

Clondalkin Framework Plan 2011



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Section 1

Introduction

1.0 Introduction

Background

1.1 South Dublin County Council Development Plan 2010-2016 - Plan Brief

Under the South Dublin County Council Development Plan 2010-2016, Clondalkin is zoned TC – ‘to protect, provide for and/or improve Town Centre facilities’, this zoning continues from the previous Development Plan. Specific Local Objective 43 applies to these lands and seeks the preparation of a Plan to guide development in Clondalkin.

Specific Local Objective 43. Clondalkin Town Centre – Plan

Prepare a Plan for the proposed Clondalkin Town Centre area, specifically with a view to improving amenities and transport while, at the same time, ensuring that new developments respect the amenity of existing developments.

1.2 Relationship with Other Plans

A number of documents have been produced to guide development at National, Regional and County level. The following references are relevant to the Clondalkin Framework Plan 2011:

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority, (2010)

A Platform for Change 2000-2016, Dublin Transportation Office (2001)

Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2007)

Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2008)

Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008)



Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities, Department of the Environment, Heritage and Local Government, (2007)

1.3 Framework Scope

In order for Clondalkin to achieve its full potential as a town centre, it is necessary to re-examine the long term capacities for improvement in Clondalkin and to develop a Vision for its future. Such a Vision informs the content and scope of this Framework Plan.

The Clondalkin Framework Plan:

- develops a Clondalkin Improvement Strategy in the context of South Dublin County
- defines a Vision and sets long term goals and objectives for the further development of Clondalkin
- examines existing Character Areas
- examines the performance, efficiency and conditions of the existing urban fabric and setting
- takes into account the existing strengths and addresses shortcomings
- proposes solutions for sustainable land use
- examines the potential for improvement of the existing built fabric and for urban consolidation through infill, retro-fitting and new development
- examines the existing movement network and proposes connections and improvements
- examines existing open spaces and proposes the improvement and integration of public realm into the overall urban fabric
- defines strategies for a better integration of natural assets and preservation of biodiversity

1.4 Plan Structure

The structure of the Framework Plan is as follows:

Section 2 sets out the historical, locational, statutory and transport context for the Clondalkin Framework Plan.

Section 3 puts forward a vision for Clondalkin Village.

Section 4 sets out the methodology and approach used to identify issues.

Section 5 presents the Clondalkin Design Framework.

Section 6 sets out sources of development management standards relevant to the development of key sites in Clondalkin.

Section 2

Clondalkin - Context

2.0 Clondalkin - Context

2.1 Introduction

This section sets out the historical, locational, statutory and transport context for the Clondalkin Framework Plan.

2.2 Historical Context

Clondalkin is positioned on an important early Christian route and is one of Dublin's oldest historic villages. The village, through its Paper Mills, had a particular relationship with the Camac River through the use of ponds and channels. Development over the years, including the closure of the Paper Mills has severed that relationship, relegating the river



19th century map Ordnance Survey, showing the village structure of Clondalkin



St John's Church on the site of St Mochua's monastery



Mill Race

and the landscaped grounds now in Clondalkin Park to a backland setting and a culverted stream. The demise of these industries also created an extensive 'brownfield' area to the north of the old village.

Clondalkin Village forms one of the oldest urban centres in the County area, dating back as far as the 8th century. In the 1960's and 70's the village of Clondalkin was expanded as part of Dublin's Western Town Development, which focused on the areas of Tallaght and Lucan/Clondalkin.

The character of Clondalkin has evolved and adapted over the years as layers of built fabric were added, creating a unique sense of place. Various structures, buildings, street patterns, natural features and boundaries combine to establish the local character and unique qualities of the village.



Clondalkin Round Tower



Church Terrace



Clondalkin Library

2.3 Locational Context

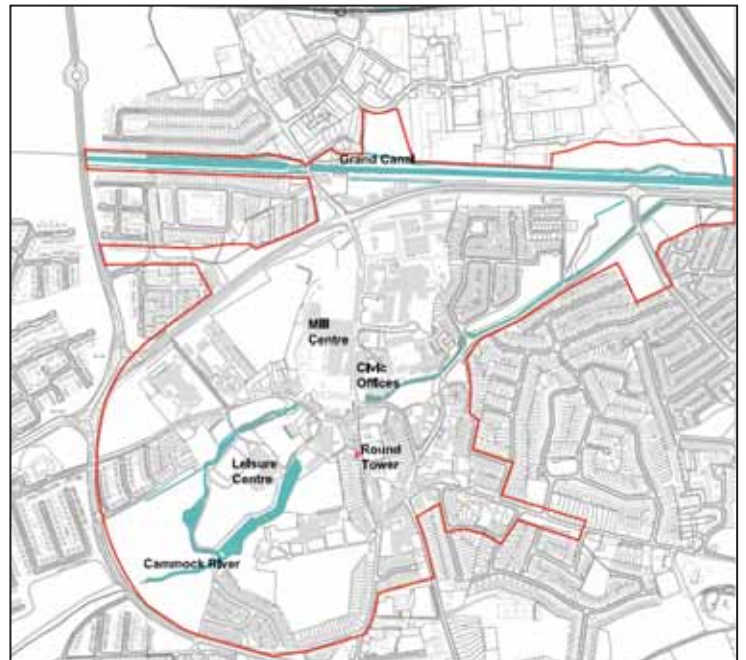
Today, Clondalkin is a suburban village 10 km West of Dublin City. In 2006 the population of the surrounding area was 44,078 and is the third largest community in South Dublin County.

Clondalkin has a central location within one of the suburban settlement “fingers” of the Greater Dublin Area. Clondalkin Village represents the urban core of it’s surrounding area and is a central settlement in terms of density of population and density/mix of uses within this suburban setting. Because of this location and existing functions, Clondalkin has the potential to become a more compact and revitalised town close to Dublin.

Because of this location and existing functions, Clondalkin has the potential to extend its core in a compact, connected way. The diversification of its retail offer linked to a better quality and more connected public realm will encourage walking and longer visits. The improvement of the setting of its historical buildings and set-pieces will grow its attraction as a heritage location and improve its tourism potential.

The spatial boundaries of the Clondalkin Framework Plan extend between the Grand Canal to the north and St John’s Road to the south. The western boundary aligns with the Fonthill/New Nangor Road and the eastern boundary with the residential neighbourhoods of Laural Park, Monastery Road, Castle Grove, Castle View and Castle Close.

The Framework Plan Area includes Tower Road, Ninth Lock Road, Orchard Lane, Main Street, Old and New Nangor Road, Watery Lane, Convent Road and New Road.



The boundary extends to include the important elements that characterise Clondalkin

Clondalkin is a highly accessible urban village in the context of west Dublin



2.4 Statutory Context

Under the South Dublin County Council Development Plan 2010-2016, Clondalkin is zoned Town Centre, 'TC' – to protect, provide for and/or improve Town Centre facilities. The strategic planning objectives for the area are further focused by a number of Specific Local Objectives (SLO):

SLO 42. Clondalkin – Theatre.

Provide for a theatre in conjunction with future development at Clondalkin.

SLO 43. Clondalkin Town Centre – Plan.

Prepare a Plan for the proposed Clondalkin Town Centre area, specifically with a view to improving amenities and transport while, at the same time, ensuring that new developments respect the amenity of existing developments.

SLO 44. Clondalkin - Round Tower.

Provide for an integrated cultural facility, e.g. Museum on lands at the Round Tower, Tower Road, Clondalkin in sympathy with, and complementary to the adjacent National Monument and including linkages to other community facilities.

These Specific Local Objectives are underpinned by a number of other instruments used to guide development in and around Clondalkin, including; a list of protected structures, sites and monuments, zoning and other broad objectives, outlined below.

2.5 Architectural Conservation Areas

The centre of Clondalkin Village is one of five Architectural Conservation Areas (ACAs) identified in the 2010-2016 County Development Plan.



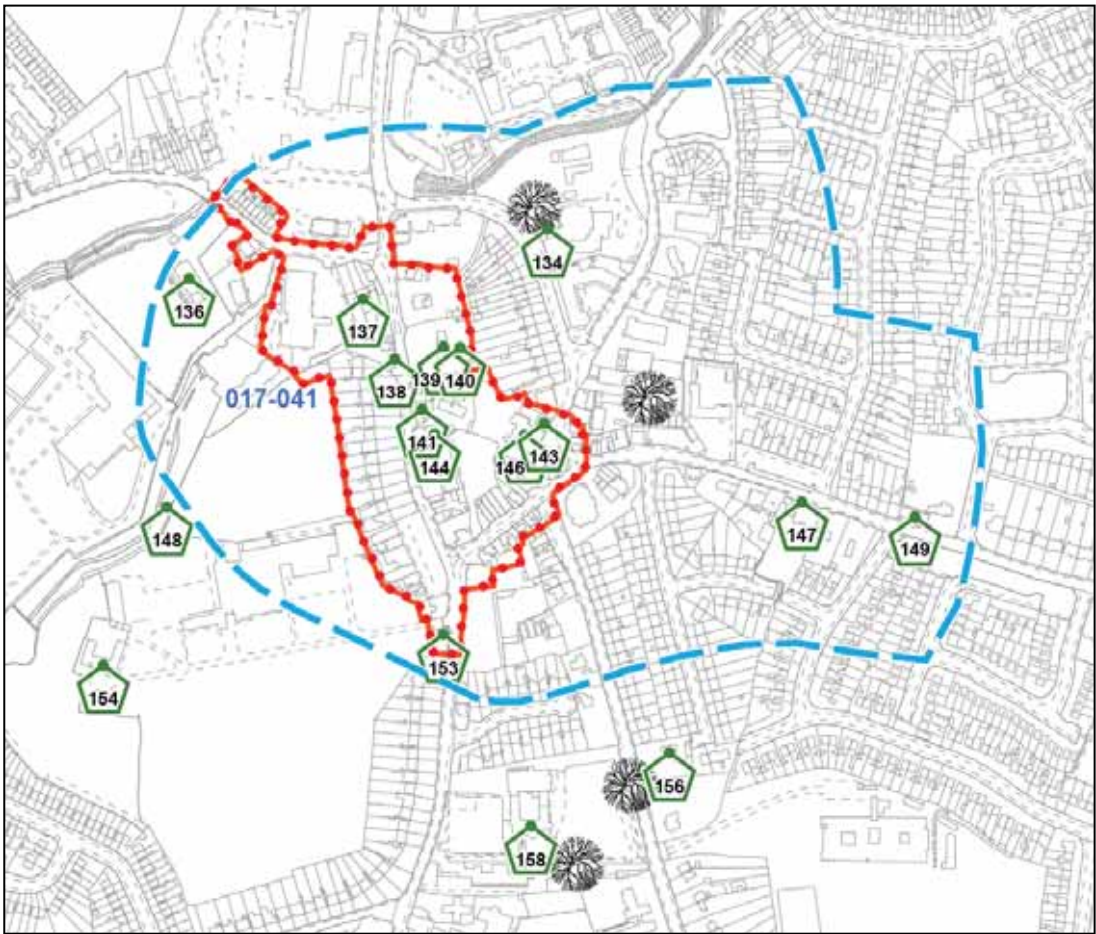
Church Terrace



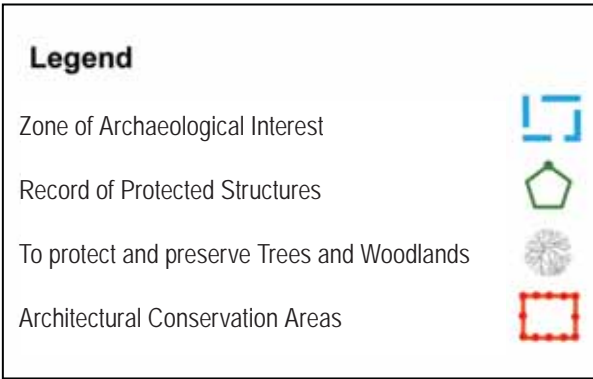
St John's Church



Extracted Boundary of Town Centre Zoning and SLO Locations



Detail of Protected Structures, Architectural Conservation Area, Zone of Archaeological Interest, Tree and Woodland protection sites



2.6 Record of Protected Structures

There is a high concentration of structures considered to be of special architectural, historic, archaeological, artistic, cultural, social or technical interest in the centre of Clondalkin:

- No. 134 Aras Chronain, Watery Lane, Clondalkin
- No. 136 Riverside, Nangor Road, Clondalkin
- No. 137 1, 2 and 3 Millview, Nangor Road, Clondalkin
- No. 138 Tower Road, Clondalkin
- No. 139 St. John's Church, Tower Road, Clondalkin
- No. 140 Tower Road, Clondalkin
- No. 141 St. John's Cottages, Tower Road, Clondalkin
- No. 143 Patrick Massey Funeral Home, Orchard Lane, Clondalkin
- No. 144 St. John's National School, Tower Road, Clondalkin
- No. 146 The Black Lion, Orchard Lane, Clondalkin
- No. 147 Tully's Castle, Clondalkin
- No. 148 Mill Pond, Clondalkin
- No. 149 Public Library, Monastery Road, Clondalkin
- No. 153 Convent Road, Clondalkin
- No. 154 Moyle Park House, off Convent Road, Clondalkin
- No. 156 Oak Lodge, New Road, Clondalkin
- No. 158 Presentation Convent & Church of Immaculate Conception, Clondalkin



Black Lion



Gate Lodge, Convent Road

2.7 Record of Monuments and Places






A large proportion of the centre of Clondalkin and beyond is considered very important in terms of its archaeological potential; it is, therefore, bound by a Zone of Archaeological Interest in historic towns (DU017-041).

2.8 Beyond the Town Centre Zoning

The town centre is surrounded by housing and green spaces, this is reflected in the zoning objectives 'A' – to protect and/or improve residential amenity and 'F' – to preserve and provide for open space and recreational amenities. An objective to provide for a Post Primary School or other Institution (IN) is attached to both Colaiste Chillian and Moyle Park College. There are also objectives to protect and preserve trees and woodland at Orchard Lane, Monastery Road, Presentation Convent and Church of Immaculate Conception. The creation of cycleway linkages to and from Clondalkin along New Road, Monastery Road, Main Street, Tower Road and Ninth Lock Road, and LRT Proposals are also objectives of the County Development Plan.



DEVELOPMENT PLAN 2010 ZONING

-  Zoning Objective 'F'. "To Preserve and Provide for Open Space and Recreational Amenities"
-  Zoning Objective 'TC': "To protect, provide for and/or improve town centre facilities."
-  Zoning Objective 'A'. "To Protect and/or Improve Residential Amenity"
-  Zoning Objective 'EP2': "To facilitate opportunities for manufacturing, research and development facilities, light industry and employment and enterprise related uses in industrial areas and business parks"
-  Clonburris SDZ

South Dublin County Council Development Plan 2010 -2016 - Zoning Map

2.9 Car Parking

Car parking shall comply with the standards contained in the current County Development Plan. In lower density residential areas, car parking should be provided at grade. Car parking in higher density locations may be provided at basement levels. Policy information and guidance concerning car parking standards can be found in 'Section 2.2.32 Car Parking' of the current County Development Plan. It is an objective of the Council to facilitate the provision of park and ride at the locations listed in Table 2.2.3, of which Clondalkin is a stated preferred location for an investigation of a site for the provision of a multi-storey car park.



2.91 Regional Planning

Clondalkin combined with Clonburris is designated as a Metropolitan Consolidation Town in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022, which is described as strong, active urban places within the metropolitan area with strong transport links.

In retail hierarchy terms, Clondalkin is classed as a Level 3 Town and/or Centres and Sub-County Town Centres, together with Adamstown, Crumlin (Ashleaf), Clonburris/Balgaddy, Fortunestown, Kilnamanagh, Lucan and Rathfarnham. Further information and details concerning Level 3 Retail Centres can be found in the Retail Strategy for the Greater Dublin Area 2008-2016.



2.92 Transport Infrastructure

Clondalkin is well served by transport infrastructure, which provides a number of flexible alternatives to visitors and commuters.

2.93 Public Transport

Commuter trains (Kildare Rail Line) link Clondalkin to Dublin City, Heuston Station.

A number of bus routes, some of which run along Quality Bus Corridors, service the area and provide connections to Tallaght, Blanchardstown and Dublin City centre. Dublin Bus operates a number of services which pass through the immediate Clondalkin area, including routes 51 (C,B), 68, 69, 76 (A,B), 210 and 151. A number of private bus operators also service the Clondalkin area. The current re-alignment of the bus routes under the Dublin Bus Network Direct Project will result in greater and more efficient use of QBCs, and therefore, provide an even greater level of service for the Clondalkin Village area.

The Red Cow stop on the Luas Red Line servicing Tallaght from the City Centre is located south east of Clondalkin Village.

In time, the planned Metro West rail corridor will unlock the potential of linking Clondalkin with Tallaght town centre to the south and Dublin Airport to the north.

2.94 Roads

The central location of Clondalkin between major transportation routes offers strategic potential for future development. The main car access routes are provided by the M50 which passes on the eastern side of Clondalkin and the N7/M7, which passes to the southern side of Clondalkin. The northern side of the village is linked to the R134 Nangor Road. The Outer Ring Road passes to the west of Clondalkin and links the N7/M7 to the south and the N4/M4 to the north.

2.95 Grand Canal Amenity Corridor

The Grand Canal is an important historical link between Dublin City and Clondalkin which has important natural features. This corridor has undergone extensive renovation and upgrading to provide a direct green pedestrian and cycle link between Grange Castle, Adamstown and Dublin City Centre.

2.96 Slow Traffic - Cycleways and Footpaths

Footpaths and cycleways are provided throughout Clondalkin, objectives to improve and provide new facilities are set out in the South Dublin County Council Development Plan 2010-2016.



Section 3 Vision

3.0 Vision

3.1 Introduction

With many years of history, Clondalkin is one of South Dublin County's most interesting urban villages. With its original street footprint still intact, complemented by the Round Tower and a rich heritage of architecture and green spaces, the village has many advantages.

It also has challenges, including the existing volume and arrangement of traffic flow, large areas of surface car-parking and extensive brown-field sites.

The Framework Plan sets out a sustainable and integrated approach to allow the village to diversify and grow while protecting and enhancing its distinctive historic character. The Framework will promote a new quarter of busy, connected streets, a linked series of green corridors and civic spaces and an improved environment in the historic core.

A vision should be ambitious and this framework plan delivers an optimistic and innovative aspiration for Clondalkin. The purpose of the plan is to set out a framework upon which future development can be accommodated and planned for. The overall Framework Plan suggests possible locations for the County Museum and Clondalkin Theatre. These locations are set against a composite of the entire plan area, detailing the urban grain, street network, green network and public realm. It is not envisaged that the plan area will be completely built out in a single phase or even in a number of phases. It is likely that development will progress at its own incremental pace, maybe dependant on market demand or the delivery of vital infrastructure such as Metro West.

3.2 The Vision

Vision Statement

- To make Clondalkin a self sustaining Town Centre and Urban Village with a strong character and sense of identity and belonging.
- To make it a place for homes and businesses, young and old, community facilities and corner shops.
- A place where people can choose to walk, cycle, catch a tram, bus, train or drive.
- A place where people want to live, work and raise their families and with which all of the residents can identify.
- A place where the best of modern building design sits comfortably and respectfully with its older neighbours



Functional buildings at the heart of public spaces



Green spaces that provide linkages



Public spaces that invite play and exploration

3.3 Recent Growth

The last ten years has seen a phenomenal growth in the economy and built environment of the County, and a consequent decline. This unprecedented economic growth delivered a number of developments to Clondalkin Village including: Millpark, Rosebank, Elmfield Court, Thornfield Square and Cowan's site Orchard Road. This amounts to just over 500 residential units. It is extremely unlikely that we will experience the same level of growth of the last ten years in to the next ten or fifteen years. This does not mean that we should not plan for future growth; this plan sets out the form, intensity and pattern of development to ensure Clondalkin grows responsibly and with respect to its historic and cultural assets.

3.4 Accommodating Growth

It is not realistic to present the quantum of development based on the total build out detailed in the framework plan, this is unlikely to happen. But it might be possible that with the correct level of social and physical infrastructure such as schools, community services and public transport and over the long term that up to 500 new homes could be located in the plan area. Although, this will not happen immediately, at least a framework will be in place to guide development as it happens.

3.5 Facilitating Employment Opportunities

To plan for the economic viability and competitiveness of Clondalkin, the framework plans for a commercial/retail/leisure floorspace of up to 100,000 sq. m, again this figure is the aspirational target which should be set against the delivery of vital services to enable such growth. This should allow Clondalkin to sustain present and future populations with locally available services and facilities; all within an historic and culturally rich setting.

3.6 Car Parking

Over the last 10 years, approximately 1,250 car parking spaces have been provided in a number of locations such as Millpark, Rosebank, Elmfield Court, Thornfield Square and Cowan's site Orchard Road. The actual number of car parking spaces that will service development in Clondalkin Village in to the future will be assessed in tandem with the County Development Plan car parking standards and the availability of public transport such as Metro West. An appropriate variation in parking standards will be allowed to accommodate convenience retail uses.

It is likely that the actual level of car parking required will fluctuate depending on the type of development proposed and the transfer of trips to more sustainable travel modes such as walking, cycling and public transport.



Linking spaces through green connections



The iconic Clondalkin Round Tower

3.7 Building Form

In later sections the framework sets out in detail, aspects concerning a new street network, a green network, improved public realm, density, building height, urban grain and land use. All of these elements combine to present more urbanised surroundings for Clondalkin whilst ensuring the conservation of its historic and environmental assets. Though the outlook is for a more urbanised place with a dense built up patchwork and taller buildings, safeguards are in place to protect the amenity of existing homes. A single location adjacent to the Metro West stop has been selected for a 6 storey gateway building, two storey buildings are proposed where they meet other two storey buildings and where density is greatest, buildings will range between 3 and 5 storeys.

3.8 Phasing

The time line envisaged for the plan is drawn with the long term view in mind, and complete development of the area is not anticipated in the short to medium term. No specific phasing strategy has been devised for the plan area, however, the framework is designed to allow for a jigsaw like approach to the future form of Clondalkin Village, focused primarily on the redevelopment of the brownfield area of the Mill Centre and the protection of the historic core.



Section 4 Methodology and Approach

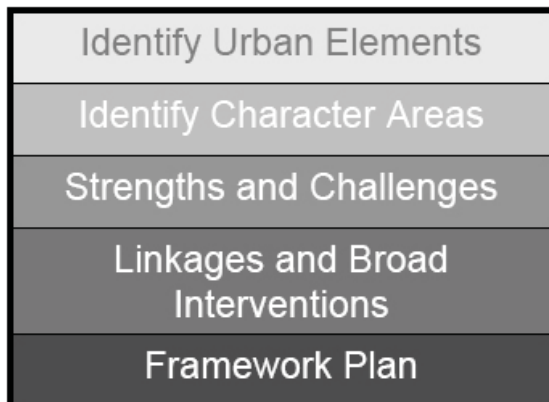
4.0 Methodology and Approach

The first step in the process of transformation was the identification of the urban elements which have resulted in the emergence of what we consider to be the major anchors or character areas for the village.

The next step in the process required the identification of the constraints which might impact on the future potential of the village. These constraints needed to be recognised and where possible actions needed to be identified to reduce or reverse their negative impact.

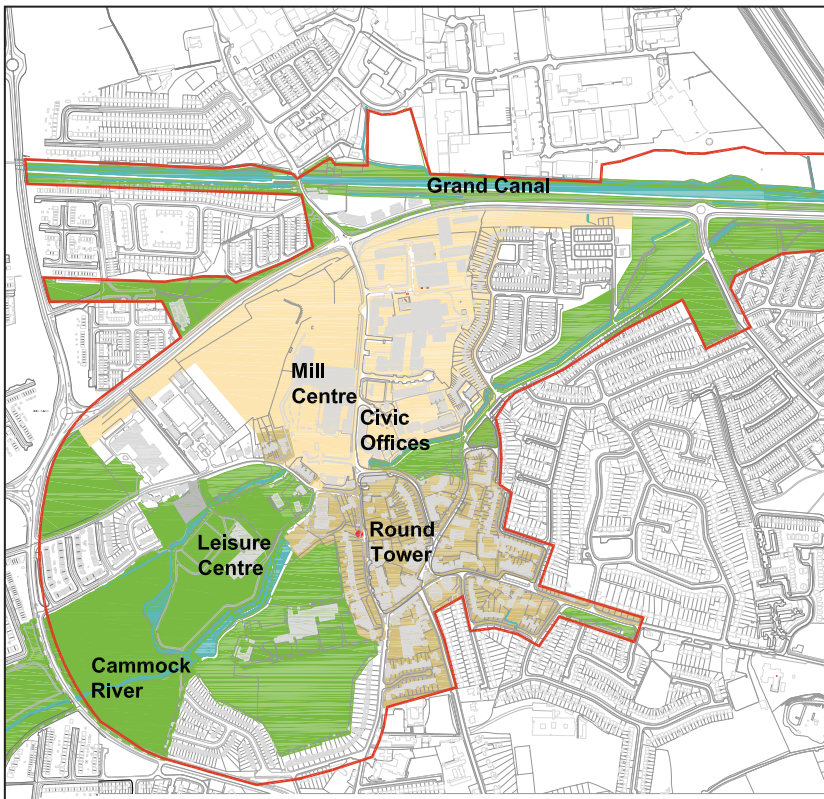
It was then necessary to map all of the above elements. This mapping process allows us to see how the core of the village is linked to other important elements such as open spaces and other public facilities. It allows us to identify where linkages might be improved or where barriers might be removed. The process also allows us to see how transport and amenities might be better integrated in Clondalkin. The process also gives a clear indication of how future development can be best integrated into the village.

Out of this process a series of recommendations and proposals emerge. These provide us with a tool for managing and harnessing change for the benefit of the entire community in Clondalkin.



Flowchart to show the sequence of analysis events

4.1 Identification of Urban Elements



The Vision logo mirrors the main Character Areas in the map above

During the process of site analysis, the following urban elements and features were examined:

- The scale, volume and concentration of the built fabric
- Streetscape typology
- Functional mix of land uses
- Presence, setting, configuration and connectivity of culturally and historically important local assets
- Presence, setting and connectivity of natural assets

This examination of existing built and natural composition of the site has resulted in distinguishing three Main Character Areas

4.2 Character Areas

The current built environment of Clondalkin consists of a number of areas: the historic village core, the Mill Centre area, green spaces and the surrounding low density residential areas. For the purpose of the framework plan the areas have been categorised as:



Civic Offices



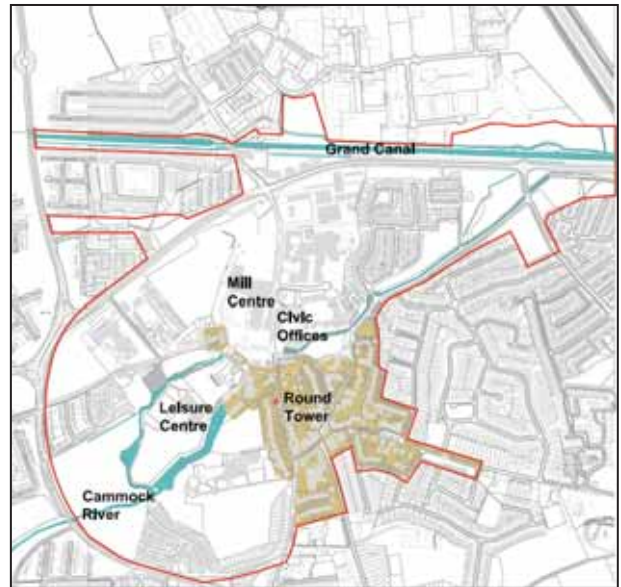
Clondalkin Library

- The Village
- Mill Centre Area
- Recreational Areas and Amenities - Green Network

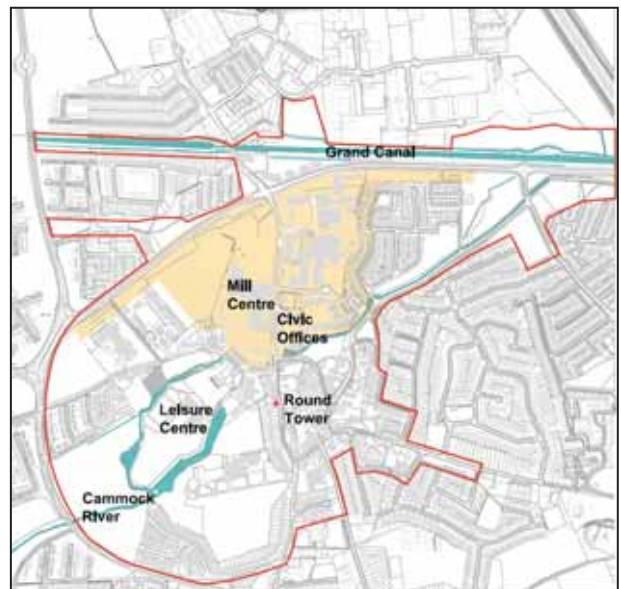
These three Character Areas form the functional centre of Clondalkin. They work as an important device for the efficient functioning of the community and towards creating an overall image and identity for Clondalkin. Extensive residential areas that surround the village core rely on the local services, links and availability of local amenities, many of which are located in the centre of Clondalkin.

The village contains numerous derelict sites and an extensive brownfield site northwest of the Mill Shopping Centre. This presents a great opportunity for future intensification and improvement of Clondalkin. It will be important to develop a long term development strategy, to ensure the release of brownfield land is qualitatively appraised, given the existing context of the place. In order to develop a strategy, it is essential to establish a contemporary, environmentally, socially and physically efficient form of development. This will build on specific local features and restrictions, but also harness the potential of Clondalkin.

The Character Areas serve as an important foundation for any future development and modification of the built and natural landscape. Each of these areas possesses a particular combination of features, which include strengths as well as challenges. Section 5 assesses each Character Area in detail and makes proposals for potential improvements.



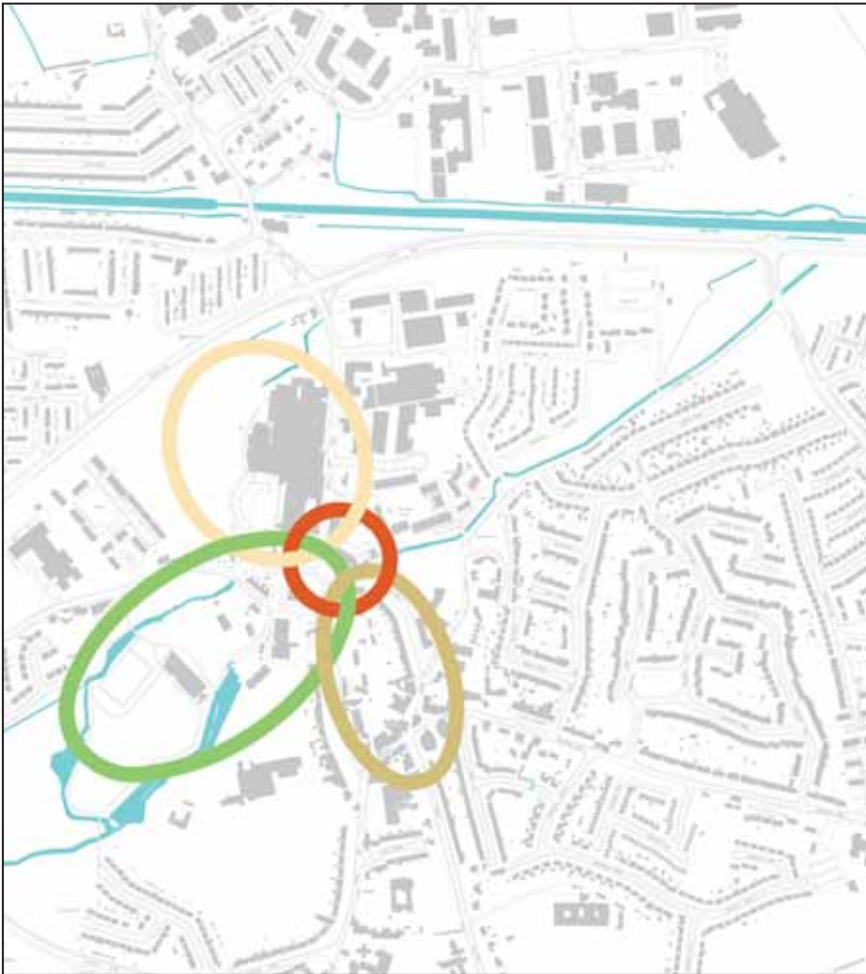
The Village - Historic Core



The Mill Centre Area



The Green Network

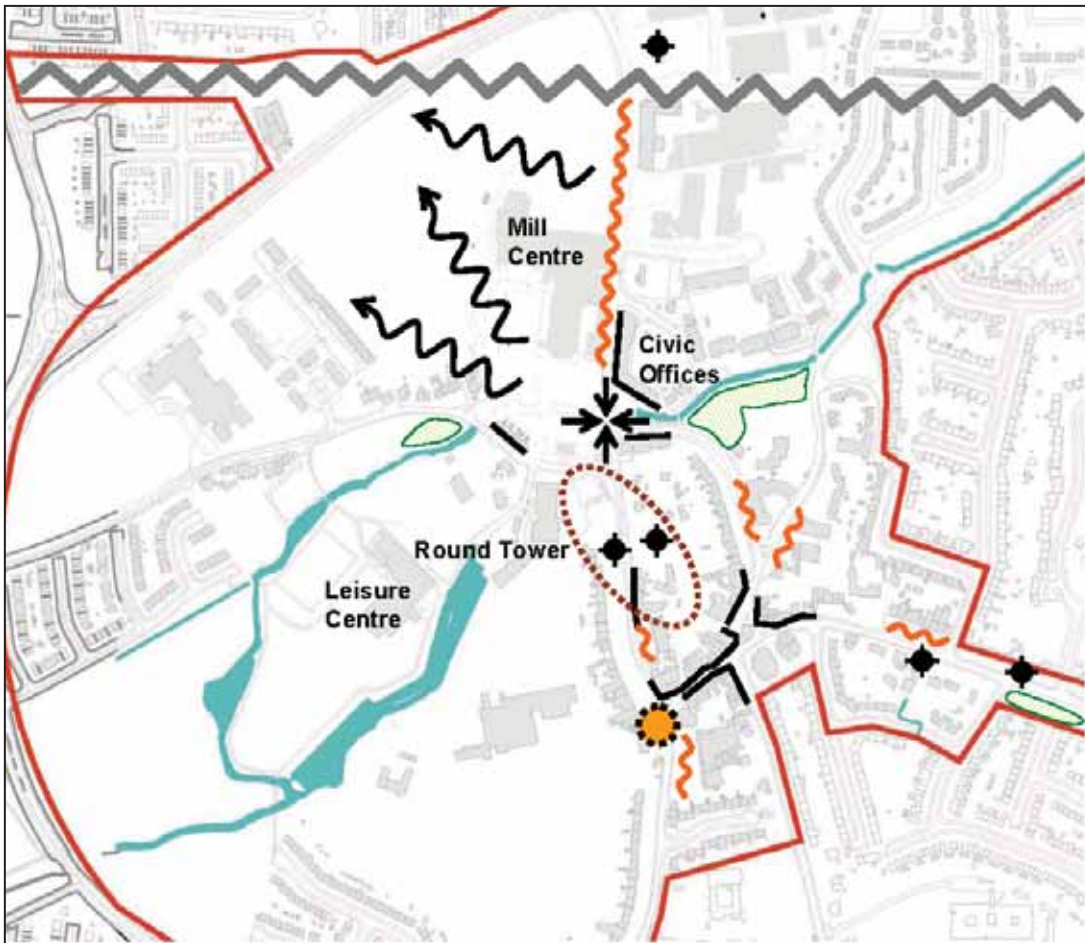


The *Vision* drawing outlines a schematic representation of how the three character areas interlock and hinge around the civic core of Clondalkin.

The three character areas of the Framework Plan comprise:

- the historic town centre of Clondalkin with its distinctive and original oval street pattern - The Village.
- a large unsightly brown-field industrial area now used as surface car park - Mill Centre Area.
- a high quality green space adjoining the heart of the village but in a backland relation to its streets - Green Network.

The Framework Plan proposes to centre the varying approaches to these areas around a civil village core focused on the space between the Round Tower and the Clondalkin Civic Offices. The core will include a County Museum in the Mill Cottages, and a high quality public realm of spaces and pedestrian linkages joining the Mill Ponds, the historic village and the streets proposed for the new quarter around the Old Mill Shopping Centre. This civic core will bind old and new, town and landscape setting and will offer an enhanced and meaningful setting for the Round Tower.



4.3 Strengths and Challenges

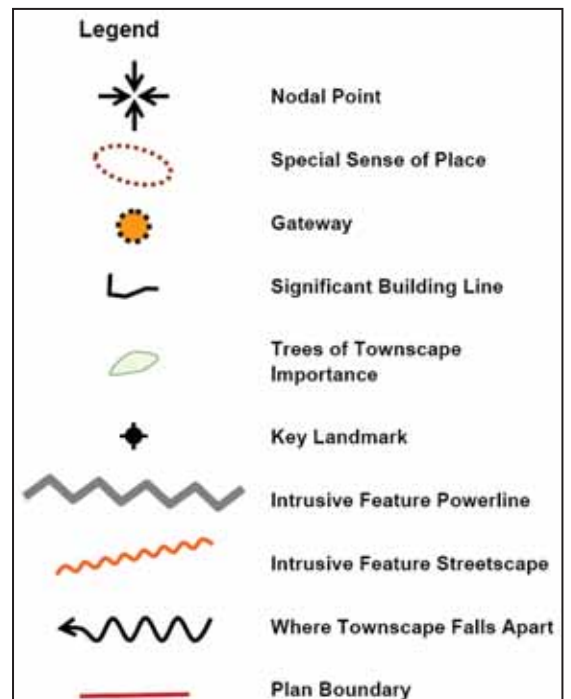
Qualities and Strengths of the Urban Fabric in Clondalkin

Clondalkin contains a rich mixture, variety of building use and a range of historically and culturally significant sites. Distinct structures such as the Round Tower, Millview Cottages and the Church Terrace form the core of Clondalkin's identity. The fine urban grain and sensitive, human scale found in the core of Clondalkin Village are complimented by a variety of naturally scenic places; Corkagh Park, the Camac River, Mill Pond and along the Grand Canal. The green areas of Clondalkin offer a place for escape into nature and provide a wide range of recreational attractions; they also welcome and protect a thriving local biodiversity.

Challenges for the Urban Fabric in Clondalkin

The urban and natural environment in Clondalkin contains weaknesses and deficits, which diminish the overall performance of Clondalkin as a distinct place in South Dublin County. These are represented in diagrammatic form above.

Urban Design Analysis details the strengths and challenges facing the area



4.4 Opportunities arising from challenges:

Historic structures can become key elements of Clondalkin's townscape through the sensitive transformation of their settings and context.

The dispersed and fragmented built fabric provides opportunities to improve the townscape of Clondalkin through the sensitive integration of new buildings.

The lack of obvious connections between the character areas requires the creation of new and the improvement of existing linkages which should bring benefits to the urban environment of Clondalkin.

Barriers to movement could be reduced and removed to allow access to the positive spaces of the village.

Roads could become streets through the creation of a more positive environment for pedestrians, disabled people, people with mobility impairments and parents with children.

Street signs that provide the clues to movement and the key to linking spaces, rather than becoming a dominant feature of the streetscape.

The problem of few high quality public places can be resolved by the addition of new public spaces and the improvement of existing spaces.

Surface car parking could be transformed in to a positive element of the streetscape through careful re-design and the introduction of soft landscape.

Poor urban details and visual clutter can be addressed through consultation and considerate re-design.



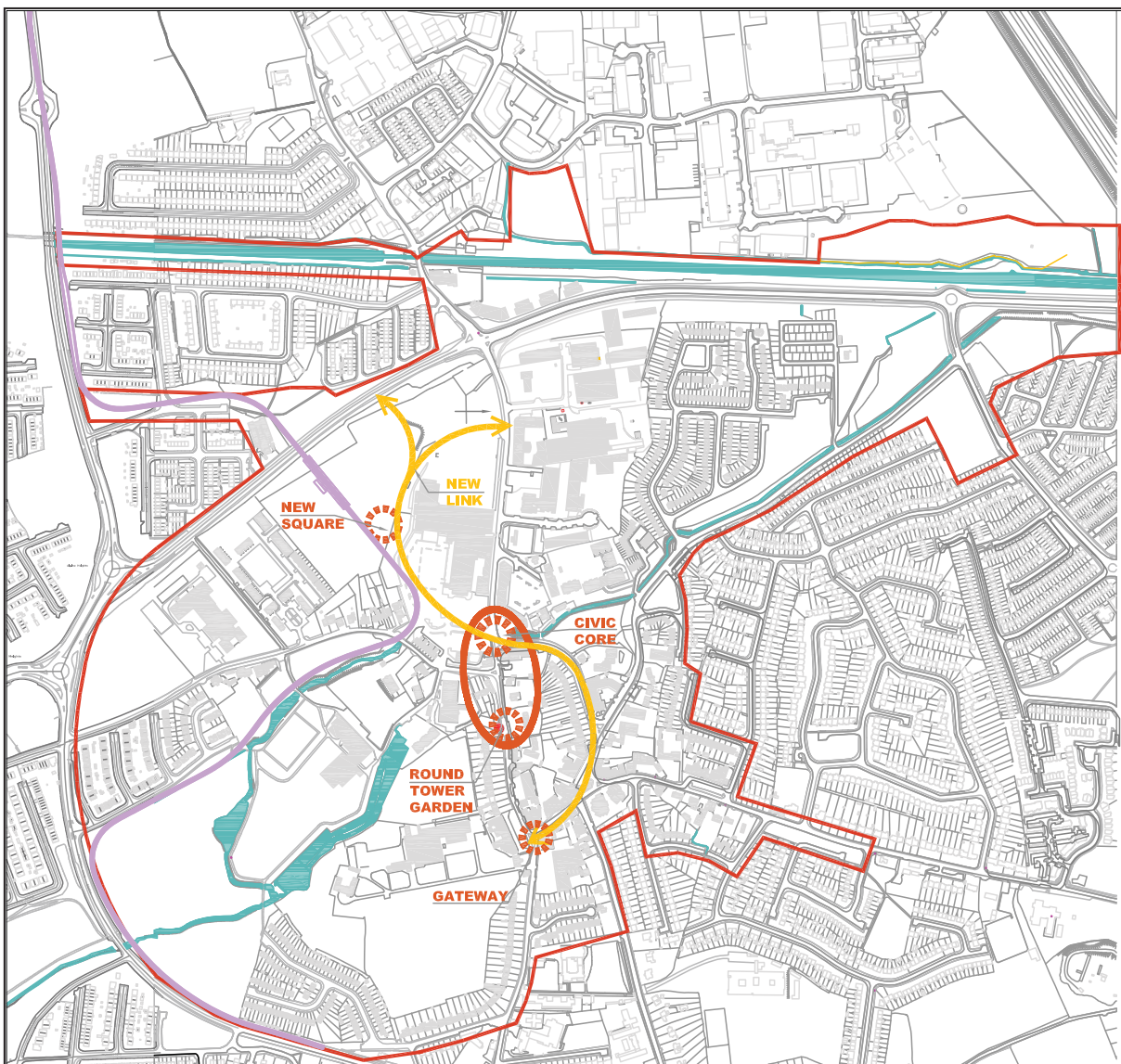
A figure ground diagram shows the open and closed nature of Clondalkin's urban form.



4.5 Linkages and Broad Interventions

Strengthen the civic core
Create a main access spine
Link existing and new public spaces

- Create a clear, central and easily accessible civic core in the form of a high quality network of public spaces linked to all uses of Clondalkin Town centre.
- Set up an access spine as an extension of the existing street network and relieve traffic pressures in Clondalkin Village.
- Use the main access spine network to create a necklace of public spaces.



Provide a new linkage through the civic core from the historic village centre to the Mill area, with a series of new public spaces to encourage increased movement and use by pedestrians.

Section 5 Clondalkin Design Framework

5.0 Clondalkin Design Framework

Based on the analysis in the preceding sections a framework plan incorporating a design solution has been prepared for Clondalkin Village. This solution sets out the potential for the three character areas of Clondalkin; the Mill Centre area, the Village and the Green Network.

The focus is on building on the three broad objectives of strengthening the civic core, establishing a main access spine and linking public spaces. A number of principles are used to help achieve these key objectives:

- The creation of an access network for all users.
- A green network that seeks to link public spaces.
- Development density that is appropriate.
- Urban grain that creates identity and familiarity.
- Building heights sensitive to existing communities.
- Land uses that respond to the future commercial vitality of the town.

The sequence of drawings set out in this section show how these principles can be applied and objectives achieved through the following:

- Set up an integrated access/street network hierarchy.
- Create a clear network of pedestrian and vehicular circulation through the centre of Clondalkin.
- Integrate new development into the current structure of the village.
- Create new link and access streets to release the potential of brownfield backland sites.
- Create new links between existing streets.
- Reduce the fragmented character of the centre by filling in the gaps and creating consistent street edges.
- Reduce the impact of surface car parking that currently dominates the landscape.
- Reinststate the presence of natural habitats, in the form of water and green landscape.





New structures should match the scale of existing buildings



Public realm improvements, create distinctive streets

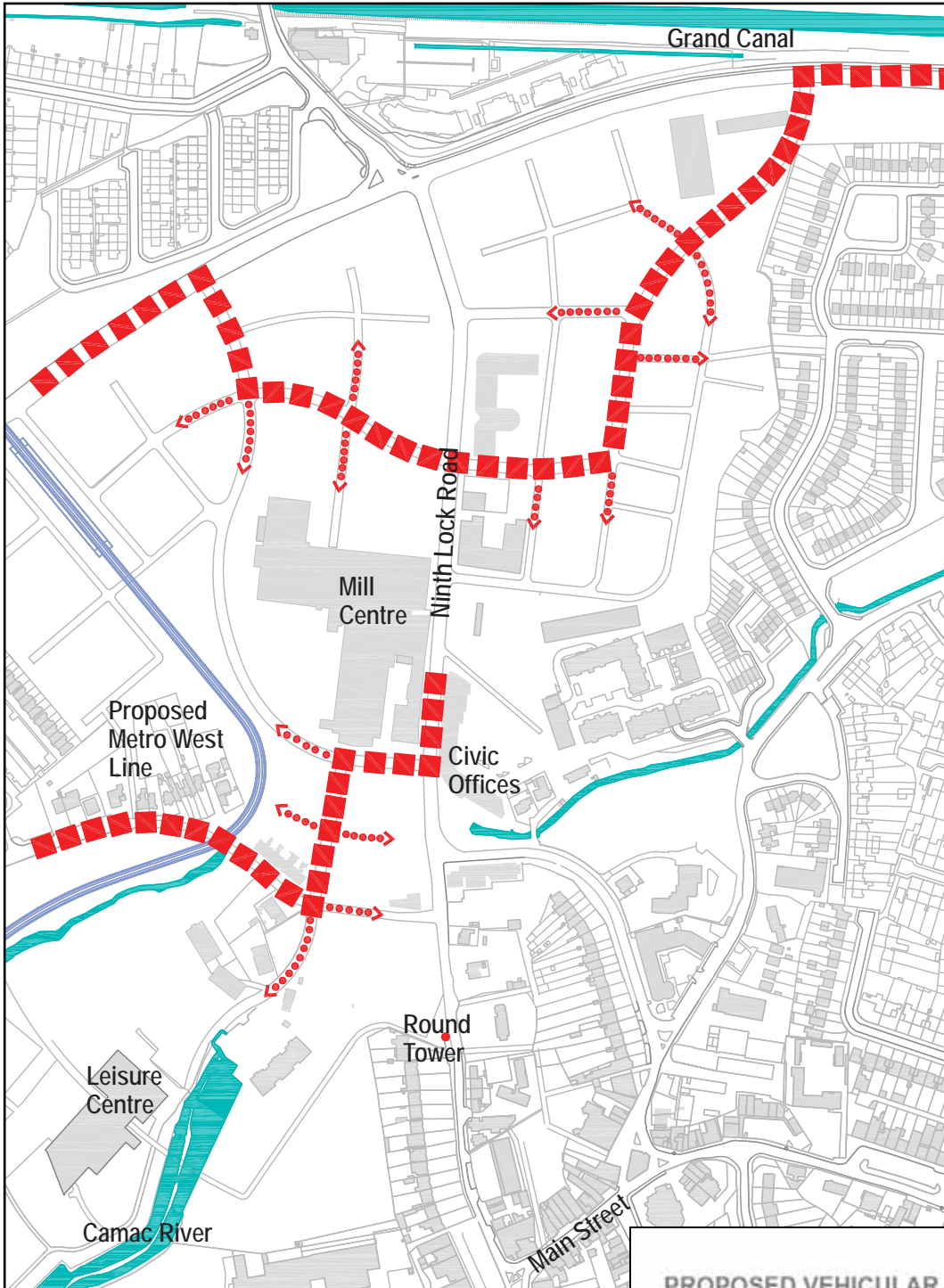
5.1 Overall Access Strategy

The existing narrow street pattern of Clondalkin Village has led over the years to the adoption of a one-way circulatory traffic system. Poor road connections allied to the circulatory system pulls all traffic through the historical village. The one-way system increases traffic speed damaging the amenity and viability of the old village, impacting negatively on its tourist and retail potential while still not successfully facilitating access. The future development of the underused lands around the Mill Centre will put further pressure on this already over-subscribed system.

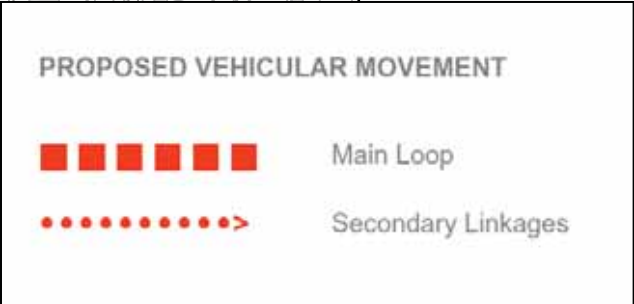
The strategy proposed is based on two traffic loops. To the north, two new connections to the New Nangor Road, east and west of the Ninth Lock Road are joined to form a traffic loop allowing access to these lands without requiring the unnecessary routing of further traffic through the old village.

The north-south road to the west of the Mill Centre will act as an effective extension of Orchard Lane into the newer district strongly linking the old and new quarters of the town. The clearer road connections proposed in front of the Old Mill Shopping Centre will allow traffic to filter to and from the Old Nangor Road and Fonthill Road beyond without passing through the village unnecessarily. The east-west road to the north of the shopping centre in turn will link underused lands east of the Ninth Lock Road to the larger brown-field site to the west.

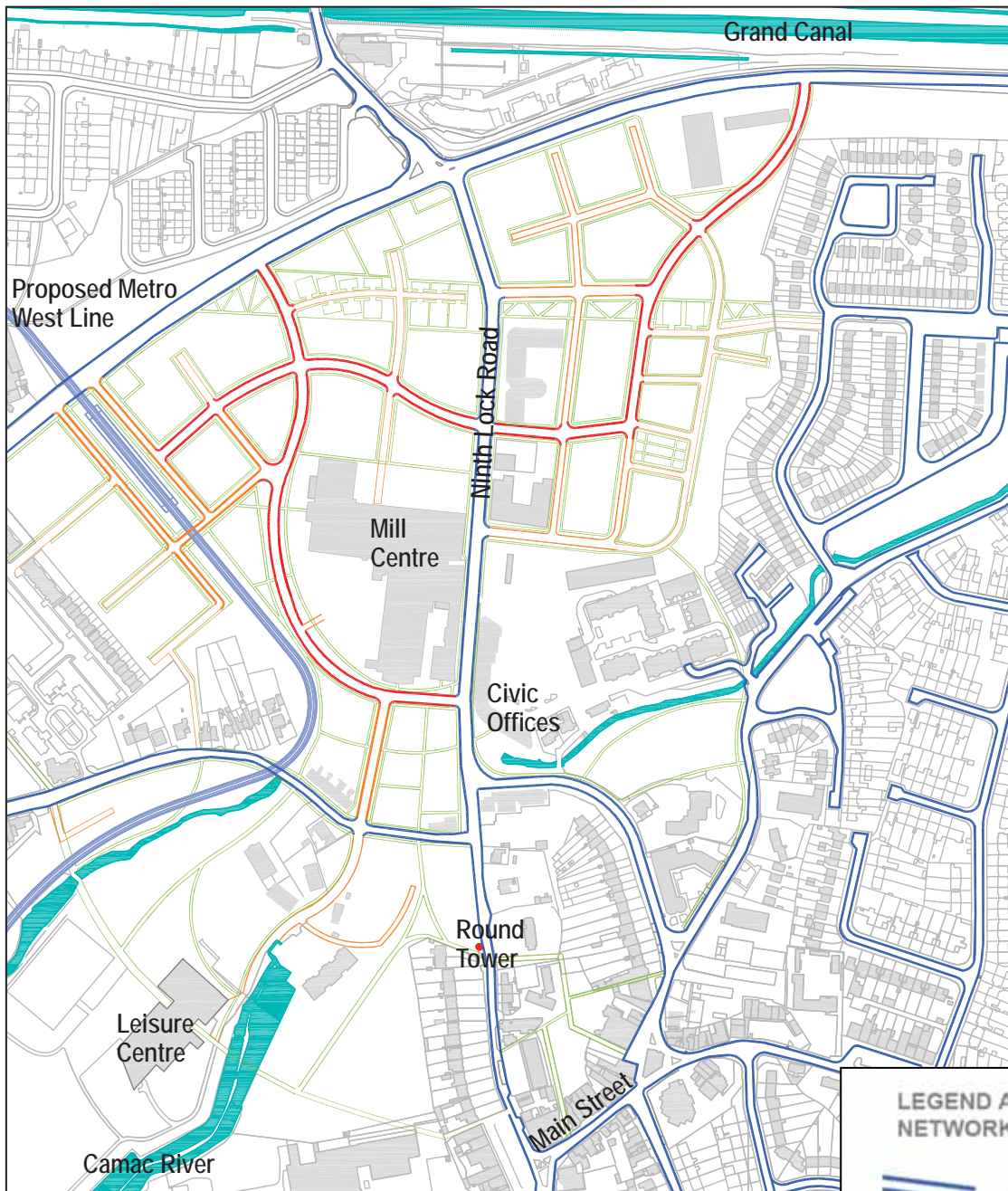
5.2 Proposed Vehicular Movement



Provide a looped linkage network that allows vehicle traffic to reach the centre of Clondalkin without negatively impacting on the village core.



5.3 Access: Street Network



Access; Street Network

- Set a street network maximising the potential for access in central Clondalkin.
- Link in to the existing street system at key locations.
- Establish a street hierarchy based on the intensity of use – retail, commercial mixed use or residential.
- Enhance pedestrian and cycle connections, reduce barriers and blockages.
- Create a network of paths and links, combined with the green landscape.
- Reinstate the historic link between the Round Tower and Corkagh Park Pond.
- Maximise the level of activity along pedestrian routes.
- Avoid unsupervised and poorly monitored pedestrian walkways.
- Promote natural speed reduction measures, such as on street parking, variations in the street surface and layout.
- Establish a pedestrian walking route along the Metro West line.
- Pedestrianise a route through the Civic Core.

5.4 Green Network and Public Realm



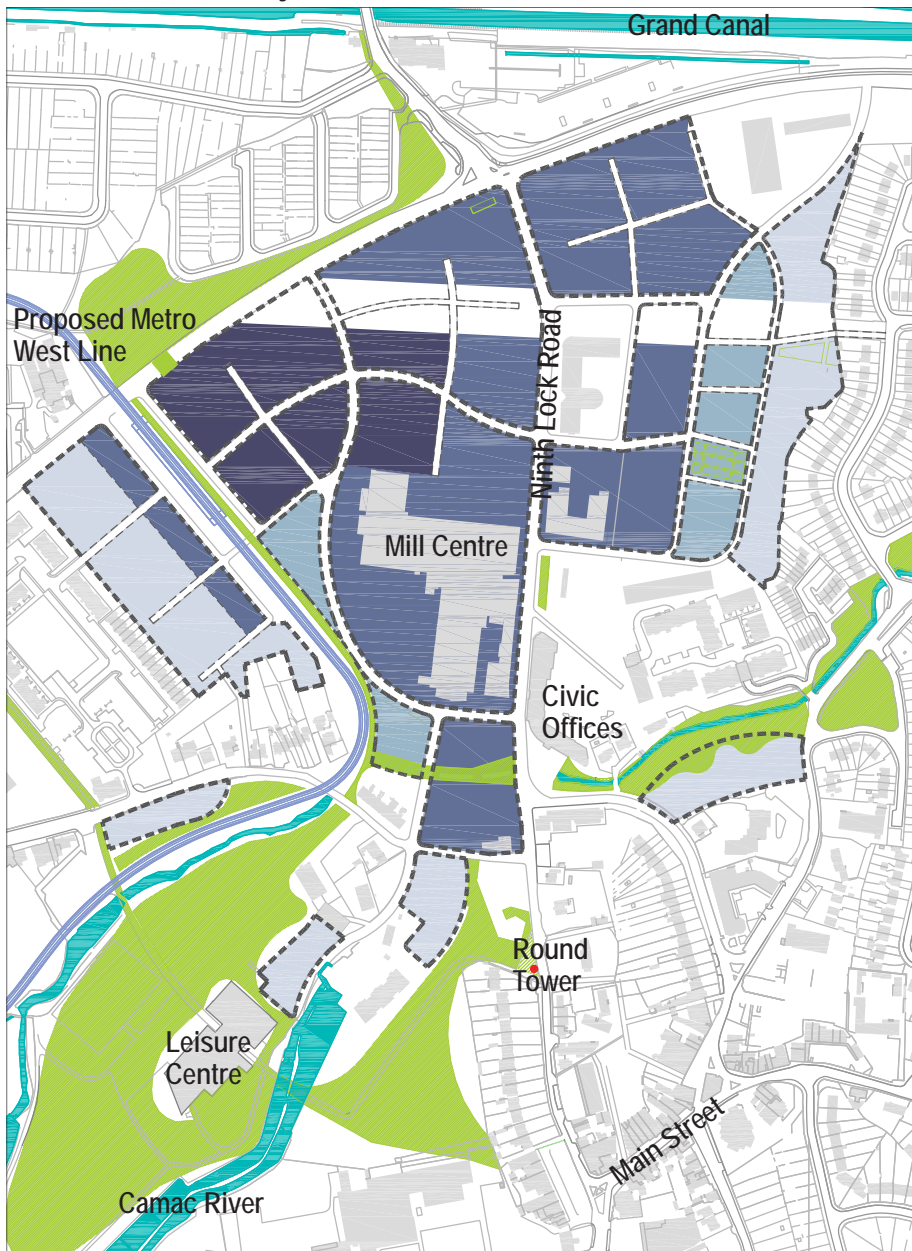
Green Network and Public Realm

- Improve green links between the Grand Canal and Corkagh Park.
- Develop a landscape design strategy for the open areas beneath the overhead power lines and pylons.
- Plan for a variety of green spaces, such as; pocket parks, playgrounds, skating parks.
- Design good quality green landscape into surface car parking.
- Create a strong link between Corkagh Park and the Civic Square.
- Improve existing and develop new links between the Grand Canal and Corkagh Park.
- Overlay a softer grid of hard and soft-landscaped pedestrian and cycle routes on the new street network proposed. These routes will create a safe environment for and optimise use by disabled people, wheelchair users and people with mobility impairments.
- Create a safe, green path between the Civic Core/Round Tower, the ponds and Camac river as a reinstatement of this historic connection.

LEGEND GREEN NETWORK & PUBLIC REALM



5.5 Urban Intensity

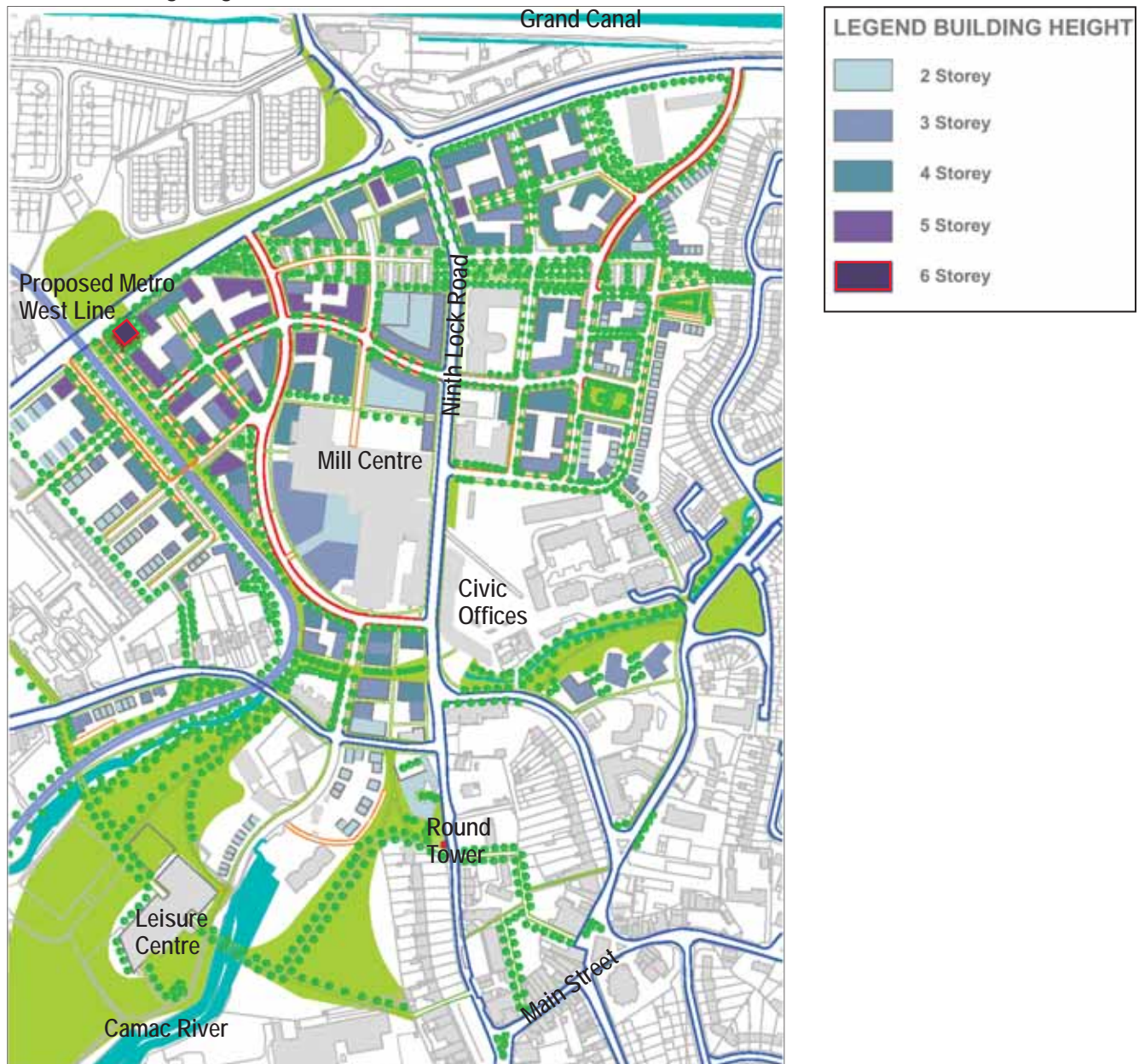


Urban Intensity

- Higher densities on redeveloped land and lower densities adjacent to existing residential areas.
- Lower densities at the interface with existing residential areas.
- Higher densities close to the planned Metro West stop.
- Medium density adjacent to the existing Mill Centre, along the Nangor Road and Civic core.
- Densities have been arranged to enable an understanding of the scale envisaged for Clondalkin.



5.6 Building Heights and Urban Grain



Building Heights

- The majority of tall buildings are reserved for the Mill Quarter, where it will be important to construct a character brand for Clondalkin.
- Building heights reflect proposed density considerations, usually higher densities result in taller buildings.
- Taller structures define places and add a readable character to an area.
- Care has been taken to ensure the Historic Quarter is not adversely impacted upon by taller structures.
- Building heights up to those shown on the legend will be considered to allow for flexibility and interim design solutions.

Urban Grain

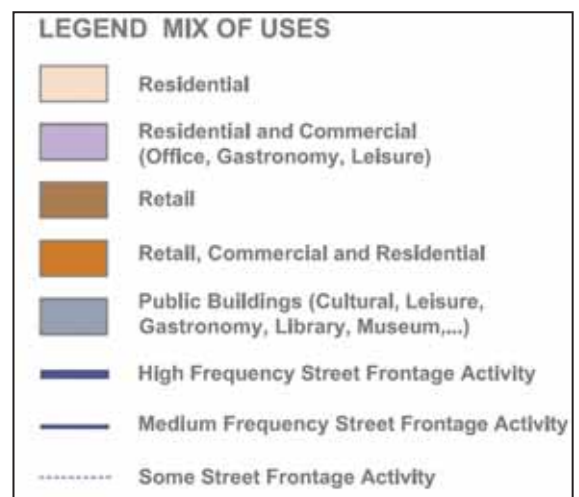
- Urban grain or the arrangement and size of streets, plots, blocks of buildings and the pattern of junctions, define the character of a place.
- A fine urban grain is more appropriate for areas in the historic quarter and for public places; eg narrow building plots, smaller streets interspersed with numerous pedestrian linkages.
- A coarser urban grain or larger block pattern is more appropriate for the redeveloped lands associated with the Mill Centre area. Larger blocks can be more adaptable to a number of varying uses whilst reinforcing the urban feel of the Mill Centre area.
- Whilst the proposed street layout is generally fixed, the building block structure shown in the legend may be regarded as indicative.

5.7 Land Use



Land Use

- In order to restore Clondalkin’s commercial vitality, it is envisaged that the Mill Centre area retains and builds upon its retail and employment function.
- The general character of the Mill Centre towards the Nangor Road is a mix of retail, commercial and residential.
- Public buildings combined with culture, leisure and eateries are situated at the linkage between the Historic and the Mill Centre areas.
- The type and intensity of uses is related to the planned street network with most pedestrian activity centred on the new spine street link to the centre of the Mill Quarter.



5.8 Overall Framework Plan



The Overall Framework Plan indicates possible locations for the County Museum and Clondalkin Theatre. These locations are set against a composite of the entire plan area, detailing the urban grain, street network, building envelope, green network and public realm.



Section 6 Policies and Standards

6.0 Policies and Standards

The design detail of development proposals at key sites in Clondalkin should strike a balance between the historical context of the village and its Town Centre zoning objective in the South Dublin County Council Development Plan 2010-2016.

- Applications for developments at key sites should address a range of development management standards contained in the South Dublin County Council Development Plan 2010-2016.

Developers, Agents and Architects should also have regard to policies, guidance and standards contained in the following documents:

- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2007)
- Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2008)
- Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008)
- Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities, Department of the Environment, Heritage and Local Government, (2007)

