, location, mix of uses and the densities of development for this area will be proposed in the Balgaddy-Clonburris SDZ-LAP.

### **Clondalkin Town Centre**

The Architects Department in conjunction with the Planning Department is currently preparing an Urban Design Framework for Clondalkin Town Centre. This project is on-going. In addition, Urban and Village Renewal projects have been completed on Main Street, Clondalkin.

### **Liffey Valley Town Centre**

The objective to develop a Masterplan for the Liffey Valley Town Centre has commenced and is on-going. Completion of a Draft Masterplan is due in January 2007.

## Urban Villages

Objectives for environmental improvements in urban areas have largely been implemented through the Urban and Village Renewal Programme. The Urban and Village Renewal Programme 2000 - 2006 includes footpath and amenity improvements within the main shopping areas to improve pedestrian safety and convenience with particular emphasis on the needs of disabled and mobility-impaired people.

The Planning Department has been the co-ordinating Department for annual submissions to the Department of the Environment, Heritage and Local Government for funding under the Urban and Village Renewal Scheme

### Lucan

The Lucan Village Design Statement for control of development and for conservation of the central core of Lucan Village has been initiated. The Lucan Village Design Statement project is jointly funded by the Heritage Council and South Dublin County Council. The Brief for the Design Statement has been put to tender and the Council intends to have a consultant appointed shortly. There is also an in-house steering committee which will guide and oversee the progress of the project.

### Rathfarnham

Urban and Village Renewal projects have been completed on Main Street, Rathfarnham. The Rathfarnham Urban Design Framework for the historic village of Rathfarnham has not yet been commenced.

### Ballyboden

The Ballyboden Village Masterplan for Phase 1 of the Ballyboden Village Area has been completed and was adopted by the Council in July 2006.

## Local Centres

### Kingswood Village

During the period covered by this Progress Report development in the Kingswood Local Centre has included a substantial expansion of the Kingswood Country House Hotel, offices, and a range of residential units.

### Brookfield Road – opposite Rossfield Shops

Development of additional commercial units to facilitate a range of services in association with residential units are included in a Council project at Brookfield Road Local Centre.

## Rural Villages

### Newcastle - Backlands North of Main Street

Investigation of development for residential/village centre uses on backlands to north of Main Street, Newcastle has not yet commenced.

### Brittas Village

The Brittas Village Planning Study has been commenced.

### Saggart Village

Consultants have been appointed to undertake a study to investigate the potential of Saggart Village for designation as an Architectural Conservation Area (ACA). While the statutory process for a Local Area Plan for Saggart Village has not been initiated, the research of the ACA study will identify most of the village features important to the retention and enhancement of the rural character of the Village.

### Rathcoole Village

An objective, to contain the future expansion of commercial development within the curtilage of the commercial core of the village of Rathcoole will be achieved through the Development Management process.



## Aim

The aim of Chapter 6 – Retailing, as set out in the Development Plan, is:

To facilitate the development of a strong retailing sector and to support the future vitality and viability of the existing retailing centres of the County.

## Strategy

The Retailing strategy, set out in the Development Plan is to:

- 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 and to the Retail Planning Strategy for the Greater Dublin Area;
- Maintain the dominant retailing and Major Centre functions of Tallaght Town Centre as the County Town;
- Designate and facilitate Liffey Valley, Quarryvale as a Major Centre, and designate and facilitate the development of new District Centres of an appropriate scale at Adamstown and at Verschoyle / Carrigmore;
- Ensure that the provision of additional retail floorspace 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.

## Introduction

Since the adoption of the Development Plan, in the region of 52,900 m<sup>2</sup> of retail floorspace has been granted planning permission. This development has been approved broadly in accordance with the Retail Strategy and the Development Management provisions of the Plan.

It is understood, that the scale of retail development projected in the Retail Planning Strategy for the Greater Dublin Area is to be reviewed in the context of the recent census data and the Regional Planning Guidelines for the Greater Dublin Area.

The policy of the Council to maintain the dominant retailing and Major Centre functions of Tallaght Town Centre and to facilitate Liffey Valley as a major centre is reflected in that 43% of the floorspace permitted since the making of the Development Plan has been on sites within the Major Centre level of the retail hierarchy i.e. Tallaght and Liffey Valley.

A proportion of retail development (34%) has been approved on sites outside the designated retail centres hierarchy; with 30% being on land zoned 'E' i.e. "To Provide for Enterprise and Employment and Related Uses". This has been mainly retail warehousing and discount foodstores.

Retail development nearing completion and yet to commence in the Tallaght Town Centre area will further ensure that this area remains the dominant retail centre of the County as provided for in the Plan. The Masterplan for the Liffey Valley / Quarryvale area currently being prepared will facilitate the development of the second Major Centre in the County in accordance with the Strategy for retailing set out in the Plan.

## Retail Hierarchy

In accordance with the Retail Planning Guidelines for Planning Authorities (2005) the allocation of retail floorspace is organised into a national and County retail hierarchy. This hierarchy aims to protect, and

ensure the sustainability of existing infrastructure, particularly public transport, which supports urban centres, while simultaneously acknowledging modern trends towards car-borne shopping for bulky goods or scheduled, single trip, multi-item shopping.

Chart 1 below shows the distribution of retail floorspace permitted within the County since December 2004 as classified by land use zone.

**Distribution of Permitted Retail Uses by Land Use Zone**

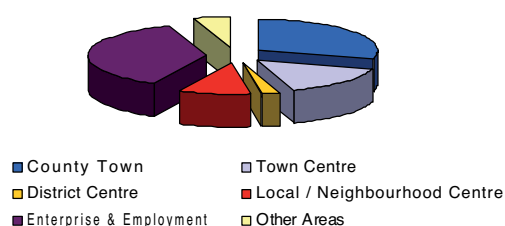


Chart 1

### County Town

A significant area of retail use has been granted on lands in the Tallaght Town Centre zoned as "CT". This area is largely accounted for through the mixed use developments on sites in Belgard Square (e.g. Shelbourne, DEZ and Keenbury developments). This trend consolidates Tallaght's position in the County for comparison shopping.

In addition, a proportion of retail floorspace, granted permission for retail warehouse use, discount foodstores and motor showrooms, is located on lands adjoining the "County Town" zoned land i.e. in the "Enterprise & Employment" zoned lands, including sites at Airton Road and Greenhills Road, and in the 'Arena' development at Whitestown Way/N81.

### Liffey Valley

Approximately 4,800m<sup>2</sup> of retail floorspace has been granted on lands zoned "Town Centre" in Liffey Valley. This floorspace consists of extensions to Marks and Spencer and Dunnes Department Stores and an "events area" to be developed and managed by the

Liffey Valley Management Company. This floor space indicates the emergence of Liffey Valley as a significant retail centre in the urban hierarchy of the County.

### Adamstown, Verschoyle-Carraigmore (Fortunestown)

The greater proportion of permitted retail floorspace located on lands zoned for "District Centre" at Verschoyle/Carraigmore is in accordance with the Fortunestown Action Area Plan (1999) for a mixed use development.

Applications for District Centre retail uses in Adamstown have not yet been lodged.

### Local Centres

Approximately 4,930 m<sup>2</sup> of retail use has been granted in existing Local Centres throughout the County. This figure is largely accounted for through expansion of existing shops and infill developments, often incorporating a residential element, in accordance with guidelines in Chapter 11 Urban Design.

In addition to an expansion of local centre retail use, approximately 6,060 m<sup>2</sup> of retail use has been granted throughout the County on residentially zoned lands. This space can be largely accounted for through redevelopments and extensions to service stations to provide for convenience store uses.

Assessments of these applications include provisions to protect the amenity of the area.

### Retail Parks/Warehouse

Retail Parks, defined in the Retail Planning Guidelines for Planning Authorities (2000) as 'a single development of at least three retail warehouses with associated parking', to provide for the retailing of bulky goods such as furniture and large domestic appliances (refrigerators), have been generally located on sites zoned for 'Enterprise & Employment' uses.

Retail warehouse is defined in the Retail Planning Guidelines for Planning Authorities (2000) as “ a large single level store specialising in the sale of bulky goods catering mainly for car-borne customers and often in out-of-centre locations”. Most of the retail floorspace granted permission on lands zoned ‘Enterprise & Employment’ includes retail warehouse uses.

### Discount Foodstores

Discount foodstores, i.e. food stores of up to 1,500 m<sup>2</sup> gross, have been accorded specific functions in the *‘Retail Planning guideline for Planning Authorities 2006’* in that they provide “choice and range of retailing, their customer catchment and retail offer is different to the mainstream discount foodstores can effectively anchor smaller centres or local neighbourhood centres”.

The greatest proportion of floorspace permitted for discount foodstore use relates to extensions to existing developments. In addition, since the South Dublin Development Plan became operative, a number of additional discount foodstores have been granted permission e.g. at the Belgard Inn site, Fortunestown Lane and at Ninth Lock.

### Conclusions

The quantum and range of retail floorspace granted planning permission since the current Development Plan became operative indicates a healthy retail sector in the County.







## Transportation

### Aim

The aim of Chapter 7A Infrastructure – Transportation, as set out in the Development Plan is:

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

### Strategy

The strategy for the development of Transportation Infrastructure in the County as set out in the Development Plan 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 the Dublin Transportation Office Strategy, "Platform for Change 2000 - 2016".
- Promote and facilitate the improvement and further development of the public transport system in the County.
- Implement the road objectives set out in the six-year road programme and implement other road objectives in the longer term.
- Promote and facilitate the development of cycling and pedestrian facilities in the County for all users.
- Protect all National Routes from frontage access and to 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.
- Implement an integrated traffic management system to make more efficient use of road networks and integrate it in an effective way with public transport.

## Integration of Land Use and Transportation

### Future Transportation Infrastructure

Road and public transport improvements in the County are being advanced in conjunction with the Transport 21 programme. New transport infrastructure requirements to serve the future needs of the County are being developed.

### Integrated Traffic Management System

Urban Traffic Control Systems :

Developments are proceeding in accordance with annual capital works programmes and continued involvement in the Intermodal Traveller Information Systems (ITISS) project utilising Automatic Number Plate Recognition (ANPR).

## Public Transport

### LRT – Extension

It is proposed to extend the LUAS from Cookstown to Citywest. Public consultation is due to be carried out before the end of 2006. The Clondalkin and Old Bawn extensions which are objectives in the Development Plan are not included in Transport 21 proposals, Clondalkin will be served directly by Metro West.

### Metro

Route identification is currently underway on the proposed Metro-West linking Tallaght with Dublin Airport via Clondalkin and Blanchardstown. The RPA envisage commencing public consultation before the end of 2006.

## **Public Transport - Templeogue, Rathfarnham, Knocklyon, Ballycullen and Oldcourt areas**

On-going discussions are taking place with public transport operators regarding improving the public transport system serving the Templeogue, Rathfarnham, Knocklyon, Ballycullen and Oldcourt areas, and recommendations are made to the Dublin Bus route review.

No action has been taken to date to draw up indicative alignments in conjunction with the appropriate bodies for the extension of LUAS/Metro to the Rathfarnham, Terenure, Templeogue, Knocklyon, Ballycullen and Oldcourt areas. Non-bus proposals for these areas are not included in Transport 21, and there are no proposals by the Rail Procurement Agency for them.

## **Quality Bus Network**

The Quality Bus Network programme is being implemented in conjunction with the Quality Bus Network Office and Dublin Transportation Office (DTO) and in accordance with scheme priorities agreed by the DTO Steering Committee.

## **Rural Public Transport**

Discussions are on-going in relation to public and private transport operations. The development of expanded local links is being examined as part of the Dublin Bus routes review

## **Park and Ride Facilities**

Bus-based sites for N4 and N7 are being considered, also rail-based sites at Citywest, Adamstown Balgaddy and Tallaght.

## **Road Programme**

### **Regional Route Link to the M4**

Meetings have been held with Kildare and Wicklow County Councils.

See Table below for details of 6-Year Road Programme implementation to date.

See Table below for details of Long-Term Road objectives.

## **Road Safety Measures Including Traffic Calming, Road Signage And Parking.**

### **Parking Implementation Strategy**

The first phase of the Strategy is operating successfully in the Lucan area; a second phase is scheduled to commence in November 2006 involving five additional locations.

### **Traffic Calming Programmes**

A three year programme is being implemented.

### **Road Signing Strategy**

A photographic survey of all signs has been completed. The review and implementation of Phase 2 has been deferred to 2007.

## **Cycling And Pedestrian Facilities**

### **Cycle Route Network**

A report has been drafted recommending the provision of a number of spine pedestrian and cycle routes throughout the County to promote tourism and facilitate an alternative transport mode for leisure, business and school children. Two pilot projects are being recommended for 2006/07 one route along the

Dodder River and one from the Liffey to the Grand Canal. It is also intended to provide a pedestrian and cycle route along the Canal from Inchicore to the 12th Lock commencing in 2007.

New cycle tracks continue to be provided in conjunction with new road schemes. There is no funding available from the DTO in respect of new cycle-track schemes.

See Table below for details of Cycle Route Network development to date.

#### Sli na Slainte

An additional route was recently launched in Tallaght.

**Table - 6 Year Road Programme**

	Details
<b>Motorway</b>	
M50 Upgrade	Construction commenced.
<b>National Primary Route</b>	
N4 Upgrade, (M50 Junction to M4)	Tender underway. Construction to commence Q2 2007
N7 Upgrade, (Rathcoole - Co. Boundary)	Works complete snagging and final account being sorted
<b>National Secondary Route</b>	
N81 Blessington Road (Extension of the Tallaght By-Pass)	No action. Included in Transport 21. No advancement in 2006 grant from NRA
<b>Regional Road / Route / District Distributor</b>	
Firhouse Road from Ballycullen Road to Old Bawn Road	Site works commencing end October 2006
Green Route; Taylors Lane (Boden Park) to Grange Road	Site works commencing end October 2006
Greenhills Road to Ballymount Road Lower to Longmile Road (Part of)	Ballymount Avenue Upgrade complete Balance of Works; CPO made, processing submissions.
Knocklyon Road to Firhouse Road	CPO required. Should be published Oct. 2006. Tender unlikely before mid-2007
City West to Belgard Road (Embankment Route)	Detailed design stage. Site investigation tenders due 20 Oct 2006.
Walkinstown Roundabout to Calmount Road	Design Stage; CPO, site investigation being prepared
Adamstown Roundabout ORR to the N4	Under construction , open to traffic end Oct 2006
Adamstown Roundabout ORR to Fonthill Road Link	Under construction , open to traffic end Oct 2006
Adamstown Link Road from ORR to SDZ lands	Under construction by Adamstown developer and on target
Adamstown SDZ to Celbridge Road	Being pursued by Developer.
Lucan/Newcastle Road at Finstown	Completed.
Outer Ring (N7 Kingswood Interchange to the N81)	Contractor appointed. Construction to commence Nov 2006
Fortunestown Lane to City West (Completion of)	Being pursued by Developer
Ballycullen / Oldcourt Stocking Lane Road Network	Being pursued by Developer
Newcastle Road (Local Area Plan)	No action
Nangor Road Extension from Grange Castle to the Lucan/ Newcastle Road (R120) and south from new junction to Pollyhops with link to Baldonnell Road.	CPO confirmed, detailed design progressing
Adamstown SDZ Internal Roads	Being carried out by developer
<b>Local Road</b>	
Cookstown Road (rear of Fortunestown Local Centre)	Due to commence construction shortly
Greenhills Road to Limekiln Road	Part of Walkinstown – Calmount project
Esker Lane	No action
Barton Road East Extension	No action
Barneys Lane to City West Interchange	No action
Saggart Road (Local Area Plan)	To be built along with development
Rathcoole (Local Area Plan)	Distributor Road; Part 8 approved, survey and CPO being prepared
Upgrade junctions in Glenasmole / Bohernabreena Housing and Planning Study area	Ballinascorney / Cullens Lane substantially complete; Ballymaice Lane - Part 8 report being prepared Bohernabreena / Conroy's Lane - studies ongoing

Table - Long Term Road Programme

Regional Road / Route / District Distributor	Details
North - South Road, West of Adamstown SDZ linking N7 to N4 and on to Fingal	Route selection studies progressing
Lucan-Newcastle Road to North-South Road linking N4 to N7	Aylmer / Peamount Section; Part 8 report being prepared
Adamstown / Newcastle Road (R120)	EIS / CPO being prepared
Greenogue Road West	To be built along with development
Newcastle Road (R120) South to Grange Castle	EIS / CPO being prepared
Newcastle-Lucan Road Railway Bridge to Milltown	EIS / CPO being prepared
Fonthill-Cloverhill Distributor Road	No action
<b>Local Road</b>	
Belgard Road / Cookstown Road	No action
Belgard Square North to Cookstown Road	No action
Cookstown Road to Embankment Route	No action
Ballymount Road Lower	No action
Robinhood Road	No action
Esker Lane to Esker Meadow View	No action
Coldcut Road	No action
Alymer Road, Kilmactalway to Westmanstown	No action



Table - Cycle Route Network

	Details
Cookstown to City West (Blessington Road) National Route N81	Part-complete, balance linked to N81 extension (Transport 21)
Killinarden to Lucan By-Pass (Hermitage) Local Road, Regional Road	Ongoing in conjunction with Outer Ring Road
Walkinstown Roundabout to Fortunestown Local Road	No Action Linked to Non-National Roads Programme (NNRP)
Belgard Road (Kingswood) – Fonthill Road/Nangor Road Local Road, Regional Road	Completed in conjunction with Orbital QBC
Foxborough to Ronanstown Local Road	Works undertaken by private developer
Clondalkin to Naas Road to City Boundary Local Road, Regional Road	No Action Deferred pending completion of M50 Upgrade & N7 Grade Separated Access
Killeen Road Local Road	No Action No immediate proposals
Cappaghmore to Coldcut Road Local Road, Regional Road	No Action No immediate proposals
Walkinstown Roundabout to Airton Road Regional Road	No Action Linked to Greenhills Rd Improvement (NNRP)
Firhouse Road West Regional Road	No Action Linked to local network improvements
Harolds Grange to Ballyboden Crescent Regional Road	No Action Commencing end-06, linked to Green Route improvement (NNRP)
Killininny Link Road Regional Road	No Action No immediate proposals
Cruagh Road Regional Road	No Action No immediate proposals
Old Bridge Road Regional Road	No Action
Glencarrig to Woodlawn Park Drive Regional Road	Commenced late 2006 as part of Firhouse Rd improvement (NNRP)
Scholarstown Road to Kimmage Road West Local Road, Park	Part completed, remainder in conjunction with Knocklyon-Spawell link road (NNRP)
Limekiln Road to Robinhood Road Local Road, Regional Road	No Action Linked to NNRP
Harolds Grange to Barton Road West Regional Road	No Action For completion in 2007 in conjunction with Green Route (NNRP)
The Old Hill to Leixlip Local Road	Completed as part of Lucan QBC extension
Chapel Hill, Lucan Local Road	No Action No immediate proposals (funding to be identified)
Ballyowen to Newlands Regional Road	Completed as part of Orbital QBC works
Nangor Road - Killeen Road to Long Mile Road Local Road, Regional Road	Completed as part of South Clondalkin QBC works
Firhouse Road to Rathfarnham Regional Road	Part-completed (local strategic cycle network)
Oldbawn to Tallaght Local Road, Regional Road	Part-completed (balance subject to DTO funding)

## Water Supply And Drainage

### Aim

The aim of Chapter 7B Infrastructure – Water & Drainage, as set out in the Development Plan is:

To develop, improve, protect and enhance the range and accessibility of water and drainage infrastructural services in a manner that promotes sustainable development in the County.

### Strategy

The strategy for the development of Water Supply & Drainage Infrastructure in the County as set out in the Development Plan is as follows:

- 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.
- Conserve and 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.

### Water Supply

#### Future Water Supply

SDCC is part of the Regional Water Steering Group with Dublin City Council acting as lead authority in assessing short and long term sources at a Regional level to ensure water supply into the future.

#### Leakage and Wastage

Water- Bye laws have been in force since 2005. A new Water Maintenance Specification manual was published in 2004 and updated in 2006.

Unaccounted For Water (UFW) levels are below 20% in South Dublin County. Additional network management schemes, including pressure management and expansion of district metering, have been approved for funding under the Water Conservation Programme 2006. Measures such as the Greater Dublin Region Mains Rehabilitation Programme, coupled with continued leakage effort are the principal drivers to maximise usage of such a scarce resource.

The Dublin Region Non-Domestic Metering Project which is ongoing will facilitate volumetric billing of all non-domestic customers.

### Drainage

#### Greater Dublin Strategic Drainage Study

The Greater Dublin Strategic Drainage Study (GDSDS) report was completed in April 2005. Regular Steering Group meetings are held with adjoining local authorities on water and drainage issues.

The Drainage – GDSDS and Greater Dublin Regional Code of Practice for Drainage Works have been adopted Regionally. SDCC were an integral part of the working groups in the preparation of these documents.

Developers are required to comply with the GDSDS & the Greater Dublin Regional Code of Practice for Drainage Works. The Water Bye-Laws and Specification for the laying of watermains in the County.

#### Water Quality Management

The Water Framework Directive (WFD), which is the overarching legislation covering matters of water quality throughout the EU, was transposed into Irish law in December 2003. The WFD requires that water management be on the basis of River Basin Districts (RBD). SDCC through its participation in the Eastern River Basin District Project is conjoined with all other 11 participant Local Authorities and relevant stakeholders in achieving the objective of good water

status by 2015, by means of the production of a River Basin District Management Plan which must be in place by 2009. Consultants are advancing the modelling, financial reporting, monitoring and testing regimes, to allow standardisation of approach across the country in the development and implementation of RBD Management Plans by 2009.

Implementation reports are carried out every two years for the Local Government (Water Pollution) Act 1977 (Water Quality Standards for Phosphorus) Regulations 1998, and the Water Quality (Dangerous Substances) Regulations 2001. Monitoring is regularly carried out to fulfil the requirements of the Regulations, so as to input to the various Measures Reports that are prepared by the EPA.

The Water Framework Directive refers equally to groundwater quality as to other surface water sources – rivers, streams, lakes, coastal, transitional, etc

#### **Surface Water Catchment Areas**

The Camac River Culvert reconstruction is in progress and the SDCC element of this is due for completion in December 2006. A review of problem areas is ongoing.

#### **Bohernabreena Catchment Area**

The protection of the Bohernabreena Reservoir and catchment area will be undertaken in accordance with a River Basin District Management Plan to be prepared by 2009.

#### **Drainage Network**

Drainage Area Plans have been completed for 9B Sewer and Dodder Valley Sewer catchments. The Regional GDSDS policy adopted by the Dublin Local Authorities represents the single most effective driver for compliance with stated policy under this objective.

Possible projects that, subject to available resources, will have an impact are:

- (a) Implementation of GIS of Drainage Network;
- (b) misconnections survey;
- (c) establishment of SDCC resident CCTV Crew team.

#### **Flood Alleviation**

The Council has adopted the Flood Alleviation policies recommended in the Greater Dublin Strategic Drainage Study (GDSDS) which include attenuation of surface water flows and implementation of Sustainable Urban Drainage Systems (SUDS). Developers are required to comply with these policies.

The principles enumerated under this objective form the keystone for a future sustainable drainage network and minimal flood risk. These principles are to be achieved through strong Development Management coupled with enforcement where required.

#### **Protection of Piped Infrastructure**

Consideration is being given as to how the identification and removal of surface water misconnection and infiltration can best be achieved. This is largely dependent on resources.

#### **Specification for Materials and Working Standards**

Drainage Maintenance Section implements the Greater Dublin Regional Code of Practice for Drainage Works as their technical document, which is now adopted across the region. SDCC has also produced its own Water Bye – laws & Specification for the laying of watermains in 2005.

#### **Taking in Charge**

Discussion is ongoing at regional level with a view to providing for a regional drainage inspectorate, which would address the problems of misconnections in new and existing developments. As-built surveys and CCTV will have to form an integral part of all taking in charge procedures.

## Specific Objectives

### Water Supply

- Completion of Lucan/Palmerstown Water Supply Scheme  
This scheme was completed in 2004.
- District Metering and Leakage Control  
The Dublin Region Non-Domestic Metering Project (DRNDMP) is in progress. Meter installation in SDCC is scheduled to commence from December 2006. Leakage control is continuous as detailed previously.
- Boherboy Water Supply Scheme  
Tenders for the construction of the scheme invited in October 2006.

### Foul Drainage

- Saggart/Rathcoole/Newcastle Drainage Collection Scheme  
Contract Documents being prepared.  
Review of scope of works submitted to DEHLG for approval in July 2006.
- Brittas Sewerage Scheme  
No progress
- Dodder Valley Foul Sewer Improvement Scheme  
Subject to DEHLG approval it is proposed to prepare contract documents for the scheme.
- Greater Dublin Drainage, 9B Sewer, Improvement Scheme  
Subject to DEHLG approval it is proposed to prepare contract documents for the scheme.
- Adamstown Foul Sewerage Scheme  
Parts of the scheme are already completed as part of roads contracts. It is expected that construction of the Tobbermaclug Pumping Station will commence in 2007.

### Surface Water Drainage / Flooding

- Naas Road Surface Water Scheme  
Works will be carried out as development proceeds which will involve surface water attenuation.
- Griffeen River Flood Alleviation Scheme  
Completed in 2004
- Whitehall Road /Whitehall Gardens/ River Puddle  
At design stage
- Tobbermaclug Stream Improvement Scheme  
It is expected that construction will commence in 2007.
- Robinhood Stream Improvement Scheme  
At design stage



## Environmental Services

### Aim

The aim of Chapter 7C Infrastructure – Environmental Services, as set out in the Development Plan is:

To conform to the European Union, National, and Regional policy in all matters relating to the production, handling, treatment and disposal of waste within the County, and the control of air and noise pollution and major accident hazards within the County.

### Strategy

The strategy of the Council for the development of Environmental Services in the County during the period of this Plan 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.
- 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 reuse and recycling of materials from all waste streams in accordance with the Waste Management Plan for the Dublin Region.
- Reduce the effects of air, noise and light pollution on environmental amenity.
- 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.
- Promote public education and awareness of environmental issues.

## Waste Management Plan

Following a review of the Waste Management Plan for the Dublin Region 1998 to 2004 by the Dublin Local

Authorities a revised plan covering the period 2005 to 2010 has been adopted.

The Waste Management Plan for the Dublin Region 2005–2010 sets out the policies and objectives to deliver progress in accordance with the aims of EU waste hierarchy. The Council co-operates with local authorities, relevant state agencies, private sector and the public to implement the plan.

## Control of Waste Activities

Monitoring and enforcement of waste legislation is ongoing. Additional regulations were introduced in 2005 and 2006, in respect of Waste Electrical and Electronic Equipment and End Of Life Vehicles.

In addition to planning permission requirements, waste activities are also subject to permits or licenses issued by the Council or by the Environmental Protection Agency (depending on the nature or scale of the activity).

Waste Collection Permits are co-ordinated regionally on the Council's behalf by Dublin City Council. The Council responds promptly and effectively to any reported illegal waste activity.

## Waste Prevention and Minimisation

The prevention and minimisation activities of the Council are directed to three target audiences – community, schools, and business with goals and targets for each. A programme of awareness building is implemented by the Environmental Awareness Team. The Environment Awareness Programme is targeted at schools, business and community sectors. Waste auditing will be developed in 2007.

The four Dublin Authorities fund the website [www.dublinwaste.ie](http://www.dublinwaste.ie) which provides a wide range of information.



## Recycling Facilities

The development of a second Civic Amenity and Recycling Centre is being co-ordinated, subject to finalising the detailed site location. Design will be progressed in 2006/2007.

The expansion of Bring Bank facilities is under review, in the context of a strategy document adopted by the Environment Strategic Policy Committee in September 2006. The expansion of waste streams, within the kerbside collection system is coordinated at regional level.

In accordance with the Waste Management Plan for the Dublin Region, 2005 – 2010 the Council is committed to the development of regional facilities which include:-

- Waste to Energy Facility;
- Biological composting facilities;
- Materials Recovery Facility (recyclables);

Residual Landfill.

All these projects are currently being advanced by the four Dublin Local Authorities.

## Hazardous Waste Management

Hazardous Waste Management Planning is the responsibility of the Environmental Protection Agency. The Council provides, within its awareness programme, household hazardous waste collection services on certain dates.

## Litter Pollution

The Council provides a Cleansing and Litter Control service to tackle problems of litter pollution. A review of the service is currently underway, and it is intended that the Litter Management Plan will be re-focused in 2007, which will include a public consultation and awareness process.

## Air Quality

The Environmental Health Department continue to handle all complaints in relation to air pollution. Complaints of outdoor burning are handled promptly. The use of mobile phones and digital cameras assists officers to reach the particular site and record the event. Formal notices under the Air Pollution Act 1987 are issued and flagrant further breaches are prosecuted. The Environmental Health Department has recently issued a licence under the Industrial Plant Regulations for the licensing of a hot asphalt batch plant in the County.

When dealing with large scale planning applications the Environmental Health Department continues to take cognisance of the Air Quality Management Plan (AQMP), where appropriate.

The four local authorities in the Dublin Region are in the process of revising the AQMP as required and studies of existing plans in the UK, Europe, and Australia are being used as reference for best practice.

The Environmental Health Department of South Dublin County Council in conjunction with the EPA has established a new air quality monitoring site at Old Bawn, Tallaght.

## Noise

South Dublin County Council is represented on the Strategic Noise Mapping Committee of the four local authorities in the Dublin region. Traffic counts have been received from the Roads Department and the implementation process of noise mapping (which is compulsory under EU Directive 2002/49/EC on or before 30th June 2007) is being advanced.

## Light Pollution

There is no statutory legislation for the nuisance effects of light pollution. However, it is an environmental issue that is very much on the increase particularly from industrial and sporting developments. The Environmental Health Department uses the relevant British Standards in seeking to get such problems resolved or ameliorated.

## Major Accident Hazards

The Planning Authority has regard to the provisions of the Seveso Directive through the Development Management process. Currently there are two designated Seveso sites in the County. Any applications made within the specified areas are referred to the National Authority for Occupational Safety and Health for comment.

## Energy And Communication

### Aim

The aim of Section 7D of Chapter 7 – Energy and Communication, as set out in the Development Plan, is:

To promote and facilitate a widespread telecommunication infrastructure throughout the County, in order to achieve balanced social and economic development and to promote environmentally sensitive sources of energy to act as alternatives to existing resources.

### Strategy

The Energy and Communication strategy, set out in the Development Plan, is:

- Facilitate the enhancement of the telecommunications infrastructure to maintain economic competitiveness.
- Support national and international initiatives for limiting emissions of greenhouse gases and to seek to provide positively for the development of appropriate renewable energy sources.
- Promote energy efficiency in the design and development of buildings.
- Support the infrastructural development of electricity networks in the County.
- Support further economic extensions of the gas grid in the County.

### Overhead Cables

The policy to relocate overhead cables underground is being progressed through the statutory Development Management procedures. When proposals are brought forward to develop green fields and infill sites or to redevelop existing sites or undeveloped lands are proposed for development the issue of undergrounding cables is raised.

## Information Technology

The strategic objective to provide for Broadband access, CCTV and distance learning in Adamstown and Nangor in particular, is on-going. As development within Adamstown progresses Broadband access is installed and will be accessible to all residents within Adamstown.

The policy 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, where feasible,” is being implemented through the Development Management system

### Telecommunications

Mobile telephony technologies are expanding. While this technology is widely used and has become an essential component of modern communication networks, the technology involves telecommunication antennae, which emit non ionizing radiation. For this reason, there are national licensing procedures and standards as well as planning standards and conditions.

During the period covered in this progress report 17 telecommunication masts have been granted planning permission. Of these 6 grants refer to retention of an existing structure.

103 telecommunication structures have been notified to the County Council by operators in accordance with exempted development regulations. Of these notifications, 7 notices, claiming compliance with the terms and conditions of the regulations, are being challenged by the Council. - 4 cases have resulted in legal proceedings, and 3 enforcement notices have been issued in relation to telecommunication structures.

## Renewable Energy

The objective to “carry out a study to identify areas suitable for renewable energy development (including hydro electricity and wind generation) and examine the renewable energy technologies”, has not been initiated.

## Energy Efficiency

Regulations to implement the Building Energy Rating of new buildings and existing buildings (when sold or let) will be phased in over the period 2007- 2009, starting with New Dwellings commencing on or after 1 January 2007

These regulations implement the EU directive to improve the environmental sustainability of buildings, and help Ireland meet its obligation to stabilise CO2 emissions under the Kyoto Protocol.

The objective of building energy rating is twofold-

- Firstly, to give prospective buyers and tenants information about the energy performance of buildings before they buy or let; and
- Secondly, to give builders/developers of new buildings, and owners/landlords of existing buildings, an incentive to upgrade energy performance in order to improve the marketability of buildings.

## Gas and Electric Infrastructure

The objective to ensure provision of access to gas and electric energy networks is ongoing through the Development Management process.





# Archaeological and Architectural Heritage

## Aim

The aim of Chapter 8 - Archaeological And Architectural Heritage, as set out in the Development Plan is:

To protect and conserve buildings, areas, structures, sites and features of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.

## Strategy

The strategy for the protection of Archaeological And Architectural Heritage in the County as set out in the Development Plan 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.

## Introduction

Policies and objectives in relation to the protection and conservation of archaeological and architectural features are contained in Chapter 8 of the County Development Plan. The implementation of these objectives is shared between the Development Management, Conservation and Forward Planning Sections of The Planning Department.

Many of the Plan objectives are implemented in an ongoing manner, through:

- The assessment of planning applications in areas associated with either archaeological or architectural issues.
- The administration of the Conservation Grants Scheme, the preparation of reports on planning applications, on declarations and on endangered structures as provided for under the Planning and Development Act, 2000.
- The consideration of archaeological and architectural heritage in local plans and programmes prepared by the Planning Department and other departments.

## Record of Monuments and Places (RMP)

The Record of Monuments and Places (RMP) affords protection of the archaeological heritage of the County. During the assessment of planning applications and the production of plans, archaeological potential is considered. Since the adoption of the Development Plan, archaeological conditions have been attached to approximately 23 planning permissions.

## Record of Protected Structures (RPS)

There have been no additions to the RPS since the Development Plan came into operation.

There have been two deletions from the RPS. McEvoy's Public House, Newcastle (RPS 234) was removed due to damage caused by fire. Fyans' House, Rathcoole (RPS 315) was removed due to its dilapidated and dangerous state.

## Conservation

It is a policy of the Council to conserve and protect structures listed in the Record of Protected Structures. To this end the Planning Department administers the Conservation Grants Scheme. The Scheme is funded by the Department of the Environment, Heritage and Local Government. The scheme assists the owner or occupier of a protected structure to undertake necessary works to secure its conservation. Since the adoption of the Development Plan, 28 applications have been received and €373,000 has been allocated under the scheme to carry out works to protected structures.

## Architectural Conservation Areas

It is a policy of the Council to identify and protect wider areas of the built environment that have a particular quality and designate these as Architectural Conservations Areas (ACAs). Consultants have been commissioned to assess the merits of designating an Architectural Conservation Area in Saggart.

In order to assist owners and occupiers of protected structures, a number of guidance leaflets have been drafted. These draft leaflets will fulfil an objective of the Plan to provide advice regarding planning issues in Architectural Conservation Areas. It is envisaged these leaflets will be published over the coming months.

## Street Furniture

Street Furniture are items of heritage value. Their protection and conservation is an ongoing objective of the Planning Department both in the Development Management process and in the preparation of area plans.

## Vernacular Buildings

Vernacular buildings that are not included on the RPS, but are nevertheless of a distinctive character and add to their surroundings, are retained where feasible. This is an ongoing objective of the Development Plan and allows a degree of protection of some buildings which on their own are not considered for inclusion on the RPS. In terms of the re-use, renovation and rehabilitation of older buildings where appropriate, guidance to prospective developers is given on an ongoing basis as part of the Development Management process.



# Landscape, Natural Heritage and Amenities

## Aim

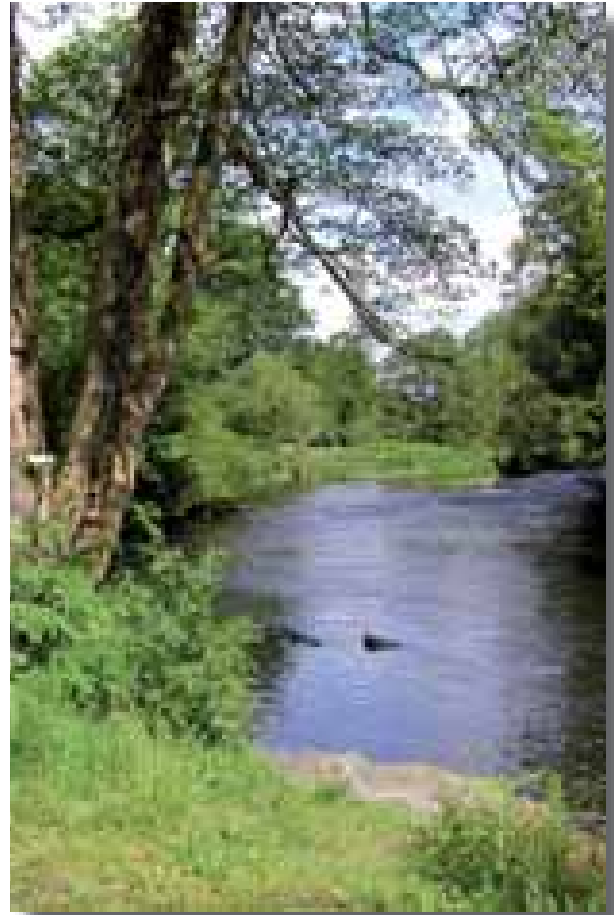
The aim of Chapter 9 - Landscape, Natural Heritage And Amenities, as set out in the Development Plan is:

To protect the landscape in a way that ensures features of natural heritage are protected; important wildlife habitats are conserved; water courses are safeguarded from pollution; the beauty of the landscape is maintained and enriched; and recreational use is facilitated in a sensitive manner. To also protect the distinctive characteristics of the rural environment and support the way of life of rural communities of the County through careful land-use planning that promotes the objectives of sustainable development.

## Strategy

The strategy for the protection of Landscape, Natural Heritage And Amenities in the County as set out in the Development Plan is as follows:

- Recognise that the landscape, natural heritage and amenities of South Dublin have an important role to play in contributing to a high quality of life for residents and a positive experience for visitors.
- Implement a Landscape Character Assessment and a Landscape Character Strategy that will preserve the quality of the rural landscape and open space in the County.
- Prepare a Heritage and Biodiversity Plan in accordance with the National Heritage Plan, 2002 and the National Biodiversity Plan, 2002 respectively.
- Facilitate the creation of a Green Structure in accordance with the National Spatial Strategy.
- Promote a balance between the protection of areas of high amenity and the facilitation of recreational use.



## Landscape Protection

Landscape Character Areas were identified and described as part of the process of completing the County Development Plan 2004-2010. The Department of Environment, Heritage and Local Government is currently reviewing the Draft Guidelines for Landscape and Landscape Assessment, published in 2000.

Designated views and prospects within the County are being protected through the operation of Development Management.

## Liffey Valley Park

A strategy document "Towards a Liffey Valley Park" has recently been completed by consultants for a Steering Group led by the Office of Public Works on which South Dublin County Council was represented. This is due for publication shortly. The purpose of the Strategy is to demonstrate the need to create a management framework for the whole Liffey Valley, which is a unique recreational resource within the Dublin / Mid-East Regions. In addition the Strategy provides for a process that could potentially lead to the delivery of a Liffey Valley Park between Dublin City boundary and Celbridge, County Kildare.

The Draft of the Strategy which was published in early 2006 recommends that initial actions to create the Park should concentrate on the area between Islandbridge and Celbridge. A number of Flagship Projects were identified of which seven relate to locations in or adjoining South Dublin County:- These are:

Waterstown Park; The Guinness Bridge; The Strawberry Beds Route; Anna Liffey Mills; Lucan Bridge; St. Catherines and Lucan Demesne, and Backweston.

## Natural Heritage

There are 6 designated Natural Heritage Areas listed in the County Development Plan. These NHA's are protected on a continuous basis through the Development Management system within South Dublin County Council.

## Heritage and Biodiversity Plan

No appointment was made to the position of Heritage Officer following a competition. A further competition will be held in the near future. The preparation of a Heritage and Biodiversity Plan for the County will be a priority of the Heritage Officer when appointed.

## Public Rights of Way

The Council continues to liaise with voluntary bodies and tourism organisations regarding rights of way as amenity resources in the County. This liaison includes attempts to determine details of rights of way. As yet, the Council does not have adequate details or supporting evidence for any right of way in the County to be considered for listing in the Development Plan.

To proceed with identifying and listing any right of way in the County, the Council would require firm evidence of the existence of a right of way and a detailed description of the right of way to be listed. Ordnance Survey maps are not acceptable as they carry a disclaimer that the indication of a right of way cannot be taken as evidence of a right of way. A detailed description is required to avoid ambiguity as to the route to be listed (location, start, end, width, surface, topography, gates, stiles, fences etc.), and evidence is required in the event that the listing is challenged by anyone affected. In this context, recent publicised court case outcomes have to be examined for their implications.

Existing waymarked ways in the County are not affected. Proposed waymarked ways in the County are affected.

## Aim

The aim of Chapter 10 - Land-Use Zoning And Local Zoning Objectives, as set out in the Development Plan is:

To ensure the orderly and sustainable development of the County through the setting out of zoning objectives for a variety of uses.

## Introduction

The twelve land-use zonings set out in the Development Plan indicate the planning control objectives of the Council for all lands in its administrative area. The acceptability or otherwise of all development proposals is assessed in accordance with the land-use zones during the Development Management process. Similarly, in the preparation of local area plans, masterplans and planning studies, the land-use zonings continue to be used as one of the main sources of guidance. Other requirements in relation to new development regarding issues such as density, height, massing and design criteria are set out in Chapters 11 and 12 of the Plan.

## Material Contraventions

There have been two proposed material contraventions since the adoption of the Development Plan. The first was not adopted by the Members and the second is still outstanding.

Material Contravention No 1. - Register Reference SD05A/0806 – Not adopted

Material Contravention No 2. - Register Reference SD06A/0733 – Ongoing

## Variations

### Variation No. 1

Variation No. 1 of the South Dublin County Development Plan 2004-2010 was made on the 9th January, 2006 and involved the deletion of Specific Local Objective No. 56:

“Prior to the commencement of development of the industrial lands at Greenogue, newly-zoned in this Development Plan, the Greenogue Road West, northwards as far as the Newcastle Road shall be completed”

and its replacement with the new Specific Local Objective 56 as follows:

“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”.

### Proposed Variation No. 2

Variation No. 2 relates to lands at Fortunestown Lane and Garter Lane, Saggart. The Variation proposes the following:

#### A. Proposed Zoning

It is proposed to revise the zoning of the lands from Zoning Objective 'GB' (To preserve a 'Green Belt' between development areas) to Zoning Objective 'A1' (To provide for new Residential Communities in accordance with approved Area Plans).

#### B. Proposed Specific Local Objective

It is proposed that Specific Local Objective Number 124 be inserted as follows: Fortunestown Lane and Garter Lane, Saggart – Development of Lands

Development on the lands at Fortunestown Lane and Garters Lane, Saggart, shall be in accordance with the following:

- a. be subject to a micro Local Area Plan;
- b. planning permission for development in accordance with an approved area plan shall not be issued until such time as the construction of the LUAS extension to Citywest / Saggart has commenced;
- c. not less than 20 acres of land to be reserved at this location for community facilities incorporating all weather pitches, community buildings, school site, a park and ride facility and other uses that will significantly benefit the community that may be identified through the Local Area Plan consultation process;
- d. that the residential densities be reviewed to ensure a mix of dwelling types including low density, high density and medium density residential development;
- e. the phasing of development at this location to be carried out in a sustainable way ensuring that facilities are built in tandem with housing and not at a later stage;
- f. 15% of the residential development to be reserved to provide for social housing.

The proposed variation is due for consideration at the County Council meeting on 13th November 2006.

### **Proposed Variation No. 3**

It is proposed to initiate a Proposed Variation of the South Dublin County Development Plan 2004-2010 for Lands at Tallaght West Swimming Pool/Sports Complex, Cheeverstown Road and Fortunestown Way. The proposal is to change the zoning of lands located at the junction of the Cheeverstown Road and Fortunestown Way from 'F' – 'To provide for Open Space and Recreational Amenity' to 'A' – 'To protect and/or improve residential amenity'.

### **Local Zoning Objectives**

The second part of this Chapter consists of 15 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.

The following table outlines the 15 Local Zoning Objectives and sets out progress made regarding each Objective:

## Local Zoning Objectives - Progress

LZO NO	Description	Status	Details
1	Cooldrinagh Redevelopment of former Co-Op site	Not Achieved	No planning application has been lodged on this site.
2	Primrose Hill – Sheltered Housing	Not Achieved	No planning application has been lodged on this site.
3	Neilstown Lodge Clondalkin Enterprise and Employment Facilities	Not Achieved	No planning application has been lodged on this site.
4	South-West Clondalkin – Residential Development	On Going	The lands referred to in this Local Zoning Objective have been included in the boundaries of the SDZ Planning Scheme & Local Area Plan, respectively, being prepared for Balgaddy. The planning scheme will implement this objective. It is envisaged that a draft SDZ planning scheme and draft Local Area Plan will be prepared by the end of 2006.
5	N7 Gateway Corridor –Upgrading.	On Going	This Project is on-going. <ul style="list-style-type: none"> <li>· A full land-use survey of the Corridor has been carried out.</li> <li>· A Briefing has been given to all relevant Departments within the Council.</li> <li>· Ongoing consultations are being held with agencies such as the RPA.</li> </ul>
6	Hazelhatch –Residential Marina Village	No Action	No new application lodged on this site. <ul style="list-style-type: none"> <li>· A previous application on this site was refused permission due to servicing deficiencies. This application was lodged and permission refused prior to the new Development Plan coming into operation.</li> </ul>
7	Grange Castle Golf Course – Development	On Going	<ul style="list-style-type: none"> <li>· Development Department is in the process of disposing of lands at Grange Castle Golf Course for the provision of an hotel, residential units, club house and driving range.</li> <li>· Disposal was approved by the Members in July 2006 and it is intended to commence development in early 2007.</li> </ul>
8	St. Brigid's Cottages, Nass Road Mixed-use Development	On Going	<ul style="list-style-type: none"> <li>· This objective will be achieved through the N7 Upgrading Gateway Corridor.</li> <li>· No planning application received to date.</li> </ul>
9	LUAS Depot, Ballymount – Development	On Going	<ul style="list-style-type: none"> <li>· A new Tram Workshop Extension (approx. 880sq.m.) to the existing Red Cow Luas Depot was granted planning permission on the 21st December 2005.</li> </ul>
10	Cuckoo's Nest/Tymon Park –Residential development	On Going	<ul style="list-style-type: none"> <li>· Pre-planning discussions have taken place regarding this site.</li> <li>· A planning application has not yet been received.</li> </ul>
11	Greenogue, Newcastle – Office Use	On Going	<ul style="list-style-type: none"> <li>· This objective is being achieved on an a site by site basis through the Development Management system</li> </ul>
12	Spawell, Templeogue – Mixed-use Redevelopment	Achieved	<ul style="list-style-type: none"> <li>· This objective has been achieved. A permission was granted in 2005. The development has not yet been constructed.</li> </ul>
13	Fortunestown Lane – Mixed-use Development	Achieved	<ul style="list-style-type: none"> <li>· A discount retail food-store has now been constructed and currently operates on the site (Lidl Ireland GmbH).</li> </ul>
14	City West – Convention Centre	Achieved	<ul style="list-style-type: none"> <li>· The County Council granted planning permission on the 28th October 2005, to facilitate the Convention Centre at Citywest. The decision of the Council was appealed to An Bord Pleanala and the permission was refused on appeal on 26th May 2006. This decision is the subject of judicial review proceedings in the High Court.</li> </ul>
15	Rathcoole – Commercial/Recreational Development.	Achieved	<ul style="list-style-type: none"> <li>· Planning permission was granted for a modern and contemporary designed landmark building at the 'Island Site', Rathcoole on the 17th November 2005.</li> <li>· Avoca Handweavers have recently opened their facility on the site.</li> </ul>



# Specific Local Objectives

## Introduction

The table below shows all of the Specific Local Objectives contained within Chapter 14 of the South Dublin County Development Plan 2004-2010. Progress to date is indicated in one of three categories:

**Achieved** - The objective has been met in full

**On-going** - The objective is either at draft stage (in the case of LAPs or documents which will be produced as a result of the Objective) or the Objective is being implemented through the Development Management system or some other mechanism.

**No Action** - At this 2 year stage of the 6 year plan, no specific action has taken place to date, or no application has been lodged with the Planning Authority in relation to specific sites. The Planning Authority will however endeavour to implement the objective.

SLO No.	Description	Status	Details
1	Liffey Valley – Amenity	On-going	The OPW report “Towards a Liffey Valley Park” outlines a strategy for the Liffey Valley.
2	Liffey Valley – Footpath and Cycleway	On-going	Discussion with the OPW & Fingal County Council
3	Liffey Valley – Extension of SAAO	No Action	Not commenced
4	Liffey Valley – Regional Park	On-going	The OPW report “Towards a Liffey Valley Park” outlines outlines a strategy for the Liffey Valley.
5	Lucan- Church of Ireland School	On-going	The Department of Education has sought expressions of interest from landowners for the provision of lands in the Lucan area for a school.
6	River Liffey and Grand Canal- Strategy	On-going	The Council is leading a project to provide a pedestrian and cycle route along the towpath of the Grand Canal. The project commences at Inchicore and runs to the 12th Lock in Clondalkin. The route will be landscaped and furniture will be provided along with fishing facilities and improvements at berthing locations for water based activity. This project is being investigated at present and due to commence in early 2007.
7	Palmerstown- Waterstown Park	On-going	Development Department investigates all opportunities to acquire any lands adjacent to Waterstown Park which come to the market. The park is one of the ‘Flagship Proposals of the OPW report “Towards a Liffey Valley Park” .
8	Lucan Village- Urban Design Framework	On-going	This objective is currently on-going. The Lucan ‘Village Design Statement’ is jointly funded by the Heritage Council and SDCC. The project has been put out to tender and the Council hopes to have a consultant appointed shortly. There is also an in-house steering committee, which will guide and oversee the progress of the project.
9	Palmerstown-Planning Study	No Action	Work on this Project has yet to commence
10	N4 – Pedestrian Bridge	On-going	Being Investigated
11	Lucan Area- Planning Study	No Action	Not commenced, however as already noted a Village Design Statement to be prepared

SLO No.	Description	Status	Details
12	Libraries-Building programme	On-going	County Library Extension - Building in progress. Builders to connect through to the original building in January / February 2007.  Ballyroan Library Extension - the first series of draft plans being prepared by Box Architecture.  North Clondalkin / Liffey Valley Library. In proposal stage.  Adamstown Library - proposed for 2008  Clondalkin Library extension - planning permission for development of the lands behind the library was refused. The developer was to have built the library extension as part of his project. The land has now been sold and the new owner has yet to submit an application
13	Palmerstown -Traffic	Achieved	Issues addressed in metrication of speed limits and subsequent speed limit review. Alterations to 3-tonne speed limit area implemented in conjunction with Gardai
14	Ballyowen Park-Improvements	On-going	Proposals in Preparation
15	Palmerstown- Speed notices	Achieved	Issues addressed in metrication of speed limits and subsequent speed limit review
16	Cooldrinagh Lane - House	Achieved	Permission was granted for this development
17	Liffey Valley Town Centre- Masterplan	On-going	Consultants have been appointed to this project
18	Quarryvale Estate – Traffic Calming	No Action	Not included in current phase of traffic calming programme
19	Glenaulin Park – Improvements	On-going	Proposals in preparation
20	North Clondalkin – Horse Project	On-going	Some young people from the Clondalkin area are currently availing of equine training at Fettercairn Youth Horse Project, facilitated by Ronanstown Youth Services. They also have access to the Cherry Orchard Horse Project. No identification for further need in this area that cannot be met by current projects
21	Griffeen Valley Park –Swimming Pool	On-going	Part 8 drawings being prepared. For completion 2008.
22	Collinstown Park – Improvements	On-going	In progress
23	Griffeen Valley Park –Extension	On-going	Part 8 proposals on public display in 2006
24	New Railway Stations	On-going	The SDZs of Adamstown and Clonburris / Balgaddy incorporate new railway stations as an integral part of their development.
25	Balgaddy District Centre	On-going	Consultants have been appointed for this project
26	Balgaddy and Clonburris – Local Area Plan	On-going	Consultants have been appointed for this project
27	Cloverhill – Connection to M50	No Action	NRA have refused further consideration of this proposal following upgrade of N7 to 6 lanes
28	Clonburris/Kishoge – Development of lands	On-going	Consultants have been appointed for this project
29	Cloverhill Road – Development of Lands	No Action	Not Commenced
30	Clondalkin Railway Station – Retention	No Action	Clondalkin Station is not being retained as part of the Kildare Route project. However a number of new stations are proposed e.g. at Fonthill.
31	Lynch's Lane – Development of Lands	On-going	These lands form part of the Balgaddy SDZ area and development will proceed in accordance with it.



SLO No.	Description	Status	Details
32	Lynch's Lane – Allotments	On-going	The Council has provided new allotments at Mill Lane, Palmerstown, Corkagh Park, Tymon Park and Friarstown. The allotment holders in Lynch's Lane have been given first choice in the allocation of plots in the new facilities. The new allotments have improved facilities including water taps, pathways, parking areas and are secured and inspected regularly. The above are the initial sites in a County wide scheme being developed.
33	12th Lock Canal Bridge	On-going	This will be implemented through the Development Management System
34	9th Lock – Developments of Lands	No Action	No planning application received to date.
35	Ballymakilly – Development of Lands	No Action	No planning application received to date.
36	Camac River – Amenity	On-going	Proposals in preparation
37	Clondalkin – Theatre	No Action	Opportunity to progress has not arisen.
38	St. Cuthbert's Park – Improvements	On-going	Proposals in preparation
39	Grange Castle Business Park	On-going	The Grange Castle Masterplan has been completed. The Masterplan sets out the standards for developments in the area
40	LRT – Extension	On-going	Citywest extension proposed, for public consultation before end-06; Clondalkin & Old Bawn extensions not included in Transport 21 proposals, though likely that Clondalkin will be served directly by Metro West.
41	Clondalkin Town Centre – Plan	On-going	Urban and Village Renewal projects have commenced and been completed on the Main Street. An Urban Design Framework is being prepared by Architects Department.
42	Clondalkin Round Tower	On-going	The Council has acquired the lands surrounding the Round Tower together with a number of properties in this area to facilitate an integrated development which will complement the National Monument. A design team has been appointed to the project who have proven conservation skills, design credibility and a track record of public realm projects. This team will recommend a series of options for the area by the end of 2006.
43	Baldonnell / Peamount Area	On-going	Future road infrastructure is being assessed
44	Nangor Road – Realignment	On-going	Part VIII completed and CPO confirmed
45	Monastery Road – Development of Lands	On-going	On-going discussions.
46	Robinhood Industrial Estate – Upgrading	On-going	Construction to start late 2006, with scheduled completion by end 2007
47	Peamount Hospital	No Action	No action to date.
48	Boot Road, Clondalkin – Motor Business	On-going	This objective can be implemented through the Development Management system
49	Enterprise and Employment Zones – Masterplans	On-going	Masterplans are in place for Greenogue and Grange Castle. Masterplans will be formulated for the other lands zoned Enterprise and Employment e.g. the lands 'west of Grange Castle Golf Course'
50	West of County – Regional Park	No action	Not commenced
51	Grange Castle Golf Course – Adjoining Lands	On-going	Phase 1 completed
52	Newlands Cross – Grade Separated Junction	On-going	Preliminary design underway
53	Grange Castle Golf Course – Improvements	On-going	In progress
54	Corkagh Park – Improvements	On-going	Fishery completed, playground upgraded, toilets provided, changing rooms provided, rose garden developed. Restoration of farm buildings and walled garden in progress. An improved access from Outer Ring Road is under discussion
55	Corkagh – Cultural/Heritage/Folk Park	No Action	Opportunity has not arisen to date to progress

SLO No.	Description	Status	Details
56	Greenogue – Completion of new road	On-going	Part VIII completed, CPO progressed
57	Dodder Valley Linear Park – Improvements	On-going	In Progress
58	Rathfarnham Castle – Gateway	No Action	Not commenced
59	Tymon Park – Improvements	On-going	New playground provided in 2005. Lakes and carpark upgraded. Enhancement of visitor facilities underway
60	Greenogue – Provision of new Road	On-going	On-going by developer
61	Willington – pedestrian Facilities	No Action	Not commenced
62	Rathfarnham – Urban Design Framework	No Action	Urban and Village Renewal projects have been completed on the Main Street. An Urban Design Framework has not commenced.
63	Newcastle – Backlands North of Main St.	No Action	Not commenced
64	Newcastle Burgage Plots	On-going	The Newcastle LAP (adopted November 2003) provides detailed guidance regarding the location and protection of the historic burgage plots. The result of which is a clear indication to developers of the steps necessary to ensure the preservation and articulation of the Burgage Plots in Newcastle.
65	Rathfarnham Castle – Tourist Amenity	On-going	In progress
66	Tymon – Retirement Village	On-going	Preliminary investigations carried out and consultation process being developed.
67	Kingswood Village – Development of lands	On-going	Being implemented through the Development Management System
68	Templeogue – Residential Development	Achieved	Planning permission was granted on the 27th June 2006 for 20 residential units on the site. Conditions attached to planning permission regarding landscaping and the ceding of land to the Council for the Dodder Valley Linear Park.
69	Newcastle – Archaeological Heritage	On-going	The Newcastle LAP (adopted November 2003) provides detailed guidance regarding the location and protection of any known or possible archaeological features. The result of which is a clear indication to developers of the steps necessary to ensure the investigation of and/or preservation of any archaeological features.
70	Tallaght Town Centre – Masterplan	Achieved	Adopted in October 2006
71	Tallaght Town Centre Approach Roads	No Action	Proposals need clarification and further discussion pending detailed design.
72	Bancroft Park – Improvements	On-going	Proposals On-going
73	Belgard Road – Development of Lands	On-going	Improvements planned for the area of the Belgard Road have been included in the Tallaght Masterplan adopted October 2006.
74	Balrothery – Dennings Garage	On-going	Pre-planning discussions have taken place regarding Dennings Garage.
75	Balrothery Estate – Density	No Action	No application received. This objective will be dealt with through the Development Management System.
76	Tallaght – Institute of Technology	On-going	This objective will be implemented through the Development Management System in compliance with the now adopted Tallaght Masterplan.
77	Tallaght Town Centre – Traffic Management Plan	On-going	Draft DTO traffic modeling report prepared in conjunction with Tallaght Masterplan; various inputs on traffic management requirements in Tallaght Town Centre (the Square, Keenbury, Tallaght Zip project, etc.)
78	Tallaght Village – Amenities	On-going	Improvements planned for the area of Tallaght Village have been included in the Tallaght Masterplan. Urban and Village Renewal programme 2006 incorporates environmental improvements to the Tallaght Village Area, including: the Tallaght ZIP project, Tallaght Plaza and footpath improvements in the Tallaght Village area.

SLO No.	Description	Status	Details
79	Tallaght Village – The Priory	On-going	This policy has been re-stated within the Tallaght Masterplan and will be implemented through the Development Management system
80	Tallaght Country Market	On-going	The Tallaght Masterplan incorporates a broad objective to facilitate the establishment of a Farmers Market
81	Tallaght – Arts Centre and Library	On-going	County Library Extension - Building in progress. Builders to connect through to the original building in January / February 2007. Arts Centre short-listing of expressions of interest completed and tenders invited. Estimate on site Jan/Feb 2007.
82	Firhouse – Former Carmelite Convent	No Action	No progress has been made in the provision of residential development on the site of the former Carmelite Convent
83	Tallaght Village – Improvements	On-going	ZIP Project being implemented by Architects Department
84	Brookfield Road – Local Centre	On-going	Housing Project on Site
85	Bolbrook Enterprise Centre	On-going	The Bolbrook Enterprise has secured funding to improve their services.
86	Tallaght Town Centre – Speed Limits	Achieved	Issues addressed in metrication of speed limits and subsequent speed limit review
87	Tallaght Town Centre – Upgrading and Traffic Calming	No Action	Needs further study and NRA approval
88	Saggart – Garter Lane –Trees	On-going	To date trees have been retained bordering Garter Lane from Bianconi Avenue to Fortunestown Lane. Variation Number 2, provides for the production of a Micro Local Area Plan, which may further highlight the importance of trees at this location.
89	Tay Lane – Rural Character	On-going	This objective is being implemented through the Development Management system.
90	Tallaght Town Centre – New pedestrian Bridge over the N81	On-going	The recently adopted Tallaght local Area Plan has made provisions for improved access from the Square to Sean Walsh Park.
91	Tallaght Town Centre –Sean Walsh Park	On-going	In progress
92	Knocklyon – Credit Union	No Action	
93	Ballyboden Village –Masterplan	Achieved	Plan adopted July 2006.
94	Firhouse Road – Improvements Works	On-going	Contractor appointed
95	Rathcoole – Commercial Development	On-going	This objective is being implemented through the Development Management System
96	Saggart – Mill Road – Amenities	On-going	Enforcement action recommended by Parks Department due to serious damage to trees by development works and lack of care and protection by developer on site.
97	Tallaght Town Centre – Sean Walsh Park	On-going	This objective is being implemented through the Tallaght Town Centre Masterplan
98	Saggart Village –Architectural Conservation	On-going	Consultants have been appointed to undertake a study investigating the need to designate Saggart Village as an Architectural Conservation Area.
99	Saggart –Swiftbrook Mills –Open Space	On-going	In progress
100	Saggart –Local Area Plan	No Action	A plan has not been commenced for the Saggart Village core.
101	Saggart – Proctors Cottage	On-going	The importance of ‘Proctor’s Cottage’ may be highlighted in the study by consultants to investigate the need to designate Saggart Village as an Architectural Conservation Area.
102	Whitechurch Rd – Residential Development	No Action	Pre-planning discussion has taken place regarding a limited development proposal in the vicinity of Whitechurch Lodge.
103	Owendoher River – Linear Park	On-going	Part VIII process initiated in 2006
104	Rahcoole Keatings Park –Interchange	On-going	Feasibility being examined
105	Rathcoole – Killeel Road – Height Restrictions	On-going	The development management of Killeel Road, Rathcoole is an ongoing process ensuring height restrictions and noise insulation measures are adhered to insofar as it is appropriate.

SLO No.	Description	Status	Details
106	Killinarden Park -Improvements	On-going	Improvement works under review due to high levels of anti-social behavior and destruction of park by unauthorised motorcycles and quads.
107	Old Bawn - Amenity	No Action	A Material Contravention of the County Development Plan to achieve this objective was not adopted by Council in 2006.The Councils decision to refuse planning permission is currently on appeal to An Bord Pleanala.
108	Knocklyon/Ballycullen – Recreational Open Space	On-going	In progress in tandem with residential development
109	Rathcoole – Distributor Road	On-going	Part VIII complete (to construct on a phased basis).
110	Dublin Mountains – A1 Zoned lands –Density and Height Restrictions	On-going	This objective is being implemented through the Development Management System
111	Edmondstown Mill - Development	On-going	A planning application was withdrawn by the applicants. The Planning Department is endeavouring to ensure sensitive development is facilitated at Edmonstown Mill through the development management process.
112	Ballycullen/Stocking Lane Distributor Road	On-going	Cycle tracks and bus-bays provided; Road scheduled for opening in near future
113	Edmondstown –Residential Development	On-going	A planning application (SD06A/0826) has been received for part of these lands at Edmonstown.
114	Thomas Davis GAA Club –Residential Development	No Action	No Planning Application
115	Oldcourt – Conditions on Development	On-going	This objective is being implemented through the Development Management System
116	Stocking Lane – Woodtown Manor House – Development	Achieved	Planning permission (SD02A/0697) was granted for a hotel development at Woodtown Manor, 30th June 2003.
117	Slade Valley –Amenity	On-going	Implemented through Development Management system
118	Tallaght – Public Golf Course	No Action	Site to be identified
119	Rockbrook Park School Educational Facilities	On-going	The Council have facilitated development at Rockbrook Park School.A number of planning permissions have been granted for the improvement of the facility, however these have been appealed and refused by An Bord Pleanala
120	Friarstown –Allotments/Recycling Facility	On-going	Discussions with Development Department
121	Glenaraneen –Forge and House	Achieved	Permission granted for dwelling in 2006
122	Brittas Village – Planning Study	On-going	Draft document in preparation
123	Brittas Village - Development	On-going	Being incorporated as part of the draft document in preparation

## 1. Introduction

Under Section 95 – (3) of the Planning and Development Act 2000, and in the context of a review of the current Development Plan, 2004 – 2010, it is necessary for South Dublin County Council to review its Housing Strategy which forms an integral part of the Development Plan, 2004 – 2010 which was adopted by the County council on the 10th November 2004.

Since the Housing Strategy was adopted as part of the Development Plan 2004 – 2010, a number of variables on which the strategy is based have changed and more up to date information is available.

This review should be read in conjunction with the Housing Strategy contained in Part 4, Schedule 6 of the Development Plan 2004 – 2010.

## 2. Planning and Development Act 2000 (as amended)

There have been no further amendments to the Planning and Development Act, 2000 (as amended) relevant to the Housing Strategy, since the Housing Strategy was adopted by the Council on the 10th November 2004.

## 3. Variations to the County Development Plan 2004 – 2010

Since the adoption of the County Development Plan in 2004, the Council has made one variation to the Plan in respect of lands at Greenogue (Enterprise and Employment zone). This variation has no impact on the Housing Strategy.

## 4. Strategic Planning Guidelines, Regional Planning Guidelines for the Greater Dublin Area and the Census of Population 2002/Preliminary Figures for 2006.

The Strategic Planning Guidelines for the Greater Dublin Area were prepared in March, 1999 and set out the preferred direction for land use and transportation in the Dublin and Mid-East Regions in the period up to 2011. Following reviews and updates in April 2000 and April 2002, the Guidelines were reviewed in 2003 as part of the process to prepare and put in place Regional Planning Guidelines for the Greater Dublin Area 2004 (RPG). The RPG was adopted in 2004 and superseded the Strategic Planning Guidelines for the Greater Dublin Area. The RPG contains projections for population, households and housing unit growth for the period up to 2010.

The RPG projected the 2010 population for the Greater Dublin Area to reach 1,696,581. The projected population in South Dublin County could increase by 14,457, and the number of households by 18,299. The RPG provide for a continuing decline in average household size and project a decline from 3.0 in 2002 to 2.64 in 2010. As a result, the RPG set out a projected target allocation of 24,595 housing units in South Dublin between 2003 and 2010.

While this represents a major challenge to the local authority, other development agencies, as well as to the construction industry, the high level of completions recorded in recent years point to considerable progress being made in achieving this target.

The 2002 Census of Population confirmed the population of the Greater Dublin Area to be approximately 1.53 million and the population in South Dublin to be 238,835 which represented an increase of 9.2% on the 1996 figure. While the final report for the Census of Population 2006 is not anticipated to be published until Spring 2007, the preliminary report shows an increase of 8,084 in the County population, or 3.4% over 4 years. This represents a decline in the annual average growth rate compared to the previous

inter-censal period (9.2% over 6 years).

Of note in the preliminary report, is that two electoral divisions in South Dublin are represented in the top twenty Electoral Divisions ordered by population change from 2002 to 2006. These two electoral divisions, Lucan-Esker and Tallaght-Jobstown are showing a percentage population increase of 23.9% and 27.9% respectively

In terms of the Strategy for South Dublin up to 2010, there is sufficient residentially zoned land capacity to accommodate the additional households expected to be formed within that period.

## 5. Housing Demand/Supply and the Economic Influences

The Housing Market continues to grow, particularly in the Greater Dublin Region. According to the Permanent TSB/ESRI house price index for September 2006, House prices in the twelve month period to September 2006 in Dublin rose by 17.9% compared to a rise of 15.1% outside of Dublin.

### Housing Supply

The house building industry, local authorities and the voluntary and co-operative housing bodies continue to consistently achieve remarkably high levels of housing output in response to the Government's Strategy to maximise and accelerate housing output.

The level of house completions indicated on the following table for the six year period (2000 – 2005) show an average yearly outturn of 2,417 per annum.

**Table S6.1 : House Completions in South Dublin County 2000 – 2005.**

Year	No. Of Completions
2000	2,139
2001	1,746
2002	3,406
2003	2,134
2004	2,769
2005	2,309
Total	14,503

Source: Department of the Environment, Heritage and Local Government.

A trend towards increased number of apartments continues in South Dublin. The table below shows the number of apartments completed and the percentage of the total number of units built that are apartments. When representing the number of apartments completed as a percentage of total dwelling completions in the period between 2001 and 2005, the proportion of apartments has risen from representing 20% of total dwelling completions to 70% of total dwelling completions. Indeed, the number of apartments completed in South Dublin in 2005 represents a 450% increase on the number of apartments completed in 2001.

**Table S6.2: Apartments Completed and as a Percentage of Total Dwelling Completions.**

Year	No. Of Apartments	Percentage of Total Dwelling Completions
2000	191	9%
2001	358	20%
2002	852	25%
2003	769	37%
2004	1,036	37%
2005	1,610	70%

## 6. Specific Needs Housing for Older People in the County

According to the 2002 Census of Population, there were 113,972 people aged 65 or over in the Greater Dublin Area, of which 14,961 were resident in South Dublin County.

Although a Census of Population was taken in the Republic of Ireland on the 23rd April, 2006, only the preliminary report has been issued to date and detailed information in relation to the age profile of the population is not available at present.

Housing for older people is dealt with in more detail in the following section on Social Housing.

## 7. The Role of the Private Rented Sector

In the context of social housing provision, the private rented sector continues to play an important role in the provision of accommodation for persons with low incomes who are in receipt of rent subsidy.

South Dublin County Council was one of the original lead Housing Authorities for the Rental Accommodation Scheme (RAS) and the implementation of the scheme commenced in South Dublin in early December, 2005.

After a slow start which was mirrored in every implementing Housing Authority in the state, RAS has begun to accelerate in South Dublin. As of 31st October, 2006, 105 properties have been transferred into RAS and it is estimated that 500 rent supplement recipients with a long term housing need will have been transferred to RAS accommodation or standard council housing by the end of 2006.

RAS, if successful, has the potential to become a major, additional Social Housing stream and, along with the yield from Part V and the growing involvement of the Voluntary and Co-Operative Housing Sector will considerably change the mechanism for the delivery of social housing.

Every effort will be made to ensure that there is not an over-dominance of RAS accommodation in private estates. However RAS does provide an ideal opportunity to promote retrospective integration in neighbourhoods.

## 8. Government Guidelines on the Implementation of Part V

The Department of the Environment, Heritage and Local Government issued guidelines on Part V of the Planning and Development Act 2000 in December 2000. Following the enactment of the Planning and Development (Amendment) Act 2002, further guidelines were issued on the 15th August 2003. These outlined the different options available for an applicant for permission for development to comply with the requirements of Part V. The Housing Department's preferred outcome is the provision of units on site.

## 9. Government Policy

The main influences on present social housing policy are the "Plan for Social Housing" announced by the Minister for the Environment in February 1991, "Social Housing – The Way Ahead" introduced by the Government in May 1995 and "Action on Housing" introduced by the Government in June 2000.

The overall aim of Government policy is underpinned by seven specific objectives:-

- i. To promote home ownership.
- ii. To promote a thriving, more diverse and well managed rented sector, both public and private.
- iii. To ensure that households, who are not in a position to provide housing from their own resources, have suitable accommodation available to them at affordable prices.
- iv. To promote the conservation and improvement of public and private housing.
- v. To reduce the extent and effects of social segregation in housing.
- vi. To enable a prompt and adequate response to the accommodation needs of homeless people.
- vii. To enable the provision of suitable housing and halting sites for Travellers.

The range of measures detailed in the documents with a view to achieving these objectives includes:

- a) Expansion of the local authority housing programme, with an appropriate level of funding, as the mainstay of the response to social housing needs.
- b) The continued development of the voluntary and co-operative sectors, with improvements in the terms of the schemes under which the sector provides social housing, and with increased capital resources.
- c) Amending the Shared Ownership Scheme to make it more flexible and affordable for low-income households.
- d) Improvement or extension of housing occupied by approved applicants for local authority housing instead of rehousing.
- e) A programme for extensions to local authority houses to relieve overcrowding.
- f) A local affordable housing scheme.
- g) Increasing the income limits for, and maximum amounts of local authority house purchase and improvement loans.
- h) Further measures to improve the response to homelessness, including increased resources, better organization and integration of accommodation services, and minimizing reliance on bed and breakfast type accommodation.
- i) Further measures to assist local authorities in ensuring an adequate response to the accommodation needs of Travellers, whether in standard housing or properly serviced halting sites.
- j) Development of local authority housing offices into "one-stop-shops" where the public would have ready access to comprehensive information and advice on housing options and schemes.
- k) Improving the management of local authority housing estates through the development of authorities' management skills and through increased tenant participation in the running of estates.

- l) Registration of private residential tenancies to underpin the other safeguards for tenants.
- m) Greater transparency in the operation by local authorities of housing services generally so that applicants are made more aware of the reasons for decisions that affect them.

South Dublin County Council continues to operate all aspects of these housing policies and is doing its utmost, within available resources, to ensure that as many persons as possible benefit under these plans. However, as stated in the Housing Strategy, house prices continue to be extremely high and as a result, it is difficult for people who are dependent on National Social Welfare Rates or who have relatively modest incomes to avail of many schemes in these housing plans.

The maintenance, refurbishment and re-use of existing housing stock also form an important component of Government policy on promoting sustainability and reducing the need for Greenfield development. Significant progress has been made in this regard. 241 Units were fully refurbished in the Donomore/ Killinarden Estates, Tallaght at a budget cost of €7,276,183 and Phase 1 and 2 of Avonbeg have now been completed with 35 units refurbished at a budget cost of €4.2m. Phase 3 of Avonbeg comprising 47 units is due for hand over in early 2007 at a budget cost of €7.8m.

Phase I of the current refurbishment programme in Cushlawn/Quarryvale is complete, with the refurbishment of 313 units at Quarryvale, Clondalkin and Cushlawn Estate, Tallaght at a budget cost of approximately €13 million and a further 200 units in the Cushlawn, Quarryvale area will be completed within the next three years. 38 Units were refurbished in Liscarne Court, Clondalkin in the 2003-2006 period at a budget cost of €4.5m. These works have contributed greatly to improving the overall look and condition of housing in these areas as well as conserving the housing stock and maximising our resources. Proposals are also being considered to refurbish 22 units in Pearse Brothers Park and Palmer Park. There is an extensive consultation process ongoing between South Dublin



County Council, and all affected parties.

Further improvement works to achieve sustainability in the Council's Stock of approximately 8,000 units was achieved under the recent Accelerated Gas Fired Central Heating programme launched in May 2004 which was completed in May 2006. A total of 98% of the Council's housing stock now has the benefit of Central Heating.

In order to further enhance the quality of life of our tenants and to improve the energy rating of our housing stock a programme for upgrading of window and door frames commenced with a pilot Window Upgrade Programme of 678 units in the Autumn of 2006.

A Cavity Wall and Attic Insulation programme commenced in early 2006 designed to greatly increase energy efficiency. A three year Electrical Upgrading Programme of 279 pre-1975 houses will be completed during 2006, and it is planned to continue this programme in the post-1975 age cohort. In addition, a Mains Smoke Alarm Programme will be completed by 2008 which will greatly improve domestic safety and reduce the incidence of fires in tenant's homes. Within the context of promoting sustainability in the housing sector, South Dublin County Council has made significant inroads into preserving, conserving and moreover vastly increasing the energy rating of its stock through these various projects. The impact of these programmes is to bring all housing stock to a common quality standard.

## 10. 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. The Assessment of Need for Accommodation at 31st March 2005 showed the number of households considered to be in need of housing and approved of inclusion in the assessment to be 4469. Following the deduction of those households whose need in the opinion of the local authority could

be more appropriately met by other measures, the net need was calculated at 1,652.

While this number represents a substantial reduction on the figure returned in 2002, the figures below for receipt of applications for inclusion on South Dublin County Council's housing list and the total number of people on the housing list would indicate that there is still a rising demand for social housing provision by the Council.

**Table S6.3(a): Housing Demand and Need, 2004 – 2006.**

Year	Number of Application for inclusion on Housing List received by South Dublin County Council
2004	1,971
2005	1,913
To 30th September 2006	1,670

**Table S6.3 (b): Total Numbers of Households Included on Housing List 2003 – 2006.**

Total Number of Households included on Housing List as at 30th April 2003	Total Number of Households included on Housing List as at 31st March 2005	Total Number of Households included on Housing List as at 31st July 2006.
5,155	4,469	5,740

These figures would indicate that the estimated projected demand for Social Housing to 2010 identified in the Housing Strategy at 8,180 is still a realistic projection.

## 11. Provision of Social Housing by the Local Authority

The existing and projected demand for social housing in South Dublin to the end of 2010, as stated above is of the order of 8,180 units. The principal options being pursued by South Dublin County Council to meet this demand are:

### 1. The construction of new accommodation on existing or future South Dublin landbank.

The multi-annual (5 year) building programme to be completed by 2008 provides for the provision of 1,900

units. 188 units were completed in 2005 and 159 units completed to the start of October of 2006, with an estimated 686 units anticipated to be complete by the end of 2006. A total of 362 units were approved at Part 8 by the Council in 2006. The total number of units completed or due for completion by end of 2006, added to those units approved by the Council is 1,395 which represents approximately 87% of the 1,600 New Construction Units that were projected to be provided in the Housing Strategy between 2004 – 2010.

## 2. The purchase of new/second-hand dwellings.

The Council has purchased 30 dwellings from the start of the Housing Strategy to date to augment its building programme. It is anticipated that a further 20 dwellings will be acquired before the end of 2006 and the Council intend to purchase 180 units in 2007.

The Council intends to continue its policy of purchasing second-hand homes and it is an objective to spread these purchases throughout the County and avoid undue concentrations in any one area in order to promote social integration.

## 3. Accommodation being returned to the Council for re-letting (i.e. casual vacancies).

As outlined in the Housing Strategy, the level of casual vacancies between 1999 and 2003 declined. The table below shows that the number of casual vacancies has fallen to a level much lower than in 1999 and 2000.

**Table S6.4: Accommodation Being Returned to the Council for re-letting (i.e. Casual Vacancies)**

Year	Number of Casual Vacancies
1999	241
2000	210
2001	154
2002	166
2003	152
2004	145
2005	167

## 4. The provision of social housing in partnership with approved voluntary housing bodies.

The voluntary sector continues to consistently deliver units in partnership with the Council in the South Dublin County Area. The following table illustrates the activity in this area since 2004.

Year	Units Provided in partnership with approved voluntary bodies
2004	68
2005	77
2006 (to end September)	105

A further 259 units are under construction for delivery on a phased basis.

## 5. Provision of Social Houses under Part V of the Planning and Development Act, 2000 (as amended).

The Council's policy in procuring units under Part V of the Planning and Development Act, 2000 (as amended) is to obtain the most appropriate mix of tenure type in the context of the particular locality involved. The table below illustrates the level of social units acquired under Part V.

Year	Number of Social Units obtained Under Part V
2004	27
2005	8
2006 (to end September)	8

## 12. The Role of Voluntary/Co-operative Housing Associations.

As outlined above, the Council continues to work with a number of Housing Associations to provide a diverse range of housing options to achieve a balance in social

housing provision by widening the range of housing choice or options to meet different and changing needs. While traditionally, in the South Dublin Area, many of the housing developments built by housing associations were on sites provided by South Dublin County Council. The Council are now, through the Part V process, identifying developments where units can be provided and managed by voluntary/co-operative housing bodies.

### 13. The Housing Needs of Persons with Specific Requirements

The housing needs of the following categories require specific mention:

#### Travellers

The assessment of Traveller accommodation needs conducted in association with the process leading to the adoption of the Traveller Accommodation Programme 2005 – 2008 indicated a need to provide 215 units of Traveller-specific accommodation throughout the County during the course of the programme. This accommodation is to cater for both immediate requirements and future family formations. The implementation of the Traveller Accommodation Programme across the County is ongoing. 8 schemes were completed for 2005. These comprised 50 new units and the refurbishment of two existing schemes. 9 schemes comprising 94 units are in progress or are due to commence during 2006. A further 5 schemes comprising 37 units are due to commence in 2007, while 8 schemes comprising 65 new units and the refurbishment of one existing scheme will commence in 2008.

South Dublin County Council has been involved in the provision of accommodation for Travellers since the early 1980's and offers Travellers three types of accommodation:

- i. Standard Housing
- ii. Group Housing
- iii. Official Halting Sites

The Council's work on both the High Level Group on Travellers and the County Management Group on Travellers has resulted in more integrated services being provided to families and has had a strong positive impact on accommodation provision.

#### Homeless Persons

South Dublin County Council, along with the other Dublin local authorities and other members of the Homeless Agency working group reviewed the Homeless Action Plan in 2003 and launched the updated strategy "Making It Home, An Action Plan on Homelessness in Dublin, 2004-2006" in 2004. A further Action Plan to cover the 2007 – 2010 period is currently being prepared.

Currently there are 38 homeless persons on the Homeless Register and they have been on the register for periods ranging from 2 to 11 months. The Council through its implementation of the Homeless Action Plan has overseen the provision of the following services for homeless persons:

- Dublin City Council, which has sourced most of the emergency accommodation for homeless persons on behalf of the Dublin Local Authorities, has procured short-term emergency accommodation for homeless persons within South Dublin's administrative area.
- South Dublin County is pursuing a number of options with a view to providing further emergency accommodation for homeless persons within the County.
- A project for the provision of 24 long term housing units in Tallaght primarily for persons who have been homeless has been developed between the Council and Focus Ireland and is expected to be fully operational by the end of 2006
- 26 Transitional Housing units specifically for persons who are homeless are currently available within the County.
- A Women's Refuge with capacity to accommodate 6 families has been provided

by the Council in partnership with Saoirse Housing Association and the Health Services Executive in Tallaght and is expected to be fully operational by the end of 2006.

- A Tenancy Sustainment Service for persons vulnerable to homelessness has been established by the Council in 2006.
- An outreach worker was appointed by the Council in 2006 to work specifically with homeless applicants included or seeking inclusion on the Council's Homeless Register.

### Older People

The 2005 Assessment of Housing Need revealed that only 1 older person was in need of housing accommodation within the South Dublin Area. Nevertheless, it is likely that the demand for older person's accommodation will rise in the period of the Housing Strategy as statistics from the 2002 Census of Population indicate an increasing ageing population during the lifetime of the Strategy.

Within the Council's existing housing stock, there are a number of units that are deemed particularly suitable to the needs of older persons, i.e. close proximity to shops, churches, public transport e.t.c. The policy of the Council when developing housing schemes is to promote a good social mix and to counter social segregation in proposed housing schemes by providing a suitable older person's one bedroom dwellings, two bedroom dwellings and traditional family-type three bedroom dwellings.

### Disabled Persons

The 2005 Assessment of Housing Need revealed that only 1 person was categorized as disabled or having significant learning difficulties and requiring specially adapted accommodation to meet their needs within the South Dublin Area.

The Council, in recent years, provided for the needs of disabled people by specifically adapting a small number of units in each new housing scheme. The Council intend to continue making provision for the needs of

disabled persons in all future new housing schemes by reserving at least 1% of the units for disabled persons where there is a clear need and in excess of 1% where the need justifies it.

The Council also provides assistance under its Disabled Persons' Grant Scheme to applicants in privately owned properties who have physical impairments or significant learning difficulties. In 2004, 213 applicants and in 2005, 242 applicants, were approved under the Scheme.

## 14. Meeting Social Housing Demand

As stated in the Housing Strategy, the number of units of Social Housing that are projected to be made available over the period of the Strategy is 2,990. This will be insufficient to adequately address the demand at the end of the strategy period which was estimated in the Housing Strategy at 8,180. However the impact of RAS will be a positive influence on that figure.

It remains 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's progress in terms of securing units under this legislation is detailed in the section following, entitled "Affordable Housing".

## 15. Counteracting Social Segregation.

It is Government policy to mitigate the extent and effects of social segregation in housing. The Council's policy is not to allow the provision of large tracts of single class housing, instead to encourage the development of mixed and balanced communities to avoid areas of social exclusion. The addition of RAS as a new stream of social housing will also retrospectively counteract integration issues.

Section 96 (3) (c) (iii) 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 in the area of the authority.

As stated in the Housing Strategy, the following areas of the County (by D.E.D.) are considered to have a sufficient proportion of social housing and therefore these areas are specified 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

## 16. Affordable Housing.

The need for the introduction of special measures to provide for affordable housing arises from the steep rise in house prices in Ireland, since about 1994, especially in the Greater Dublin Area. Each year the Department of the Environment and Local Government publishes the average prices of both new and second –hand houses. The following table demonstrates the scale of price increases between 2003 and 2005.

**Table S6.5 (a): House Prices 2003 and 2005 - New Houses**

Area	2003	2005	% increase
Whole Country	€224,567	€276,221	23%
Dublin Area	€291,646	€350,891	20.3%

**Table S6.5(b): House Prices 2003 and 2005 - Second-Hand Houses**

Area	2003	2005	% increase
Whole Country	€264,898	€330,399	24.7%
Dublin Area	€355,451	€438,790	23.4%

It will be seen from these tables that although the rate of price increases for both new and second-home houses are now higher nationally than within the Greater Dublin Area, the price of houses, both new and second –hand is significantly more expensive in the

Dublin Area than nationally and in all areas, second-hand house prices rose faster than new houses.

### Affordable Housing Under Part V

South Dublin County Council continues to procure affordable housing units under Part V of the Planning and Development Act, 2000 (as amended). The Council's experience to date under Part V has been that, in some instances, developers have held completion of social and affordable units until private units have been completed within developments. In an effort to expedite the delivery of affordable units, the Council is making every effort to work in partnership with developers to secure earlier delivery of affordable units through greater involvement at pre planning stage.

Table S6.6 illustrates the delivery of affordable units under Part V during the period of the Housing Strategy to date.

**Table S6.6: Number of Affordable Units Delivered Under Part V, 2004 – September 2006.**

Year	2004	2005	2006 (to end September)
Number of Affordable Units Acquired under Part V	170	230	40

From data derived from planning permissions granted in the County in recent years, it is anticipated that the numbers above will increase over the next few years.

### Affordable Housing Initiative – Sustaining Progress

During the period of the strategy, it is planned to provide an additional 1,000 affordable housing units under the Sustaining Progress- Affordable Housing Initiative. Preparatory work and framework plans in relation to one of the Council's sites is at an advanced stage with four other sites identified and progress also being made on these. State-owned sites in Harcourt Terrace were swapped for affordable units which will deliver in excess of 400 units in parts of south and west Dublin.

## 17. Shared Ownership Scheme

Since the start of the Housing Strategy, it is apparent from the table below that there has been a huge fall-off in the number of properties acquired under the Shared Ownership Scheme. This trend is due to escalating house prices in South Dublin County however there may be combinations of funding that will increase the usage of this initiative in the future.

**Table S6.7: Shared Ownership Scheme 1997 – 2005.**

Year	Number of Properties acquired under Shared Ownership Scheme
1997	160
1998	114
1999	306
2000	249
2001	400
2002	153
2003	41
2004	18
2005	25

It is not unreasonable to surmise that those persons who historically procured housing through the Shared Ownership Scheme, have in recent years purchased affordable units from the Council, that were made available as a result of Part V, or one of the Council's Public Private Partnerships/Joint Ventures.

## 18. Distribution of Affordable / Social Housing

Based on the Regional Planning Guidelines forecast, the preliminary results of the Census of Population for 2006 and the trend in the number of household completions over recent years, it is envisaged that the 15% requirement will fulfill the net countywide requirement of social/affordable housing within private residential developments.