

South Dublin County Council



Development Plan

Written Statement

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Mayor

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8th December 2004

South Dublin County Council Comhairle Chontae Átha Cliath Theas

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

County Council Members, December 2004

Clondalkin Electoral Area

Robert Dowds, **Mayor**, *Labour*
Trevor Gilligan, *Fianna Fáil*
Shane O'Connor, *Sinn Féin*
Thérèse Ridge, *Fine Gael*
Colm Tyndall, *Progressive Democrats*

Lucan Electoral Area

Derek Keating, *Independent*
Fintan McCarthy, *Green Party*
Guss O'Connell, *Independent*
Eamonn Tuffy, *Labour*

Tallaght Central Electoral Area

Mark Daly, *Sinn Féin*
Eamonn Maloney, *Labour*
Mick Murphy, *Socialist Party*
Joe Neville, *Fianna Fáil*
Karen Warren, *Fine Gael*

Tallaght South Electoral Area

Marie Corr, *Labour*
Jim Daly, *Fianna Fáil*
John Hannon, *Fianna Fáil*
Cathal King, *Sinn Féin*
Caitriona Jones, *Labour*

Terenure/Rathfarnham Electoral Area

Máire Ardagh, *Fianna Fáil*
Cáit Keane, *Progressive Democrats*
John Lahart, *Fianna Fáil*
Stanley Laing, *Fine Gael*
Tony McDermott, *Green Party*
Alex White, *Labour*
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PART 1

Introduction & Policy







South Dublin County Council

Development Plan 2004-2010



Chapter 1 Introduction and Overall Strategy



Chapter 1

Introduction and Overall Strategy

1.1 Background

1.1.1 Introduction

1.1.1.i

The Development Plan sets out South Dublin County Council's policies and objectives for the development of the County from 2004 to 2010. The Plan seeks to develop and improve in a sustainable manner the social, economic, cultural and environmental assets of the county.

1.1.1.ii

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

1.1.2 Form and Content of the Plan

1.1.2.i

The South Dublin Development Plan 2004 – 2010 has been prepared in accordance with the requirements of the Planning and Development Acts 2000 to 2002. The Plan replaces the South Dublin County Development Plan 1998.

1.1.2.ii

The Plan consists of a Written Statement and Maps. The Written Statement is set out as follows:

- Part 1: Introduction and Policy, including topic based chapters setting out the Council's policies.
- Part 2: Control Of Development and Zoning Objectives
- Part 3: Objectives and Environmental Appraisal
- Part 4: Schedules
- Part 5: Appendices

1.1.2.iii

Chapter 1 of Part 1, Introduction and Overall Strategy, sets the context for and background to the making of the Development Plan. It also includes the Council's strategy and aims for the period of the Plan and beyond.

1.1.2.iv

The topic or subject based chapters in Part 1 outline the Council's policies in relation to enterprise and employment, housing, community development, urban centres, retailing, infrastructure, archaeological and architectural heritage, landscape and amenities.

1.1.2.v

The policies of the Plan provide interpretation of the Council's strategic aims on a topic basis, and indicate how the Council's strategy will be implemented.

Developing and improving the social, economic, cultural and environmental assets of the county in a sustainable manner.



1.1.2.vi

Part 2 sets out the Development Control standards and Zoning Objectives that will be applied to development proposals in the County. Part 2 also includes the Council's Urban Design approach to and criteria for new developments in the County.

1.1.2.vii

Part 3 outlines the Council's Specific Objectives which detail the works that the Council intends to initiate generally within the six year period from the date of adoption of the Plan. In certain instances medium and long term objectives are also included.

1.1.2.viii

Part 3 also identifies Specific Local Objectives which relate either to particular buildings, structures, areas and sites, or to particular development works of the Council, which at this stage may or may not have a particular spatial location.

The Environmental Appraisal of the Plan assesses the likely significant effects on the environment of implementing the Plan.

1.1.2.ix

Part 4 sets out the Schedules. These include:

- Record of Monuments and Places,
- Record of Protected Structures,
- Definitions of the Classes of Use referred to in the Plan,
- Policies relating to Casement Aerodrome, Baldonnell, and Weston Aerodrome, Lucan,
- Housing Strategy 2004 - 2010,
- Landscape Character Areas

1.1.2.x

Part 5 contains a number of Appendices including:

- Planning and Development Act 2000 - summary of requirements regarding the contents of a Development Plan.

- List of national, regional and local plans, policies, guidelines and strategies relating to the making of a Development Plan.
- Guidelines on the development of rural housing and petrol stations.
- Terms of the Liffey Valley (Lucan Bridge to Palmerstown) Special Amenity Area Order

1.1.2.xi

The Maps give a graphic representation of the proposals of the Plan, indicating land use and other control standards together with various objectives of the Council. They do not purport to be accurate survey maps from which site dimensions or other survey data can be determined.

1.1.2.xii

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

1.1.2.xiii

The Plan concentrates on a six year period from the making of the Plan within the context of the longer term requirements of the County.

1.1.3 Public Consultation

1.1.3.i

Prior to preparing the Draft Development Plan the Council carried out an extensive public consultation exercise, which commenced in December 2002. This exercise involved notification of prescribed bodies, local community and voluntary groups, associations and societies, statutory undertakers and service providers, of the review process. The general public were consulted through the publication of a Background Issues Paper, a campaign of newspaper advertisements, postal notification and public meetings.

1.1.3.ii

295 written submissions were received during the pre-draft consultation period and the views of more than 200 people who attended the 10 public consultation meetings held around the County were noted. The "Report of County Manager on the Pre-Draft Development Plan Stage" was prepared on the responses received by the Council to the consultation

process. This Report summarised the issues raised in the written submissions and during the public meetings, stated the Manager's opinions on the issues and indicated his recommendations on the policies to be included in the Draft Plan.

1.1.3.iii

The largest areas of concern at the public consultation meetings and in the written submissions related to transport infrastructure and traffic e.g. road plans, congestion, public transport etc. Another major area of concern was residential development e.g. high-density developments, the level and design of in-fill housing, the planning of new development areas such as Adamstown, and the level of residential growth and quality of life issues in Lucan, Palmerstown, Tallaght and Newcastle. Another major issue was community facilities and the lack of services associated with residential areas. Many raised the issue of open spaces and parks and areas of high amenity, such as the Liffey Valley, while re-zoning of land comprised over 50% of the written submissions.



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

1.2.1 National Policies and Strategies

1.2.1.i

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

1.2.1.ii

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

a) National Development Plan 2000 – 2006 (NDP)

1.2.1.iii

The National Development Plan is designed to underpin the development of a dynamic competitive economy over the period 2000 - 2006. It includes a number of strategic objectives for the Southern and Eastern Region where South Dublin is located.

b) National Spatial Strategy 2002 – 2020 (NSS)

1.2.1.iv

The National Spatial Strategy is a 20 year planning framework to guide policies, programmes and

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

c) Sustainable Development: A Strategy for Ireland (1997)

1.2.1.v

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

d) Towards Sustainable Local Communities: Guidelines on Local Agenda 21, 2001

1.2.1.vi

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

1.2.1.vii

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

- Reducing the demand for additional transport infrastructure by reducing the need to travel.
- Resisting scattered settlement patterns, which are costly to service.
- Having a clear demarcation in development plans between urban and rural land use to help prevent urban sprawl and help maintain the rural landscape.
- Adopting "neighbourhood" community planning and promoting higher residential densities, particularly in redeveloping brown field

sites, and in proximity to town centres, public transport nodes and access points.

- Increasing emphasis on adequate open space for out-door recreation and on planting and landscaping.

e) National Anti-Poverty Strategy (NAPS)

1.2.1.viii

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

f) National Climate Change Strategy (2000)

1.2.1.ix

The Strategy provides an integrated co-ordinated framework for achieving the national target of reducing greenhouse gas emissions by 2012.

1.2.2 Regional Policies and Strategies

1.2.2.i

A Planning Authority is required to have regard to any regional planning guidelines in force for its area when making and adopting a Development Plan. The Council has had regard to the Strategic Planning Guidelines for the Greater Dublin Area 2000-2016, the Regional Planning Guidelines for the Greater Dublin Area 2004 - 2016 and other regional plans and strategies in the preparation of this Development Plan.

a) Strategic Planning Guidelines for the Greater Dublin Area 2000 – 2016 (SPG) and the Regional Planning Guidelines for the Greater Dublin Area 2004 - 2016 (RPG)

1.2.2.ii

The Strategic Planning Guidelines for the Greater Dublin Area (GDA) were published in 1999. The principal objective of the Guidelines is to put in place a broad

planning framework for the GDA which comprises Dublin City and the counties of Dun Laoghaire-Rathdown, South Dublin, Fingal, Kildare, Meath and Wicklow. Within the GDA, a distinction is made in the Guidelines between the existing built up area of Dublin and its immediate environs (the Metropolitan Area) and extensive areas of countryside with a range of designated development centres located on transportation corridors (the Hinterland Area).

1.2.2.iii

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

The Guidelines propose that the strategy will follow a development path that will:

- consolidate development and increase overall densities of development which will lead to a more compact urban form, relative to the size of the population and
- facilitate the provision and use of a considerably enhanced public transport system.

1.2.2.iv

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

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



1.2.2.v

The Strategic Planning Guidelines for the Greater Dublin Area were reviewed in 2003 as part of the process to prepare and put in place Regional Planning Guidelines for the Greater Dublin Area 2004-2016 (RPG). These Regional Guidelines were adopted in 2004 and provide for the implementation of the National Spatial Strategy at regional level in the Greater Dublin Area. The strategy outlined in the Guidelines for the Metropolitan Area provides for a continuation of the measures adopted in the Strategic Planning Guidelines for the consolidation of development in the Metropolitan Area as a means of accommodating the projected growth of population and households.

b) **DTO - Strategy 2000 - 2016 'A Platform For Change'**

1.2.2.vi

The Dublin Transportation Office (DTO) strategy 'A Platform for Change', outlines an integrated transportation strategy for the Greater Dublin Area for the period 2000 – 2016. It was prepared to support and complement the strategic land use planning framework outlined in the Strategic Planning Guidelines (SPG).

1.2.2.vii

The Strategy envisages a wide range of benefits being achieved by 2016. These include: improved accessibility to work, leisure and retail opportunities, an improved transport system, people living within 10 minutes walking distance of public transport, reduced road congestion levels, reduced average journey times, improved environmental benefits, safer and more pleasant urban residential areas, reduced accident levels and more convenient cycling facilities.

1.2.3 Adjoining Local Authorities

1.2.3.i

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

1.2.4 South Dublin Plans and Strategies

1.2.4.i

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

a) **South Dublin County Council Corporate Plan 2001 - 2006**

1.2.4.ii

In March 2001 the County Council adopted a Corporate Plan for the future development of its services, "Managing the Future 2001 - 2006". The Development Plan has been drawn up to reflect the objectives of the Corporate Plan and to act as the land-use basis for securing its implementation.

b) **South Dublin County Development Board Strategy 2002 - 2012**

1.2.4.iii

In 2002 the South Dublin County Development Board published an overall Strategy for South Dublin, entitled 'South Dublin: A Place for People'. It is a 10 year strategy for the social, economic and cultural development of the county up to the year 2012. It aims to improve the quality of life of people who live or work in, or visit, South Dublin County.

1.2.4.iv

The vision underpinning the Strategy is to achieve the following:

"A county confident in its sense of identity, creating social, economic and cultural inclusion for all and providing access to lifelong learning and health services to support self-sustaining development. The County we envision will be environmentally friendly and based on the values of equity, creativity, participation and inclusiveness".

1.2.4.v

Strategic goals and objectives set out in the Strategy have been taken into account in the preparation of the Development Plan.



c) Local Area Plans / Studies**1.2.4.vi**

Local Area Plans (formerly known as Action Area Plans) are prepared by the Council for new development areas. They set out in greater detail the Council's requirements for new development, including such factors as density, layout and design requirements, public transport and road infrastructure, community facilities, open space and recreational facilities etc. Plans have been prepared for the following areas - Fortunestown, Killinarden - Kiltipper, Saggart, Ballycullen - Oldcourt, Adamstown, Rathcoole, and Newcastle - Lyons.

1.2.4.vii

Other local plans and studies include the Adamstown Strategic Development Zone (SDZ) Planning Scheme, Integrated Area Plans (IAP), Revitalising Areas through Planning, Investment and Development (RAPID), West Tallaght Study (June 2003) and the Glenasmole/Bohernabreena Housing and Planning Study (November 2002).

1.2.4.viii

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

1.2.5 Sustainable Development and The Development Plan**1.2.5.i**

It is the intention of South Dublin County Council that the principles of sustainable development will inform all the objectives, policies, decisions and actions of the Council for the period of the Plan. It is recognised that sustainable development has an economic, social and cultural dimension as well as an environmental one, and that only the integration of these policies can guarantee the quality of life of this and future generations. The need to strike a balance between development and conservation is at the heart of sustainability.

1.2.5.ii

Local Agenda 21 aims to promote sustainable development at local and regional level. Land use policy and controls are central to the achievement of sustainability at the local level. The Development Plan,

as the Council's principal policy statement on land use, has been drawn up to reflect sustainable development objectives.

1.2.5.iii

A number of sustainable development criteria have been identified and the policies and proposals of the Plan are designed to facilitate their achievement.

These seek to:

- A. Minimise the consumption of natural non-renewable resources.
- B. Protect and enhance natural heritage and biodiversity.
- C. Protect and enhance built and cultural heritage and material assets.
- D. Encourage sustainable forms of transport.
- E. Protect the quality of the landscape.
- F. Encourage energy efficiency.
- G. Protect the environment, minimise waste and pollution.
- H. Promote the involvement of the local community in decision making, encourage social inclusion.

1.2.5.iv

While the achievement of these objectives will involve all areas of the Council's activities, in land use terms they are reflected in the Development Plan by the adoption of a range of policies and proposals which seek to:

- accommodate new development needs in an environmentally sensitive manner;
- promote the active involvement of the wider community through the provision of information, public consultation and joint partnerships;
- permit a wide range of land uses under each zoning objective to help reduce the need to travel;

- ensure a broad mix of zones throughout the County;
- promote a more compact urban form and higher residential densities in the vicinity of strategic public transport corridors and in urban centres;
- adopt neighbourhood community planning;
- promote the re-use of urban derelict land and buildings;
- conserve existing urban areas, buildings and features of high environmental quality;
- improve the transport system in the county and promote the use of public transport, cycling and walking and reduce reliance on private car usage;
- strictly control the further expansion of the suburbs into rural and high amenity areas and control one-off housing in the countryside;
- ensure the protection of natural habitats, ecological resources and quality landscapes and the promotion of bio-diversity;
- ensure the provision of high quality public water supply and drainage systems and
- promote waste prevention, reduction, recycling and re-use.

1.3 Socio-Economic Profile

1.3.1 Population

1.3.1.i

The population of South Dublin increased by 73,571 persons between 1981 and 2002.

Table 1.1: Population South Dublin

Year	South Dublin	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%

Source: Census of Population

1.3.1.ii

Between 1981 - 1986, the average annual rate of increase in population of the County was approximately 4%. For the period between 1986 and 1996 this had decreased to a 1.0 % increase per annum. The annual rate has increased again to 1.5% per annum in the last intercensal period 1996 – 2002.

1.3.1.iii

The 2002 Census indicated a number of trends in South Dublin. Some areas in the County experienced significant population increases between 1996 and 2002. The Census also indicated that population growth is concentrated on the urban fringe, in an arc located immediately to the west and south of the existing built-up areas of the county. The population of the Lucan - Esker Electoral Division which forms part of the wider Lucan area, increased from 7,451 in 1996 to 20,807 in 2002, the largest level of population increase in the State. Areas of the county have also experienced population decline. These areas are particularly concentrated in the older, more established areas of the existing built up area.

a) Age Profile**1.3.1.iv**

The population structure of the County differs significantly from the national characteristics in a number of respects. The most significant difference is the high proportion of the population under 25 years. South Dublin has a comparatively youthful population, with 41% aged less than 25 years compared with 36.9% for the Dublin area.

Table 1.2: Population Age Structure 2002

Age Group	SDCC		Dublin Area	State
	Population	%	%	%
0-14	53,671	22.47	19.16	21.12
15-24	44,248	18.53	17.75	16.38
25-44	76,808	32.16	32.70	30.13
45-64	49,147	20.58	20.24	21.24
Over 65	14,961	6.26	10.15	11.13

Source: Census of Population

1.3.1.v

The County also has a lower proportion of older people. In 2002, over 6% of the population in the County were aged 65 years or over – a much lower proportion of the population than in either the Dublin area in general or in the State as a whole.

1.3.1.vi

In 2000 the South Dublin birth rate was 16.9 births per 1,000 people, the highest of the Dublin counties and the second highest rate in the country. Vital Statistics published by the CSO for 2002 showed that the number of children born to mothers aged under 20 years in Ireland was 19.6 per 1,000 females, but in South Dublin County it was significantly higher at 24.7 per 1,000 females.

b) Households**1.3.1.vii**

The number of households in the County of South Dublin increased by 19% between 1996 and 2002, while the population increased by 9.2%. The growth of new households varied within the county, ranging from a significant increase in the Lucan area to a decline in other areas.

1.3.1.viii

There is a wide range in persons per household within the County with the more established areas of the County having below county average persons per household. Within South Dublin, the number of persons per household declined to 3.2 in 2002. This is higher than the average of 2.93 per household for the Greater Dublin Area.

c) Population and Household Projections**1.3.1.ix**

The Regional Planning Guidelines (RPG) for the Greater Dublin Area contain projections for population, households and housing unit growth for the period up to 2010. These projections are based on the National Spatial Strategy and the outcome of the 2002 Census.

Table 1.3: Population and Household Projections for the Greater Dublin Area and for South Dublin

	GDA	South Dublin
1996 Census Population	1,405,671	218,728
2002 Census Population	1,535,250	238,835
RPG Projected 2010 Population	1,696,581	253,292
1996 Census Households	446,251	61,809
2002 Census Households	508,096	73,516
RPG Projected 2010 Households	641,600	91,815
RPG Projected 2010 Housing Units	680,430	98,100
Projected Housing Units 2002-2010	172,337	24,595
Projected Housing Units Development Plan Period 2004-2010		18,446

Source: Regional Planning Guidelines for the Greater Dublin Area 2004-2016 and Census of Population 2002

1.3.1.x

It can be seen in Table 1.3 that the population in South Dublin could increase by 14,457, and the number of households by 18,299. The RPG provide for a continuing decline in average household size in the region due to changing patterns of household formation, and project that it will decline from 3.0 per household in 2002 to 2.64 by 2010 and then to 2.4 by 2020. As a result the scale of household growth in the County in the future will be more significant than population growth. In recognition of this the RPG identify the scale of housing units required to accommodate projected growth, identifying the need to provide for 18,446 additional dwellings in the County during the Plan period up to 2010. The Guidelines indicate that the housing unit allocations indicated are required to ensure that the projected population and household levels can be accommodated in the county.

1.3.2 Residential Development

1.3.2.i

67% of lands zoned A1 in the 1998 County Development Plan, (i.e. lands where residential development is permitted in principle), remained undeveloped at the end of 2002.

1.3.2.ii

Over the last number of years housing development in the County has occurred at an average rate of 70 hectares per year producing an annual average of 2,800 new dwellings per year on these lands. This is significantly in excess of the average rate of development of 1,625 dwellings per annum over the six year period from 1991 to 1997. Despite these levels of production, housing completions in the county still do not meet housing need.

Capacity of Existing Zoned Housing Land

1.3.2.iii

The Regional Planning Guidelines for the Greater Dublin Area set out a projected target allocation of 24,595 housing units between 2002 and 2010. Adjusted for the Development Plan period (January 2005 – December 2010), it is estimated that approximately 18,446 units are required in the County. This will require 460 hectares (1,135 acres) of land. At the commencement of the Development Plan period there

will be approximately 537 ha. (1,327 acres) of A1 zoned undeveloped lands available for development without further re-zoning. Therefore, there is an excess of 77 ha. (190 acres) over the minimum requirement of 460 ha. of land.

1.3.2.iv

However an excess of land over projected needs is required:

- if allowance is made for the significant 'lead-in' time for the servicing of residential lands and for the carrying out of residential development itself;
- delays in bringing major residential developments to the market;
- the need for flexibility and 'market choice' of location;
- the need to avoid a shortfall at end of the Plan period in 2010 and at the beginning of the next Plan period from 2010 onwards.

1.3.2.v

Consequently an additional 144 ha (356 acres) is proposed to be zoned for residential purposes. This, together with the existing excess of 77 ha. (190 acres) will provide an excess figure of 221 ha. (546 acres) and will ensure an adequate supply of land for residential development in the Plan period.

1.3.2.vi

In addition to the A1 zoned lands there is approximately 50 ha. of other lands e.g. residential infill and Town Centre lands, which could become available for residential development. However, due to site characteristics and other factors which may inhibit their development, these lands may not become available in the plan period and are therefore not included in the calculations set out above.

1.3.3 Enterprise and Employment

1.3.3.i

South Dublin is a major location for business in the GDA. Approximately 3,500 businesses operate in South Dublin, with 11 of the country's top 100 companies located in the County. The County has a

number of industrial estates, providers of incubation space and international business parks - National Digital Park at Citywest and the Grange Castle Business Park. The growth sectors in the County are Chemical Industries, Biotechnology, Information Technology, Communications, Electronics, Hospitality, Transport, Internationally Traded Services and Prepared Food.

1.3.3.ii

In 1996, the unemployment rate for the South Dublin County area was approximately 15%. In West Tallaght and North and South-West Clondalkin, unemployment rates were higher. Between June 1997 and June 2002, however the situation improved considerably and the percentage of people on the live register in Tallaght reduced by 50% and in Clondalkin, the reduction was even higher at 57%.

1.3.3.iii

South Dublin County Council, in conjunction with State agencies, has invested heavily and will continue to do so in infrastructure in order to attract investment to the county to strengthen and broaden the County's economic base.

Industrial Lands

1.3.3.iv

Between 1995 and 2003 industrial land was developed at an average annual rate of 40 hectares per year. An Industrial Survey carried out in 2003 as part of the Review of the Development Plan, identified 383 hectares (30%) of the lands zoned for industry in the 1998 County Development Plan, as being undeveloped.

1.3.3.v

Most of the undeveloped sites are located in the western part of the County, in particular in Greenogue, Grange Castle, Baldonnell and Citywest.

1.3.3.vi

By 2011, it is projected that the labour force of South Dublin could increase by 11,500 persons to 128,300. It would be prudent to zone additional lands for enterprise and employment in the Plan, (a) to allow for an increase in the workforce, (b) to compensate for the change of industrial lands to other uses and (c) in

order to reduce the demand for travel to work outside the county in the interests of sustainability.

1.3.3.vii

Additional lands zoned for enterprise are located in a number of locations including Greenogue, Grange Castle and lands near Baldonnell.

1.3.4 Zoning Criteria

1.3.4.i

In deciding which areas of land were appropriate for rezoning for housing and other uses, regard has been had to the criteria set out in the 'Housing Supply Guidelines', published by the Department of the Environment, Heritage and Local Government. These were amended to reflect the requirements of land-use designations other than housing.

1.3.4.ii

The criteria include:

- need;
- national, regional and local policy context;
- existing and future availability of water, drainage and roads infrastructure;
- existing and future availability of supporting infrastructure such as community facilities, health-care, education, public open space, retail and commercial provision and public transport;
- the physical suitability of the land in question;
- sequential approach i.e. undeveloped lands closest to the urban core, contiguous with existing zoned land and closest to public transport routes were given preference for rezoning.

1.3.4.iii

The lands zoned in the Plan are mapped on the Development Plan Maps and the Zoning Objectives are set out in Chapter 10.

1.4 Strategy

1.4.i

The Development Plan seeks 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.

1.4.ii

The Strategy outlined below is derived from

- the national and regional plans and policies referred to earlier in this Chapter,
- the Council's own existing and emerging plans,
- development needs of and trends within the County and the Greater Dublin Area,
- consultations with the public and others, and
- best practice.

1.4.1 Overall Strategy

1.4.1.i

The Overall Strategy is to:

- Provide for an enhanced quality of life for all in the county by:
 - promoting the growth of enterprise and employment opportunities,
 - promoting and providing high quality residential environments
 - protecting and improving the quality of the built and natural environments,
 - ensuring the provision of necessary infrastructural and community facilities.
- Minimise the adverse impact of development so that the county can be handed on to future generations in an environmentally healthy state,



- Promote the achievement of sustainable development and Local Agenda 21 and the conservation of finite resources by minimising the consumption of natural non-renewable resources, including land.
- Protect local assets by preserving the quality of the landscape, open space, architectural and cultural heritage and material assets of the county.
- Maximise the potential of the county due to its strategic location in the Greater Dublin Area.
- Ensure an adequate supply of serviced zoned lands to meet anticipated needs and develop in a planned way to avoid uncoordinated sprawl.
- Promote social inclusion and the involvement of the local community in decision making on planning and environmental sustainability issues and to facilitate the achievement of objectives contained in the South Dublin County Development Board Strategy 2002-2012, "South Dublin: A Place for People".
- Co-operate with the Dublin Regional Authority and other agencies in meeting the needs and development requirements of the Dublin Region in accordance with the Regional Planning Guidelines for the Greater Dublin Area 2004 - 2016 and any subsequent regional guidelines.

1.5 Aims

1.5.i

The Strategy set out above, together with the Council's land use policies, programmes and proposals are contained in the Plan. A more specific set of Aims setting out what the Plan intends to achieve has been developed from the Strategy. The Aims are set out below and will be realised through a series of policies and objectives, which are organised on a topic basis and detailed in the Chapters of the Plan. These Aims are:

1.5.1 Enterprise and Employment

1.5.1.i

To provide for the future well being of the residents and workers of the County by facilitating economic development and the growth of employment opportunities in all sectors in accordance with the principles of sustainable development.

1.5.2 Urban Design

1.5.2.i

To facilitate the development of sustainable communities together with a high quality built environment through good placemaking, by reducing as far as possible the need to travel, particularly by private car, by promoting mixed-use development and the efficient use of land and public investment in infrastructure in order to facilitate viable local services and public transport.

1.5.3 Housing

1.5.3.i

To facilitate the enhancement of 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.

1.5.4 Social Inclusion, Community Facilities and Recreation

1.5.4.i

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.

1.5.5 Town, District and Local Centres

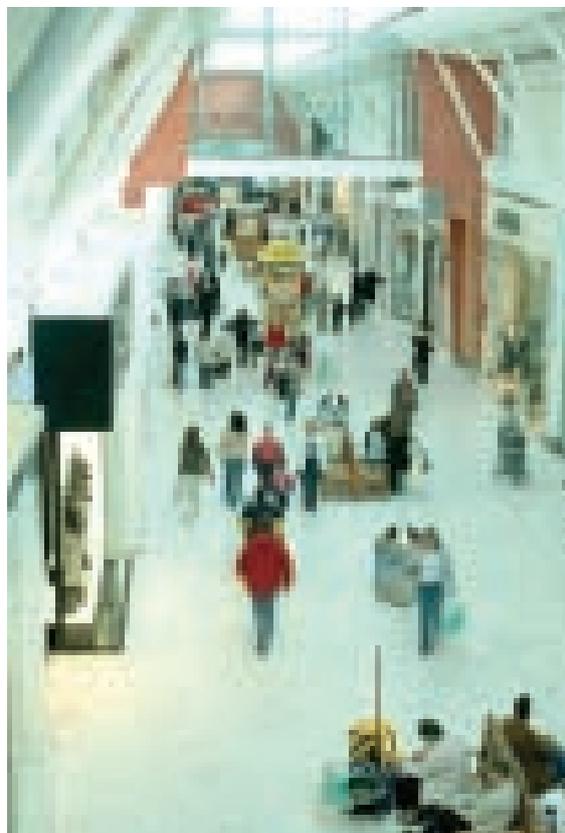
1.5.5.i

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.

1.5.6 Retailing

1.5.6.i

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



1.5.7 Infrastructure

1.5.7.i

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.

1.5.7.ii

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

1.5.7.iii

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 water, air and noise pollution.

1.5.8 Archaeological and Architectural Heritage

1.5.8.i

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

1.5.9 Landscape, Heritage and Amenities

1.5.9.i

To protect the landscape of the county in a way that ensures features of natural heritage are protected, important wildlife habitats are conserved, watercourses are safeguarded from pollution; the beauty of the landscape is maintained and enriched; and recreational use is facilitated in a sensitive manner.

1.5.9.ii

To 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.

1.5.10 Control of Development and Zoning

1.5.10.i

To ensure the orderly and sustainable development of the county through the setting out of development control objectives and standards and the zoning of lands for a variety of uses.

1.6 Opportunities

1.6.i

South Dublin possesses a number of key opportunities for its long term strategic development. These will allow the County Council to achieve the Strategy and Aims of the Plan and to meet the housing, employment, transport, leisure and cultural needs of its population over the period of this Development Plan, 2004 – 2010, and beyond. The Strategic Opportunities include –

1.6.1 Technology Crescent

1.6.1.i

The development of a high technology crescent around the western edge of the county – connecting Citywest, Baldonnell, Greenogue and Grange Castle Business Parks, capitalising on the existing enterprise areas and the linking of this area to parallel research and education networks such as the Institute of Technology and the Regional Hospital.

1.6.1.ii

The crescent will be in the vicinity of Casement Aerodrome, Baldonnell the status of which may potentially change to joint civilian / military use for the benefit of the County, having regard to safety, security and amenity considerations.

1.6.2 Gateway Corridors

1.6.2.i

The county is strategically located at a number of important gateway corridors into the Capital City - the N4, N7 and N81. These corridors will be examined (especially the N7, and the area adjoining Belgard Road), re-imaged and re-developed to create a new urban



landscape and provide high quality designed corridors within the county and gateway corridors to and from the Capital City. Intensifying and densifying development within the built up area of the County, will also be in the interests of sustainable development.

1.6.3 Rail Development Corridor

1.6.3.i

It is proposed to formulate a strategy for high-density development along the Heuston - Kildare railway line within an urban-design framework.

1.6.3.ii

This rail development corridor offers the opportunity to plan and develop a parallel amenity network along the Grand Canal linking Grange Castle back to Clondalkin village in an intensively used linear park.

1.6.4 Future Transportation Infrastructure

1.6.4.i

A developing transportation infrastructure – including the Heuston – Kildare rail line, the LUAS network and the road and public transport improvements planned as part of the DTO Platform for Change and outlined in the Draft Framework Studies for the Tallaght and Lucan and Clondalkin areas of the county.

1.6.5 Strategic Land Bank

1.6.5.i

To meet the future long term development needs of the County and beyond, it is proposed to investigate the agricultural lands to the south and west of the existing zoned lands in the Peamount / Baldonnell areas.

1.6.6 Tallaght – County Town

1.6.6.i

The County Town of Tallaght has significant capacity to intensify and expand.

1.6.6.ii

A new town centre Masterplan will be prepared and will be based on:

- a) The development of an access strategy for the growing town centre. This will establish a hierarchy of streets allowing for the early introduction of distinctive features - streetlighting, landscaping, paving and signage



- to develop a particular character for the developing town-centre. The access strategy will also identify and develop pedestrian/cycle/amenity linkages to the Institute of Technology, the older village core and surrounding urban-villages. Access for people with mobility impairments will also be addressed.

- b) The expansion of the existing urban core northwards into the area enclosed by the Luas line. This 'Luas-Loop' will be targeted for examination for the possibility of intensive development in a high-rise format.
- c) The short-term intensification of the existing urban core through the release of sites for development particularly at edge locations.

1.6.7 Urban Design

1.6.7.i

A new model for developing the county and making better places within it will be adopted as part of the Plan. This is set out in greater detail in Chapter 11. This examines the approaches used to make new urban areas in Ireland over the last 30 years and outlines a new way of developing sustainable communities in a high quality built environment in the 21st Century.

1.6.7.ii

Five key principles addressing layout, design and use that must be applied to all new developments are identified. These are Intensification, Diversity, Accessibility, Place-making and Integration

1.6.7.iii

The sustainable neighbourhood model will:

- extend to 1km x1km in grid form,
- comprise up to 100 hectares (gross),
- 3,000 and 4,000 dwellings units,
- achieve a population of 7,500 – 10,000 persons.

1.6.8 Adamstown

1.6.8.i

The Council will promote the development of the Adamstown Strategic Development Zone Planning Scheme area as a major new neighbourhood in the county during the Plan period and as a model for a new approach to the design, layout, servicing and development of new neighbourhoods.

1.6.9 Nangor Lands

1.6.9.i

The integrated neighbourhood at Grange Castle / Nangor Road / Corkagh – contains employment, residential and recreation opportunities. These lands can accommodate 1,000 / 1,200 new dwellings in a medium density layout feeding into and enlivening Corkagh Park.

1.6.10 Information Technology

1.6.10.i

New districts/neighbourhoods, such as Adamstown and Nangor, will be examined for possibilities of e-enabling through early and comprehensive provision of Broadband access, CCTV and distance-learning as these neighbourhoods are built out.



1.6.11 Residential Intensification/Open Space Optimisation

1.6.11.i

The County contains large tracts of under-used and unsafe open space. These lands can accommodate affordable housing thus densifying declining estates and increasing social mix. They can also accommodate other uses, e.g. local shops, micro-enterprises etc., subject to consideration of residential amenity.

Area plans will be prepared to identify the optimum arrangements for open space and residential infill and to target opportunities for community and commercial activities to reinforce urban village centres.

1.6.12 Urban Centres

1.6.12.i

The County has a strong network of existing and developing urban centres including the towns of Lucan and Clondalkin, urban villages such as Rathfarnham and Templeogue, rural villages such as Rathcoole, Newcastle and Saggart and new neighbourhoods throughout the county including that proposed at Adamstown. The Council will promote the development of these centres as vibrant, interesting, attractive and safe places.

1.6.13 Intensification of Use of Existing and Proposed Urban Centres

1.6.13.i

The expansion of the Clondalkin village area and its re-designation as Town Centre together with the re-designation of the Liffey Valley Centre to Town Centre status will be pursued during the period covered by the Development Plan .

1.6.14 Amenity and Recreation Network

1.6.14.i

The high amenity / recreation areas – the public parks and open spaces, the Liffey and Dodder river valleys and the Dublin Mountain Area will be examined. The Council will seek to prepare a Green Structure Plan for the county to identify green linkages and to allow for the intensification of use of existing and proposed amenity networks.



South Dublin County Council

Development Plan 2004-2010



Chapter 2 Enterprise and Employment



Chapter 2

Enterprise & Employment

2.0 Aim

To provide for the future well being of the residents of the County by facilitating economic development and the growth of employment opportunities in all sectors in accordance with the principles of sustainable development.

2.1 Background

2.1.i

South Dublin County has a vibrant economy with a variety of employment types. Large employment centres include sixteen major industrial estates and two international business parks at Grange Castle and Citywest. The National Digital Park is situated in the Citywest Campus. There is estimated to be over 3,500 businesses in operation with 11 of Ireland's top 100 companies located in the county. The growth sectors in the county are chemical industries, biotechnology, information technology, communications, electronics, hospitality, transport, internationally traded services and prepared food.

2.1.ii

Retailing centres in the county are major sources of employment and include The Square Shopping Centre in Tallaght, Liffey Valley Centre in Quarryvale, Clondalkin Village Centre, Rathfarnham Shopping Centre, and Lucan Shopping Centre.

2.1.iii

The 1998 South Dublin County Development Plan identified unemployment as the most significant social issue facing the County. In 1996, the unemployment rate for the county was approximately 15%. Since then the unemployment rate declined significantly. The recent economic boom has resulted in increased job creation and higher employment levels. However despite the reductions in levels of unemployment generally, higher concentrations of unemployment still exist in the districts of west Tallaght and north Clondalkin.

2.1.iv

The county has many natural advantages for recreation, leisure and tourism activities. The demand for recreation and leisure facilities is growing. The Council intends to facilitate and support the growth of leisure and tourism and many of the policies and objectives in the Plan are directed towards the protection of the natural amenities that are central to the promotion of tourism in the County.

2.1.v

Issues arising in the rural area of the county relate primarily to balancing the need for local social and economic development with protecting the area against pressures for development generated by the proximity of the city. These include leisure activities, extractive industry and landfill.

Facilitating economic development and the growth of employment opportunities in all sectors in accordance with the principles of sustainable development.



2.1.vi

In employment terms, the County must be viewed as part of the Greater Dublin Area (GDA), with significant numbers of residents commuting to work in the City Centre and other parts of the Metropolitan Area and beyond. In addition, job creation in the County will provide employment opportunities for residents of the GDA who will commute to work in the County.

2.1.vii

Employment has been identified as the single most important causal factor in the growth in the demand for travel. Efficiency in the use of energy and natural resources requires the careful location of commercial and industrial development to reduce the growth in travel. It is a primary objective of this Plan to ensure that the land use zoning objectives and policies set out in the Plan facilitate a wide range of sustainable enterprise development and employment creation.

2.2 Strategy

The strategy of the Council for the further development of enterprise and employment in the County is as follows:

- **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. creches 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.



2.3 Policy

2.3.1 Policy EE1: Enterprise and Employment

2.3.1.i

It is the policy of the Council to facilitate economic development and the growth of employment in the County through support for the implementation of the objectives outlined in the South Dublin County Development Board Strategy 2002-2012 in promoting economic, social and cultural development and in assisting the provision of employment opportunities for all.

2.3.1.ii

A number of organisations deal with different aspects of employment creation. These include IDA-Ireland, Enterprise Ireland, Forbairt, Forfas, FAS, Area Partnerships and the County Enterprise Board. The Council has a role as a local authority in complementing and assisting the work of these agencies. The policies of the Plan are formulated in this context and are designed to facilitate the achievement of sustainable development.

2.3.1.iii

Despite the high level of industrial and commercial development in South Dublin, unemployment remains a significant social issue in the County. The Council will continue to play its role in helping to alleviate the problem.

2.3.1.iv

In implementing its policies, the Council will have regard to the needs of disadvantaged groups and communities in relation to employment and enterprise, will seek to encourage an enterprise culture in all such disadvantaged groups and communities and will encourage and support the role of social enterprises and community business in achieving these objectives.

2.3.1.v

In implementing its policies the Council will seek to encourage an enterprise culture within the County, and will encourage and support the role of enterprise and business in achieving its objectives.

2.3.2 Policy EE2: Serviced Land

2.3.2.i

It is the policy of the Council to ensure that sufficient serviced lands are available to facilitate the growth of enterprise and employment activities in the County.

2.3.3 Policy EE3: Service Industry

2.3.3.i

It is the policy of the Council to locate major service sector employment in town and district centres.

2.3.3.ii

This policy will be implemented through the development control process. Development proposals should be of a scale compatible with the service function of the town or district centre.

2.3.4 Policy EE4: Office-Based Industry

2.3.4.i

It is the policy of the Council to accommodate 'Office-Based Industry' in appropriate Business and Technology Parks in the county and other suitable major commercial areas.

2.3.4.ii

A significant recent trend in employment generation has been the development of activities which cross the boundary between traditional industrial and office use. Such activities include data processing, software development, telemarketing, research and development, information technology, etc. Many of these uses have located in purpose designed, highly landscaped 'business parks'. Forecasts from Forfas and others suggest that significant employment opportunities exist in these sectors and demand exists for suitable sites and buildings. Such activities will be permitted in principle in enterprise and employment zones (Zone 'E') and within town and district centres (Zones 'CT', 'TC', and 'DC'). Developments with a high level of employment should normally be located in areas where there is convenient access to a good public transport network (i.e. QBC, LUAS or heavy rail).

2.3.5 Policy EE5: Science and Technology

2.3.5.i

It is the policy of the Council to encourage the development of science, technology and knowledge - based enterprise in the County and to work with Government Departments, Universities, research institutions and the private sector to achieve such development.

2.3.5.ii

Science and technology based enterprises comprise knowledge based processes in which research, innovation and development play a significant part and which lead to and accommodate the commercial production of a high technology output.

2.3.5.iii

Science and technology based enterprises have formal and operational links with third level educational institutions or research centres, and they encourage the transfer of technology and business skills. The Council will encourage further campus start-ups by colleges and universities in suitable locations.

2.3.6 Policy EE6: Business and Technology Parks

2.3.6.i

It is the policy of the Council to promote the development of Business and Technology Parks in the county.

2.3.6.ii

In the implementation of this policy all developments will be required to be designed and carried out so as to provide high quality buildings in attractive open parkland settings in accordance with the criteria set out under the development control objectives detailed in Chapter 12.

2.3.7 Policy EE7: Office Development

2.3.7.i

It is the policy of the Council to facilitate and encourage office development in town, district and local centres, and in enterprise and employment zones.



2.3.7.ii

This policy will be implemented through the development control process. Proposals for office development (i.e. non office-based industry- see Policy EE4) will be evaluated in accordance with the criteria set out in the Development Control chapter of this Plan. Such developments will be permitted in principle within town, district and local centres (Zones 'CT', 'TC', 'DC' and 'LC') and in enterprise and employment zones (Zone 'E'). Office developments with a high level of employment should normally be located in areas where there is convenient access to a good public transport network (i.e. QBC, LUAS or heavy rail).

2.3.8 Policy EE8: Small and Medium Enterprise

2.3.8.i

It is the policy of the Council to facilitate and support the development of small and medium scale enterprises in the County.

2.3.8.ii

In the assessment of proposals for large- scale development on lands zoned for enterprise and employment (objective 'E'), it will be an objective to consider whether there is a need to require that suitable provision should be made for small and medium scale enterprises within the overall development scheme, in order to ensure that an appropriate mix of commercial/ industrial uses is accommodated within the area.

2.3.9 Policy EE9: Enterprise Centres

2.3.9.i

It is the policy of the Council (in association with other agencies) 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 and in the context of local community need, having regard to the amenities of residential properties.

2.3.9.ii

The function of enterprise centres is to facilitate the provision of low-cost small-scale incubator workshop and training space for new light industrial, commercial and craft enterprises. The Council will liaise with the public sector employment agencies, with voluntary community development groups and with business organisations in the County to secure the provision of suitable premises.

Policy EE10: Services in Enterprise and Employment Zones

2.3.10.i

It is the policy of the Council to facilitate the provision of local service centres in enterprise and employment zones to cater for the local retail, crèche and other daily services needs of those working in these employment areas as appropriate.



2.3.11 Policy EE11: Local Development Agencies

2.3.11.i

It is the policy of the Council to co-operate with Local Development Agencies to maximise job creation opportunities in the County.

2.3.12 Policy EE12: Non-conforming Uses

2.3.12.i

Where industrial undertakings exist as non-conforming but long established uses, it is the policy of the Council to facilitate their continued operation provided they do not seriously detract from the zoning objective for the area, or to facilitate relocation to a more appropriate location.

2.3.12.ii

Where evidence exists that such an undertaking is the source of persistent disamenity it is the policy of the Council to seek to ameliorate the disamenity where feasible.

2.3.13 Policy EE13: Environmental Quality

2.3.13.i

It is the policy of the Council to secure an attractive environment within enterprise and employment and commercial areas and to encourage the upgrading of these areas, where necessary

2.3.13.ii

In the development of new enterprise and employment and commercial areas this policy will be implemented through the development control process. All developments shall be in accordance with an approved Masterplan for the area. Within existing areas, the Council will take action and/or assist other agencies and the private sector to carry out appropriate improvement works, where financial resources are available.

2.3.14 Policy EE14: Tourism

2.3.14.i

It is the policy of the Council to co-operate with the County Development Board and other appropriate agencies in identifying and promoting the tourism assets of the county and to support the development of tourism infrastructure in a sustainable and sensitive manner in the County.

2.3.14.ii

The Council recognises and encourages the employment potential of tourism in the local economy. Many of the policies and objectives of the Plan have as their ultimate aim the protection and enhancement of the natural and built environments, which are such an attractive feature of the County and an important element in terms of promoting tourism.

2.3.15 Policy EE15: Agriculture**2.3.15.i**

It is the policy of the Council to facilitate the agricultural and horticultural industries in the County.

2.3.15.ii

Through the zoning and development control objectives of the Plan it is the intention of the Council to protect valuable agricultural land from pressures for development not associated with these industries.

2.3.16 Policy EE16: Rural Related Enterprise**2.3.16.i**

It is the policy of the Council to facilitate the development of acceptable rural related enterprises, including equine enterprises, in accordance with the terms of Zoning Objective 'B' (to protect and improve rural amenity and to provide for the development of agriculture) and to minimise pollution from agricultural sources by means of development control and water pollution legislation and regulations.

2.3.17 Policy EE17: Extractive Industry**2.3.17.i**

It is the policy of the Council to facilitate the operation of the extractive industry in suitable locations subject to the protection of amenity and maintenance of environmental quality

2.3.17.ii

The Council recognises the importance of the extractive industry in providing the aggregates and building materials required for all forms of construction, and will facilitate its operation in suitable locations, having taken into account the continued reduction in demand with the increased re-cycling of construction and demolition waste. However such industry can have severely damaging environmental effects and permission will only be granted where the Council is satisfied that residential and natural amenities will be protected, pollution will be prevented, and aquifers and ground water will be safeguarded. In addition all development proposals must make appropriate provision for the reinstatement of the landscape. Details of proposed reinstatement should accompany planning applications for extractive developments.

2.3.17.iii

The Council will seek to ensure that significant aggregate resources in the County are appropriately protected and in this regard will restrict the siting of incompatible developments that would interfere with the efficient development of such resources.

2.3.17.iv

It is an objective to carry out a comprehensive study of aggregate resources in the County with a view to the preparation of a strategy for their sustainable exploitation, having regard to relevant legislation and guidelines, and to the views of all interested parties.

2.3.18 Policy EE18: Casement Aerodrome, Baldonnell**2.3.18.i**

It is the policy of the Council to promote the development of Casement Aerodrome, Baldonnell for joint military/civilian uses.

2.3.18.ii

The Council recognises the strategic location of Casement Aerodrome in the County and within the Metropolitan Area and in proximity to the rapidly developing major enterprise and employment areas e.g. Grange Castle, Citywest and Greenogue. The Council will co-operate with the County Development Board, State authorities, statutory bodies and other agencies in examining the potential of the development of the

aerodrome for joint military/civilian use to contribute to the future economic development of the County. It is an objective of the Council that Casement Aerodrome shall retain its current status in the Plan while accepting the need to investigate the future of the airport.

2.3.18.iii

It is an objective of South Dublin County Council that a public inquiry shall be conducted by the Government to establish the potential of the development of Casement Aerodrome for joint military/civilian use and the inquiry shall, save for issues of national security, be conducted in public by an independent panel of experts who shall report on the safety, security, environmental, amenity and viability issues, and that interested parties shall be given the opportunity to make submissions, including if they wish, oral and written presentations to the inquiry. The inquiry shall, in its final report, make recommendations based on its findings. The Council will make a submission to the Government on the proposed terms of reference of the inquiry.





Chapter 3 Housing



Chapter 3

Housing

3.0 Aim

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.

3.1 Background

3.1.1 Population and Household Size

3.1.1.i

The 2002 Census revealed two significant demographic trends in South Dublin since 1996. While the population of the County increased by 9.2% to 238,835 in 2002, the number of households in the County increased by 19% over the same period. This trend is due to a significant reduction in average family size.

a) Inner Urban Areas

3.1.1.ii

The reduced average family size is most noticeable in the long established residential areas of the County. This is due to the changing composition of households, whereby young family members move away to establish independent household units, resulting in a decreased population. This reduction in population density may threaten the viability of facilities in these areas.

b) Outer Urban Areas

3.1.1.iii

The Census also indicated that there has been a considerable increase in the number of people and households in areas along the suburban fringe.

3.1.1.iv

This indicates that people are moving from areas with a developed infrastructure to areas where infrastructure and facilities are yet to fully develop. In such areas the hitherto relatively cheap cost of land and rising car ownership has resulted in extensive suburban development at densities which are relatively low by European standards. This position is not compatible with the principles of sustainability.

3.1.2 Housing Need

3.1.2.i

Surveys of residential development carried out by the Planning Department indicated that the rate of development of residential lands in the period 1994 to 2002 has increased considerably in recent years. The annual number of house completions grew from 1,681 in 1994 to 2,479 in 1997, peaking at approximately 3,400 in 2002. Despite these levels of production, housing completions in the County still do not meet housing need.

a) Social Housing

3.1.2.ii

The existing and projected demand for social housing in South Dublin to the end of the period covered by the Development Plan in 2010, is 8,180 housing



Ensuring the provision of high quality new residential environments with good layout and design.

units. Groups generating this need include homeless people, Travellers, older people, people in unfit or overcrowded accommodation, and people who cannot afford the accommodation they are occupying. This demand will be partially dealt with by construction of new housing; purchase of new/second hand housing; accommodation returned to the Council for re-letting; and provision of social housing in partnership with approved voluntary housing bodies. However, this will still leave a significant shortfall in social housing provision.

b) Affordable Housing

3.1.2.iii

Sharp increases in house prices, particularly in the Greater Dublin Area, have generated the need for affordable housing. Approximately 14.7% of existing housing production is currently in the affordable category. This compares with an estimated affordability requirement of 45% of overall production, leaving a significant shortfall in this sector also.

3.1.3 General Issues

3.1.3.i

Facilitating the provision of high quality residential environments which cater for a range of housing needs is a fundamental goal of the Development Plan.

a) Consultation

3.1.3.ii

Residential development was an issue that generated considerable debate at the public consultation meetings and figured prominently in the written submissions received. Issues that were of concern included the need for social and affordable housing, Traveller accommodation, sheltered housing and specific needs housing. Other notable issues included residential densities, the level and design of in-fill housing, the planning of new development areas and general quality of life.

b) Sustainable Development

3.1.3.iii

In line with the principles of sustainable development, the development potential of zoned areas should be

fully utilised, including the encouragement of appropriate infill development in existing built-up areas and the concentration of higher density development in areas with good public transport links. Suitable green field development land is a valuable and non-renewable resource which must be carefully managed to ensure its optimal use.

c) Design of New Housing Areas

3.1.3.iv

Design of housing areas has a major impact on the quality-of-life of residents. The challenge is to design residential environments that contain attractive safe streets with a mix of house types, sizes and designs; that have good pedestrian, cycling and public transport links; and where housing is within walking distance of neighbourhood centres, community facilities and open space. The Council has developed a 'Sustainable Placemaking Model' (outlined in Chapter 11 – Urban Design) which sets out key layout, design and use principles which all relevant new development proposals will be expected to adhere to.

d) Social Integration and House-Types, Sizes and Tenures

3.1.3.v

While semi-detached houses remain the dominant house type, comprising 58% of completions in 2002, this predominance has decreased significantly since 1996. There is now a marked trend towards increased numbers of apartments in the South Dublin County Council area, with this type of housing representing 25% of the total completed in 2002.

3.1.3.vi

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

e) Rural Housing

3.1.3.vii

According to the 2002 Census, the population of the rural area of the County is 7,155 people, or 3% of the total population of the County. In terms of Development Plan policy, the issues faced by the rural area relate primarily to balancing the need for local social and economic development and ensuring the continued viability of rural communities, with protecting the area against pressures for development generated by the proximity of the City. These include pressures for expansion of the suburbs and construction of 'one-off' housing. The impact of such development is particularly acute in the mountain area, where the pressures of the last twenty years have resulted in a density of development in some areas which threatens the rural character and high amenity value of that area. Strict control will continue to be maintained over the development of one-off housing and development will be diverted into existing village nuclei wherever possible.

3.1.4 South Dublin County Council Housing Strategy 2004-2010

3.1.4.i

The key purpose of the Strategy is to identify the overall need for housing in the area of the Development Plan and to ensure that South Dublin County Council provides for the development of sufficient housing to meet its obligations as set out in the Regional Planning Guidelines for the Greater Dublin Area 2004-2016.

3.1.4.ii

The Strategy also aims to provide and support the development of innovative programmes to deliver good quality homes in South Dublin County at an affordable price.

3.1.4.iii

Statistics in the revised Housing Strategy demonstrate current and projected shortfalls in both social and affordable housing provision. In order to address this, the revised Strategy proposes a number of measures, including the continuation of the policy of reserving social and affordable housing as provided for in Part V of the Planning and Development Act, 2000 (as amended). Having considered all of the relevant factors, the revised Strategy for the period 2004-2010 concludes that a net countywide figure of 15% affordable/social housing in private residential estates is the appropriate requirement. This is the same figure as applies in the Strategy for 2001-2005.

3.1.4.iv

The Strategy also aims to encourage the development of mixed and balanced communities in accordance with Government Policy. In having regard to this, it shall be Council policy not to allow the provision of large tracts of single class housing. Accordingly, areas which are considered to have a sufficient proportion of social housing (primarily in West Tallaght and North Clondalkin) have been identified for construction of affordable/private housing only.



3.1.5 South Dublin County Council Traveller Accommodation Programme

3.1.5.i

The South Dublin Traveller Accommodation Programme 2000-2004 is the second largest in the State and envisages the provision of 240 units of accommodation of all types by the end of 2004 (residential caravan park bays, group houses and standard social houses).

3.1.5.ii

It is likely that a further Traveller Accommodation Programme will be required for the period 2005-2010 which will comprise any unfinished objectives of the 2000 - 2004 Programme plus additional proposals to cater for new family formations, including those anticipated in the 2000 - 2004 Programme which have not yet materialised.

3.1.5.iii

The implementation of the Traveller Accommodation Programme will mean that –

- all Travellers indigenous to South Dublin will have a good standard of accommodation;
- no Traveller from the County will have to live on the roadside;
- the problems associated with unauthorised encampments will abate; and
- all of the Council's emergency and temporary sites will close.

3.1.5.iv

The Council's policy in relation to the provision of Traveller accommodation is set out below. Details regarding existing and proposed locations for accommodation are set out in Chapter 13.



3.2 Strategy

3.2.i

The Development Plan strategy for housing is set out below. In drawing up this strategy, the Council has had regard to the issues raised in the public consultation exercises; all of the concerns set out in the 'Background' section above; and various national, regional and local strategies including the Regional Planning Guidelines for the Greater Dublin Area 2004-2016, the National Sustainable Development Strategy (1997), the Residential Density Guidelines for Planning Authorities (1999) and the Council's Housing Strategy (2004-2010) and Traveller Accommodation Programme (2000-2004) and any subsequent updates.

3.2.ii

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

- **Provide sufficient zoned land to accommodate the growing population.**
- **Secure the implementation of the Council's Housing Strategy and Traveller Accommodation Programme.**
- **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.



3.3 Policy

3.3.1 Policy H1 : Sustainable Placemaking Model

3.3.1.i

It is the policy of the Council that all new developments in the County shall be carried out in accordance with the ‘Sustainable Placemaking Model’, as set out in Chapter 11, Urban Design.

3.3.1.ii

The Development Plan seeks to deliver sustainable communities together with a high quality built environment, through good placemaking. This involves reducing as far as possible the need to travel, particularly by private car, by encouraging mixed-use development and promoting the efficient use of land and public investment in infrastructure, which will in turn facilitate viable local services, employment and public transport.

3.3.1.iii

The Sustainable Placemaking Model developed by the Council is based on a traditional urban town and village format, with a lively and interconnecting network of streets and spaces fronted by varied and interesting buildings and a mix of residential, commercial, public and community uses together with quieter, primarily residential areas, all in close proximity.

3.3.1.iv

In order to achieve this outcome, the Sustainable Placemaking Model requires the application of five key principles to all new developments in the County:-

1) Intensification

An increased scale of development and overall activity, at appropriate locations;

2) Diversity

A greater mix of land uses and dwelling and tenure types;

3) Accessibility

Consideration of walking distance to public transport and local services;

4) Design Quality

Properly designed buildings, places and spaces that are attractive, safe and secure;

5) Integration

Linking new and existing development to promote inclusion whilst safeguarding the amenities of existing buildings and uses.

3.3.1.v

All planning applications for non-domestic development (i.e. development that does not comprise an extension to a dwellinghouse, a single dwellinghouse or other structure for an individual applicant's own use) must demonstrate that the five key principles have been considered in the form of a design statement to be submitted with the planning application.

3.3.2 Policy H2: Residential Density

3.3.2.i

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

3.3.2.ii

In order to establish and maintain sustainable residential communities, higher residential densities will be encouraged at appropriate locations within the County as set out in the 'Sustainable Placemaking Model' (Chapter 11 – Urban Design). This policy is in accordance with the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 and 'Residential

Density: Guidelines for Planning Authorities', 1999. In the implementation of this policy, the Council will also have regard to any new guidelines published during the lifetime of the Development Plan.

3.3.2.iii

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

3.3.3 Policy H3: High Quality Design

3.3.3.i

It is the policy of the Council to promote a high quality of design and layout in new residential development.

3.3.3.ii

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

3.3.3.iii

In implementing this policy the Council will evaluate proposals for new residential development in accordance with the standards set out in the Sustainable Placemaking Model (Chapter 11, Urban Design).





3.3.4 Policy H4: Protection of Residential Amenity in Existing Areas

3.3.4.i

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

3.3.4.ii

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

3.3.5 Policy H5: Conservation of Housing Stock

3.3.5.i

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

3.3.5.ii

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

3.3.5.iii

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

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

3.3.6 Policy H6: Institutional Lands

3.3.6.i

Where lands in institutional use, (such as education, health, residential or other such use), are proposed for re-development, it is the policy of the Council to retain the open character of their lands wherever possible.

3.3.6.ii

In the implementation of this policy the Council will require that a minimum of 20% of the total site area be retained for open space purposes. This provision must be sufficient to maintain the open character of such parts of the site as are considered necessary by the Council.

3.3.7 Policy H7: Infill Housing Development in Established Areas

3.3.7.i

It is the policy of the Council to facilitate the development of appropriate infill housing on suitable sites, particularly in established suburban areas of the County which are close to existing and planned public transport links.

3.3.7.ii

There has been a significant fall in population in the more established urban areas of the County such as Rathfarnham, Templeogue, Terenure, Greenhills and Walkinstown. This is due to the changing composition of households, whereby young family members move away to establish independent household units, resulting in a reduced population with a disproportionate component of older residents. This has produced an unsustainable pattern whereby people are moving from areas with a developed infrastructure to areas where infrastructure and facilities are yet to fully develop, while local services in existing built-up areas are becoming non-viable due to falling population.

3.3.7.iii

The Residential Density Guidelines issued by the Department of the Environment and Local Government in 1999, include inner suburban areas, infill sites and land proximate to existing or proposed public transport corridors as areas where it is appropriate to promote increased densities. However, the Guidelines emphasise that higher densities should not be achieved at an unacceptable amenity cost.

3.3.7.iv

Careful consideration of applications on infill sites is therefore required in order to protect the residential amenity of existing housing and also in order to offer adequate amenity to prospective residents of new schemes. When assessing such planning applications, the Council will have regard to the considerations in relation to infill development set out in the Residential Density Guidelines and in the Chapters on Urban Design and Development Control in this Plan.

3.3.8 Policy H8: Infill Housing Development on Council-Owned Land

3.3.8.i

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

3.3.8.ii

There are areas of open space in some estates which are of little amenity value due to their size, location or configuration. Open spaces which are not overlooked by housing can also become the focus for anti-social behaviour. The Council will identify suitable sites for appropriate infill development, having regard to protection of the amenity of existing residents, and the availability of alternative useable open space in close proximity.



3.3.9 Policy H9: Adamstown Strategic Development Zone

3.3.9.i

It is the policy of the Council to secure the implementation of the Adamstown Strategic Development Zone Planning Scheme, which was adopted by South Dublin County Council and approved by An Bord Pleanála and forms part of this Development Plan in accordance with the Planning and Development Act, 2000 (as amended).

3.3.9.ii

The Planning and Development Act, 2000 introduced Strategic Development Zones (SDZs) to facilitate specified development of economic or social importance to the State. Under Part IX of the Planning and Development Act, 2000, the Government designated 223.5 hectares of land at Adamstown to the south west of Lucan, as a site for a Strategic Development Zone for residential development.

3.3.9.iii

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

3.3.9.iv

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

3.3.10 Policy H10 : Housing Strategy

3.3.10.i

It is the policy of the Council to implement the South Dublin County Council Housing Strategy 2004-2010, prepared in accordance with Part V of the Planning and Development Act, 2000 (as amended).

3.3.10.ii

The South Dublin County Council Housing Strategy 2004-2010 forms part of this Development Plan and is contained at Schedule 6. The aim of the Strategy is to identify the overall need for housing in the area of the Development Plan and to ensure that South Dublin County Council provides for the development of sufficient housing to meet its obligations as set out in the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 and subsequent reviews or updates.

3.3.11 Policy H11 : Social and Affordable Housing

3.3.11.i

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

3.3.11.ii

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

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

or

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

to be reserved for the provision of social / affordable housing, in accordance with the Housing Strategy.

3.3.11.iii

In furtherance of this policy the Council will also, inter alia;

- acquire land or buildings for the purposes of providing housing and community facilities in areas where services exist or are planned,

- make sites available in serviced areas for the purposes of housing development by persons in need of housing,
- rehabilitate its own housing stock where necessary, and encourage and facilitate similar rehabilitation of existing private housing,
- identify sites for small scale infill housing development on lands in Council ownership which are no longer considered appropriate for retention as open space and / or recreational areas, (i.e. lands subject to zoning objective 'F'),
- continue to work with voluntary/co-operative housing associations,
- tackle homelessness as a priority over the period of the Plan in accordance with the vision set out in the Council's Action Plan on Homelessness.

3.3.12 Policy H12 : Mix of House Types and Sizes

3.3.12.i

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

- larger houses for families,
- apartments, duplex units and town houses,
- two-bedroom units and sheltered housing for older people within their own communities,
- lifetime adaptable housing / housing for disabled people,
- housing for homeless people,
- women's refuges.

3.3.12.ii

Chapter 11 'Urban Design' contains further details regarding the Council's requirements in relation to mix of house types and sizes.

3.3.13 Policy H13: Counteracting Social Segregation

3.3.13.i

It is the policy of the Council to counteract social segregation and to facilitate the creation of balanced communities through ensuring the integration of social, affordable and private housing, in accordance with the Council's Housing Strategy.

3.3.13.ii

It is Government policy to mitigate the extent and effects of social segregation in housing. As such, the Council will avoid the development of large tracts of single-type housing. The development of mixed and balanced communities will be encouraged so as to avoid areas of social exclusion. In areas where there is predominantly local authority/social housing, private/affordable housing will be encouraged. In furtherance of this policy, particular areas of the County which are considered to have a sufficient proportion of social housing have been identified in the Housing Strategy for affordable/private housing only. A number of public/private partnerships/joint ventures designed to deliver fully integrated social housing developments are also being promoted.

3.3.14 Policy H14: Traveller Accommodation

3.3.14.i

It is the policy of the Council to implement the Traveller Accommodation Programme 2000-2004 (and subsequent updates). In accordance with the Programme, residential caravan parks and Traveller specific group housing schemes will be provided for the accommodation of Travellers who normally reside in the County and who are included in the most recent Assessment of Need for Traveller- specific accommodation, in addition to providing standard social housing to meet their needs.

3.3.14.ii

The Council's Traveller Accommodation Programme 2000-2004 sets out Council policy regarding the provision of Traveller Accommodation. It is unlikely that all of the specific objectives as set down in that Programme will be completed by the end of 2004, and accordingly, it is likely that a new Traveller Accommodation Programme for the period 2005 to 2010 will be proposed.



3.3.14.iii

Chapter 13 'Specific Objectives' contains tables setting out existing and proposed Traveller accommodation as contained in the Traveller Accommodation Programme. This information is also contained on the Development Plan maps.

3.3.14.iv

Because of the serious need to provide accommodation for Travellers and the difficulties associated with such provision, it is the intention of the Council to avail of all opportunities for implementing this policy. Accordingly, in addition to the sites and areas set out above, no area of the County can be excluded from consideration for this purpose and all developable sites in the County will be examined for their suitability as the demand requires and particularly as the Traveller Accommodation Programme 2005-2010 is prepared.

3.3.14.v

The design and layout of accommodation will be undertaken in conjunction with members of the Travelling community and will have regard to (a) the general policy requirements concerning siting and design criteria as set out in this Plan; (b) the 'Revised Guidelines for Residential Caravan Parks for Travellers' issued by the Department of the Environment and Local Government in 1997 (or as may be amended from time to time); and (c) 'Guidelines for Group Housing for Travellers' issued by the Department of the Environment and Local Government in 2002 (or as may be amended from time to time).

3.3.15 Policy H15: Control of One-Off Housing in Rural Areas

3.3.15.i

It is the policy of the Council to restrict the spread of one-off housing into the rural, mountain and high amenity zones (zones B, H, and G) and to encourage such housing, where acceptable, into existing village nuclei subject to availability of the necessary services.

3.3.15.ii

This policy is generally in accordance with the document 'Sustainable Rural Housing: Consultation Draft of Guidelines for Planning Authorities' (published by the Department of the Environment, Heritage and Local Government, March 2004). The Council acknowledges the distinctive characteristics of the rural communities of the County, supports their way of life, and through its policies will endeavour to ensure their continued existence as viable communities subject to the principles of sustainability.

3.3.15.iii

In order to protect the character and amenity value of the rural, mountain and high amenity zones and to promote the achievement of sustainable development, it is necessary to restrict the growth of urban generated one-off housing. Development proposals will be evaluated in accordance with the following policy criteria;

a) Rural Amenity and Agricultural Zone

3.3.15.iv

Within areas designated with Zoning Objective B (“to protect and improve rural amenity and to provide for the development of agriculture”) dwellings will only be permitted on suitable sites where,

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

or

- applicants have close family ties with the rural community.

b) Dublin Mountain Zone

3.3.15.v

Within areas designated with Zoning Objective ‘H’ (“to protect and enhance the outstanding natural character of the Dublin Mountain Area”) dwellings will only be permitted where;

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

These criteria are in accordance with the ‘Sustainable Rural Housing: Consultation Draft of Guidelines for Planning Authorities’, having regard to the outstanding character of the area and to its exceptional landscape quality.

c) High Amenity Zone

3.3.15.vi

Within areas designated with Zoning Objective ‘G’ (“to protect and improve high amenity areas”) dwellings will only be permitted where;

- the applicant can demonstrate a genuine need for housing in the area and,
- the development is directly related to the area’s amenity potential or to its use for agriculture.

3.3.15.vii

In addition to the policy criteria set out above, all applications for housing will be subject to other relevant policy considerations and to such siting, design, density, occupancy or other development control requirements as may be appropriate.

d) Glenasmole/Bohernabreena Area

3.3.15.viii

Development is generally prohibited within the restricted areas as shown on Figure 6 of the Bohernabreena/ Glenasmole Housing and Planning Study (2002) or as may be reviewed and amended from time to time following consultation with local residents and Elected Representatives, in accordance with Development Plan Policy SCR2, Community Information and Consultation. This includes significant areas of the reservoir catchment which is used as a water supply for domestic use and human consumption. Any proposed development within the Study Area will be subject to criteria and constraints as set out in the Study. The area covered by the Study is outlined on the Development Plan maps.

e) Rural Design Guide

3.3.15.ix

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

3.3.16 Policy H16: Replacement Dwellings in Rural Areas

3.3.16.i

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

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

3.3.17 Policy H17: Sterilisation of Land

3.3.17.i

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

3.3.17.ii

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

3.3.18 Policy H18: Occupancy Condition

3.3.18.i

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

3.3.18.ii

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

3.3.19 Policy H19: Home-Based Economic Activities

3.3.19.i

It is the policy of the Council to permit home-based economic activities where, by virtue of their nature and scale, they can be accommodated without significant detriment to the amenities of residential areas.



3.3.19.ii

Home-based economic activities are small-scale commercial and professional activities carried out by residents of a dwelling, and are subordinate to the main use of the property as residential accommodation. The Council accepts the need to accommodate such uses and recognises their importance in terms of employment-creation, provision of services to the community and the achievement of sustainability. Such uses would include teleworking, e-based economic activity, childcare provision (in accordance with Guidelines on Childcare Facilities), such as crèche, nursery school, playschool, etc., and surgeries for medical practitioners such as doctors, dentists and physiotherapists (but excluding veterinary practices).

3.3.19.iii

Under the following circumstances, planning permission for such uses may be granted;

- (i) where such activity is not seriously injurious to the residential amenity of the area and will not cause any environmental problems arising from increased traffic, noise, fumes, vibration, smoke, dust, odour or interference with television reception and where adequate parking is available;
- (ii) permission for home based economic activity will only be granted to the resident of the house;
- (iii) consideration will be given to the granting of a temporary permission for home-based economic activity in certain circumstances in order to enable the impact of the activity on residential amenity to be assessed;
- (iv) detached houses or substantial semi-detached properties are the most suitable for childcare provision. Applications for such uses will be assessed, having regard to the likely effect on the amenities of adjoining properties and the availability of space for off-street parking and/or suitable drop-off and collection points, outdoor play space, etc.;

- (v) surgeries for medical practitioners (that is doctors, dentists, physiotherapists, etc. but not including veterinary practices) will generally be acceptable provided not more than one-third of the gross floor area of the dwelling, including extensions, is devoted to surgery and ancillary use (e.g. waiting room). In addition, the development should not involve more than two medical practitioners, at least one of whom must live in the dwelling. Larger scale proposals, such as group medical practices, should normally be located within local, district and town centres.

3.3.20 Policy H20: Naming of Housing Developments

3.3.20.i

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

3.3.20.ii

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



Chapter 4 Social Inclusion, Community Facilities and Recreation



Chapter 4

Social Inclusion, Community Facilities & Recreation

4.0 Aim

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.

4.1 Background

4.1.1 Introduction

4.1.1.i

Successful and inclusive planning is about creating vibrant places that accommodate a variety of needs and activities including housing, employment and recreation, and above all about the enhancement of quality of life. This chapter of the Development Plan sets out the background issues and policies relating to the promotion of social inclusion, the provision of social, educational, cultural, recreational and leisure facilities – what are broadly termed ‘community facilities’ – and also includes policies in relation to the provision of open space.

4.1.2 Consultation

4.1.2.i

The need for additional and improved community and recreational facilities such as neighbourhood centres, schools, libraries, childcare, sports infrastructure, open spaces and play areas for children and the need

to provide these facilities in tandem with residential development, emerged as issues of major concern at the public consultation meetings and in the written submissions. The need to provide a range of facilities for people of all age-groups including children, youth and older people was stressed. Ensuring access for disabled people, older people and people with buggies in the construction of all new works, but particularly in relation to buildings open to the public, was viewed as important.

4.1.3 Social Exclusion

4.1.3.i

Social Exclusion is defined as:

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

4.1.3.ii

The main communities experiencing social exclusion in South Dublin County are in North Clondalkin and South-West Clondalkin including the District Electoral Divisions (DEDs) of Moorfield, Rowlagh, Cappaghmore and Dunawley; West Tallaght including the areas of Killinarden, Jobstown, Brookfield and Fettercairn; and Avonbeg in central Tallaght. In general, these communities are characterised by a large young population, a high proportion of lone parents, severe educational disadvantage, high levels of unemployment and poverty, and a large unskilled/manual labour force.



Promoting social inclusion and ensuring the retention and provision of accessible community and recreational facilities including local/neighbourhood centres, parks and open spaces.

4.1.3.iii

While continuing economic growth since 1996 combined with initiatives such as the URBAN initiative, RAPID (Revitalising Areas through Planning, Investment and Development) and the Integrated Area Plan Funds (IAPs) have impacted positively on social exclusion, the scale of the problems faced is such that large scale and continued investment in facilities for these neighbourhoods is essential in order to arrive at a situation where sustainable regeneration can take place.

4.1.3.iv

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.

4.1.4 Groups with Specific Design/Planning Needs

Young People and Children

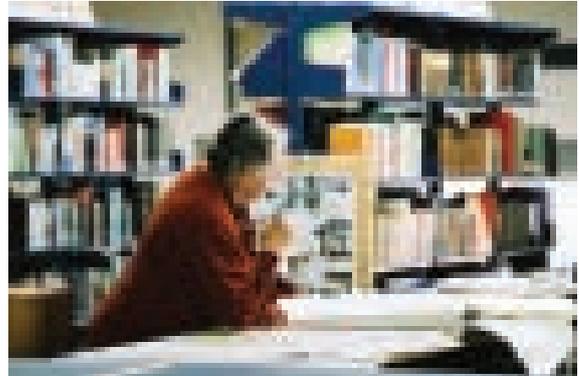
4.1.4.i

The 2002 Census indicates that South Dublin County has a comparatively youthful population with 41% of people aged less than 25 years compared with 36.9% for Dublin City and County. In the year 2000, South Dublin's birth rate, at 16.9 births per 1,000 people was the highest of the Dublin counties and the second highest rate in the country. These factors have a bearing on the present and future need for facilities such as childcare, play areas for children, sports facilities, schools and safe walking and cycling routes.

Women

4.1.4.ii

The role of women as carers in society means that they are also more likely to experience physical barriers to access and movement e.g. with young children in buggies. Therefore, level access to buildings, dished kerbs, parent-and-child parking facilities and baby changing and feeding facilities are important considerations. Access to services such as childcare, community facilities and public transport is also essential. Women are also less likely to frequent environments that are perceived as unsafe e.g. unlit lanes or open spaces that are not informally supervised by housing, etc. As such, good design is important in creating a more accessible environment which promotes personal safety.



Older People

4.1.4.iii

South Dublin County has a small, but growing, number of older people. The proportion of the population aged 65 and over increased from 5% in 1996 to 6.3% in 2002. The Housing Strategy proposes to cater for this group with the continued provision of appropriate housing including sheltered housing close to community facilities and public transport. Good design is also important in creating a safe and barrier-free environment which is easily negotiable by older people.

Disabled People

4.1.4.iv

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



Travellers

4.1.4.v

In March 2002, there were 264 Traveller families resident in South Dublin County, with 59 families in emergency accommodation and 34 families living by the side of the road. The continuing implementation of the Traveller Accommodation Programme will address this issue through the provision of accommodation appropriate to the particular needs of Travellers. As there is a large young population among the Travelling community, access to facilities such as shops, schools, community facilities and childcare is an important consideration.

Ethnic Minority Groups

4.1.4.vi

There is a growing population among ethnic minority groups generally in the County. The large young population in ethnic minority communities means that access to facilities such as shops, schools, community facilities and childcare is particularly important. In planning for the needs of this community, cultural sensitivity will be required.

4.1.5 Cultural, Recreational and Leisure Facilities

4.1.5.i

The Parks Department of South Dublin County Council maintains approximately 1,620 hectares of parks and open spaces providing for both active and passive recreation. This includes regional parks: Tymon Park in Tallaght; Corkagh Park in Clondalkin; Griffeen Valley Park in Lucan; Dodder Valley Park in Rathfarnham and Liffey Valley Park in Palmerstown. In addition, there are 50 neighbourhood parks under the management of the County Council.

4.1.5.ii

There is also a good range of sports and cultural facilities available in the County, including the National Basketball Arena, several swimming pools, all-weather pitches and libraries and the Civic Theatre, Tallaght.

4.1.5.iii

However, the distribution of these facilities is not evenly spread across the County. Sports facilities are particularly lacking in some of the more disadvantaged areas where there is a large young population. There are very few play facilities for children within walking





distance of housing areas. Library facilities are also lacking in some areas of the County.

4.1.6 Local Development / Community Development Groups

4.1.6.i

There are many organisations in the Local Development Sector working to reduce levels of social exclusion in the County by providing services to communities, building the capacity of local groups, empowering individuals and promoting participation in community activity. These include the Tallaght and Clondalkin Area-based Partnerships and Drugs Task Forces. Together, they fund a range of initiatives including job creation, training and tourism projects and community-based initiatives.

4.1.6.ii

The community sector in South Dublin County is also well-established, with ten Community Development Projects working with communities who experience social exclusion in the County. There are also over 1,200 local community and voluntary groups involved across a range of areas including health, environment, education, sports and recreation, arts and music and community development. Community Councils and Residents Associations are also very active in the County.

4.2 Strategy

4.2.i

The Development Plan strategy for social inclusion, community facilities and recreation is set out below. In drawing up this strategy, regard was had to the issues raised in the public consultation exercises; the concerns set out in the 'Background' section above; and various national and local strategies including the National Anti-Poverty Strategy (2002), the Childcare Facilities – Guidelines for Planning Authorities (DOELG 2001), the National Children's Strategy (2000), and the South Dublin County Development Board Strategy (2002-2012) 'South Dublin County - A Place for People'.

4.2.ii

The strategy for social inclusion, community facilities and recreation in the County 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.**



4.3 Policy - Social Inclusion and Community Development

4.3.1 Policy SCR1: Social Inclusion

4.3.1.i

It is the policy of the Council to promote social inclusion.

4.3.1.ii

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

4.3.1.iii

Many of the policies and objectives set out in this Plan will have a positive impact on social inclusion. The Council intends to continue to promote social inclusion through the planning process in a number of ways including:

- Implementing the Tallaght and Clondalkin Integrated Area Plan Funds;
- Implementing the provisions of the Housing Strategy including the requirement for social and affordable housing provision;
- Implementing the Traveller Accommodation Programme;
- Consulting widely regarding area plans and other strategies using participatory planning methods;
- Using the Council's Development Contribution Scheme to lever benefits to the community including the provision of open space, recreational facilities, community facilities and traffic calming measures;
- Encouraging good layout and design in housing schemes and a mix of house types and sizes to cater for different housing needs;
- Requiring the provision of neighbourhood centres and community facilities within walking distance of and concurrent with new residential development;

- Requiring the provision of open space, sports and recreation facilities and play areas for children within new residential development;
- Promoting the development of and access to public transport, and safe pedestrian and cycle routes;
- Promoting design which creates a safe environment;
- Ensuring that relevant development proposals incorporate access and facilities for disabled people such as level access to buildings, dished kerbs, appropriate parking spaces and accessible toilet facilities;
- Ensuring that proposals for developments such as shopping centres provide facilities such as wide parent-and-child parking spaces; baby-changing and baby-feeding areas accessible to both women and men; and drop-in crèche facilities;
- Facilitating the provision of start-up enterprise units for new businesses including supporting social economy initiatives.

4.3.2 Policy SCR 2: Community Information and Consultation

4.3.2.i

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

4.3.2.ii

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

4.3.3 Policy SCR 3: Disabled People

4.3.3.i

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



4.3.3.ii

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

4.3.3.iii

The aim of the Barcelona Declaration is to encourage local government to make provision for the inclusion of disabled people in the community which it represents. The Declaration contains agreed actions to be undertaken by Local Authorities in pursuit of barrier-free design in all environments.

4.3.3.iv

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

4.3.3.v

The criteria necessary in designing for disabled people are set out in Part M of the Building Regulations 2000, (and amendments as may be made from time to time) and the guidelines "Buildings for Everyone", published by the National Disability Authority, August 2002, (and amendments as may be made from time to time).

4.3.4 Policy SCR 4: Healthy Cities Project

4.3.4.i

It is the policy of the Council to support the objectives of the Dublin Healthy Cities Project by fostering the development of high quality physical and social environments conducive to community health.

4.3.5 Policy SCR 5: Arts in the Community

4.3.5.i

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

4.3.5.ii

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

4.3.5.iii

The Council will prepare an Arts Development Plan for the period 2004-2007, as required under the Arts Act, 1973 (and subsequent Acts and amendments) to ensure a proper foundation for the advancement of arts and culture in the County and to prioritise direction for future development. This Plan will be implemented and updated as resources permit.





4.4 Policy - Community Facilities

4.4.1 Policy SCR 6: Community Facilities

4.4.1.i

It is the policy of the Council to require as part of all new residential and commercial developments, and in existing developments where appropriate, provision to be made for facilities including local/neighbourhood shops, childcare facilities, schools and recreational facilities, and to seek their provision concurrent with development.

4.4.1.ii

It is the policy of the Council to ensure that new communities are served by adequate community facilities which are accessible to everyone and which are within walking distance of housing, including shops, recreation facilities, schools and crèches. Applicants for residential developments will be required to submit proposals for such facilities during the planning application process and conditions will be attached to permissions requiring the provision of facilities as required by the Council, in tandem with the development. Standards for the provision of community facilities are set out in Chapter 11 - Urban Design.

4.4.2 Policy SCR 7: Local / Neighbourhood Centres

4.4.2.i

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

4.4.2.ii

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

4.4.2.iii

As such, in the upgrading of existing, and the design of new local/neighbourhood centres, the Council will seek the incorporation of elements such as -

- quality design, materials and finishes
- possible local landmark buildings
- concentration of mixed-use activity
- shops
- integral residential development
- employment uses such as micro-enterprise and start-up business units
- childcare facilities
- doctors'/dentists' surgeries and health centres
- restaurants and public houses
- location within walking distance of communities to be served
- focus for local walking and cycling routes
- traffic calming/pedestrian priority in vicinity
- design which facilitates access for disabled people and people with buggies
- design which results in a safe, informally-supervised environment.

4.4.2.iv

Applicants for large-scale residential developments will be required to submit proposals for local/ neighbourhood centres during the planning application process and conditions will be attached to permissions requiring the provision of facilities as required by the Council, in tandem with the development. Standards in relation to provision of local facilities are set out in Chapter 11 - Urban Design.

4.4.3 Policy SCR 8: School and College Sites

4.4.3.i

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

4.4.3.ii

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

4.4.4 Policy SCR 9: Childcare Facilities

4.4.4.i

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

4.4.4.ii

“Childcare” is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out-of-hours. With the growing demand for childcare provision, there is equally a recognition that such provision must be of a suitably high quality and be inclusive of all children, including disabled children. Good quality, inclusive childcare can benefit children, their parents, employers and communities in general. Childcare provision has also been identified in the National Anti-Poverty Strategy (Building an Inclusive Society, 2002) as one measure to address poverty and social exclusion.

4.4.4.iii

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

4.4.4.iv

The provision of childcare facilities should be implemented in a sustainable manner, compatible with the land use and transportation policies set out elsewhere in this Plan. Appropriate locations for childcare facilities would include:

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

4.4.4.v

Space for off-street parking and/or suitable drop-off and collection points for customers and outdoor play space will be required in all cases.

4.4.4.vi

Applications for childcare facilities in existing housing areas will be treated on their merits, having regard to the ability to meet the requirements of the Guidelines and the effects on the amenities of adjoining properties. In existing housing areas, detached houses or substantial semi-detached properties are the most suitable for the provision of a crèche, nursery school, playschool or other similar services. In the case of terraced and semi-detached houses in residential areas, it will normally be a requirement that the childcare facility be operated by the resident of the dwelling, in the interests of residential amenity. In other cases, it may be appropriate to attach a condition that would require some residential content to be maintained in the premises, (not necessarily to be occupied by the operator of the childcare facility).

4.4.4.vii

More detailed guidance on requirements in relation to childcare facilities is provided in Chapter 12- Development Control. In Chapter 3 - Housing, the policy on, 'Home-Based Economic Activities' also makes reference to childcare facilities, where they are provided in a dwelling by the resident of that dwelling.

4.4.5 Policy SCR 10: Surgeries for Medical Practitioners

4.4.5.i

It is the policy of the Council to facilitate the location of (a) larger medical practices within town, district and local/neighbourhood centres and (b) small-scale medical practices within local/neighbourhood centres or housing areas.

4.4.5.ii

Surgeries for medical practitioners refer to practices for doctors, dentists, physiotherapists, or veterinarians etc. The location of larger proposals such as group medical practices within town, district and local/neighbourhood centres will allow greater accessibility by public transport and clustering with other services such as shops and crèches, etc. This will result in minimal impact on residential amenity as car-parking, etc. will be available on site.

4.4.5.iii

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

4.4.5.iv

In some cases, it may be appropriate to devote an entire house to medical practice use, e.g. in the case of a detached house which has adequate parking provision and which is located on a main road, or on a public transport route. However, within residential areas, residential amenity is the primary concern and as such, conditions should be attached to permissions limiting the use to part of a house, and requiring one of the medical practitioners to live in the house. (These restrictions are dealt with in more detail in the policy which deals with Home-Based Economic Activities, in Chapter 3).

4.4.5.v

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

4.4.6 Policy SCR 11: Libraries

4.4.6.i

It is the policy of the Council to provide a progressive, community-based public library service to all who live, work or study in South Dublin County.

4.4.6.ii

The public library service is an important focal point at the heart of the local community and aims to be proactive and dynamic in addressing a variety of needs, particularly in the areas of information, culture and heritage, literature and lifelong learning.

4.4.6.iii

In the implementation of this policy, the Council will continue its existing branch network and will expand and improve the service in accordance with the objectives and priorities identified in the Council's Library Development Programme. The Programme may be reviewed and updated from time to time as required. Suitable sites will be identified and acquired for library purposes throughout the County.

4.4.7 Policy SCR 12: Development Contribution Scheme

4.4.7.i

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

4.4.7.ii

Section 48 of the Planning and Development Act, 2000 (as amended) provides for the making of a development contribution scheme and specifies that development contributions may be levied in respect of public infrastructure and facilities benefiting development in the area of the planning authority, that are provided, or that it is intended will be provided, by or on behalf of the Council.

4.4.7.iii

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

4.4.8 Policy SCR 13: Development and Renewal of Disadvantaged Areas

4.4.8.i

It is the policy of the Council to encourage and promote the renewal of disadvantaged areas, with specific reference to the principle of targeting investment in disadvantaged areas outlined in the South Dublin County Development Board Strategy 2002 – 2012 through the following measures:

- (a) **the implementation of commitments outlined in the RAPID (Revitalising Areas through Planning, Investment and Development) Programmes for North Clondalkin and West Tallaght;**



(b) the utilisation of the Integrated Area Plan Funds (IAPs) to provide facilities in disadvantaged areas, including management and maintenance of those facilities;

(c) the utilisation of the Council's Development Contribution Scheme to form a basis for the improvement of existing community and recreational facilities and the funding of new facilities in disadvantaged (and other) areas.

4.4.8.ii

The Council is already involved in a range of cross-sectoral initiatives with various public, private and voluntary agencies (e.g. County Enterprise Board, Partnerships, Chamber of Commerce, etc.) to help tackle the problems of disadvantaged areas and will continue to play a central role in this regard. The Council has also been involved in the preparation of plans / studies including the West Tallaght Study, RAPID and IAPs. The Council will prepare further plans / studies for particular areas where appropriate. These plans will address issues such as the physical, economic, social and environmental regeneration of identified areas.

4.5 Policy - Recreation

4.5.1 Policy SCR 14: Open Space Provision

4.5.1.i

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

4.5.1.ii

The County is relatively well-served with public open space, with regional parks at Tymon, Corkagh, Griffeen Valley, Dodder Valley and Liffey Valley. Facilities in these parks include playing pitches, tennis courts, playgrounds, and an athletics track.

4.5.1.iii

In areas where open space deficiencies are identified within a scheme, the Council may require an equivalent amount of land elsewhere in lieu. It is the intention of the Council to acquire land and develop facilities or facilitate the development of facilities to remedy such deficiencies as the opportunity arises. Finance raised by way of development contributions may be used to further this policy.

4.5.1.iv

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

4.5.1.v

In new development it is the Council's intention that open space be provided in accordance with the standards set out in Chapter 11 - Urban Design.





4.5.2 Policy SCR 15: Open Space Provision in New Residential Developments

4.5.2.i

It is the policy of the Council to require the provision of good quality, well-located and functional open space in new residential developments.

4.5.2.ii

Standards in relation to the provision of open space and recreational facilities in residential developments are set out in Chapter 11. The design, layout and taking-in-charge of open spaces in the County shall be as set out in the Council's document 'Guidelines for Open Space Development and Taking-in-Charge' (2000, or as may be amended from time-to-time). However, in addition to quantitative assessment of open space provision, developers will be required to satisfy the Council that the quality of the open space is adequate. Indicators of quality open space provision include accessible location within the development; informal supervision by residential development; and a high standard of landscaping including mounding, planting, paving and hard surface areas.

4.5.2.iii

A reduction in the quantity of open space required may be acceptable for schemes demonstrating exceptional quality. The Council will be the final arbiter of whether or not, in a given case, the quality of open space and/or the provision of recreational facilities (as set out in policy SCR21 below), justify a reduction in the quantitative requirement.

4.5.3 Policy SCR 16: General Management of Open Space

4.5.3.i

It is the policy of the Council to manage to a high standard all of its public parks, playing fields and public open spaces.

4.5.4 Policy SCR 17: Future Improvements in Open Space

4.5.4.i

It is the policy of the Council to continue to improve, landscape, plant and develop more intensive recreational facilities within its parks and open spaces.

4.5.4.ii

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

4.5.5 Policy SCR 18: Retention of Open Space

4.5.5.i

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

4.5.5.ii

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

4.5.6 Policy SCR 19: Recreation

4.5.6.i

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

4.5.7 Policy SCR 20: Recreational Facilities

4.5.7.i

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

4.5.8 Policy SCR 21: Recreational Facilities in New Residential Developments

4.5.8.i

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

4.5.8.ii

The lack of facilities for children and young people is a major concern in the County. This is considered by many to contribute to anti-social behaviour and crime. Developers will now be required to provide recreational facilities in tandem with new residential developments, as deemed necessary by the Council. Types of facilities to be provided will be dependent upon factors such as the size of a given development proposal and the availability of facilities (if any) in the area. Facilities that may be appropriate include informal kick-about areas, full-size playing pitches, all-weather pitches, tennis and basketball courts, smaller playing pitches and play areas for children. These facilities should be fully fitted out with changing rooms (where appropriate), goalposts, fencing, etc.

4.5.9 Policy SCR 22: Children's Play Facilities

4.5.9.i

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

4.5.9.ii

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

4.5.10 Policy SCR 23: Providing for Play in New Residential Developments

4.5.10.i

It is the policy of the Council to require developers to provide play facilities for children concurrent with new residential developments.

4.5.10.ii

In some circumstances, it may be appropriate to provide formal play areas with play equipment as part of residential developments. In these instances, it will be incumbent on the developer to provide for a specialist management company to manage and maintain the play area in question. However, play can also be provided for in a less formal way. Children use their whole environment to play and it is possible through careful design and landscaping, to provide play features that would not have the insurance, supervision, security or maintenance implications of traditional play areas.

4.5.10.iii

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

4.5.11 Policy SCR 24: Management of Open Space, Recreational Facilities and Play Areas in New Residential Developments

4.5.11.i

It is the policy of the Council that all open space and recreational facilities to be provided in new residential developments be managed and maintained by a management company.

4.5.11.ii

It will be required by condition on relevant planning permissions that developers provide for a management company, enter into an agreement for the management of the open space and/or facilities in question, and furnish evidence of the foregoing to the Council.



4.5.12 Policy SCR 25: Pedestrian Links and Public Rights-of-Way

4.5.12.i

It is the policy of the Council to (a) preserve and enhance existing pedestrian links and public rights-of-way which contribute to general amenity and are not a source of anti-social behaviour; and (b) create new pedestrian links and public rights-of-way linking amenities and facilities, particularly in new residential development areas.

4.5.12.ii

The Council will use its powers under the Planning Acts to preserve and maintain suitable rights-of-way and to create new ones where appropriate. In order to link amenities and facilities, the Council will seek the provision of pedestrian ways as a condition of planning permissions, particularly in the case of new residential areas. However, the Council is aware of the difficulties which can arise for local residents due to anti-social behaviour in pedestrian ways, particularly along unsupervised and secluded laneways. As such, at the planning and design stage, the Council will ensure that proposed pedestrian links are directly overlooked by housing, are well-lit and are not enclosed by high walls or dense planting.

4.5.13 Policy SCR 26: Allotments

4.5.13.i

It is the policy of the Council to facilitate the further development of allotments through the identification of appropriate sites.

4.5.13.ii

Existing allotments in the County are located on land which eventually will be developed for housing or other infrastructure. When this land is required for development purposes, the possibility of identifying alternative land to facilitate the present allotment holders will be examined. In the longer term it may be appropriate to consider allotments as a permanent feature in areas of the County. Such allotments are a feature in other European countries.

4.5.14 Policy SCR 27: Circus & Funfair Events

4.5.14.i

It is the policy of the Council to facilitate circus and funfair events within parks.

4.5.14.ii

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

4.5.14.iii

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





Chapter 5
Town, District and Local Centres



Chapter 5

Town, District and Local Centres

5.0 Aim

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.

5.1 Background

5.1.i

South Dublin has a long history of urban settlement, due to its location on major routes to and from the capital city. Historic urban centres include Tallaght, Lucan, Clondalkin and Rathfarnham. These settlements saw little growth until the latter half of the 20th Century when they began to serve as major centres for the growing suburbs of Dublin. In recent years they have been joined by a range of new local centres such as Bawnogue, Brookfield and Killinarden, which are the focal points for the new neighbourhoods located throughout the County. The Town, District and Local Centres of the County provide a focus for a range of residential, commercial and community activities, which result in a mix of uses that contribute to a sense of place and identity.

5.1.1 Towns

Tallaght

5.1.1.i

Tallaght is the County Town and the administrative capital of the County of South Dublin. The town and its environs has a population of around 72,800. It is a vibrant urban centre and is the focus of community and commercial life in the County.

5.1.1.ii

The town centre has major shopping facilities, civic offices and associated commercial, financial, cultural and community facilities. The Institute of Technology and the Regional Hospital are now well established in the town.

5.1.1.iii

The growth of Tallaght from a village of 2,500 in the mid-1960s to its present day population took place very rapidly. However, there has been a time lag between the residential settlement of the area and the provision of the range of facilities that would be expected in a town of its size. In recent years a number of factors have begun to address this issue. These factors include;

- 1) The designation of the town centre area for tax incentive purposes under the Urban Renewal Scheme, and the implementation of the Integrated Area Plan.
- 2) The establishment of Tallaght as the County Town in the newly created County of South Dublin.



Providing a focus for a range of residential, commercial and community activities in the Town, District and Local Centres of the county

- 3) The strengthened partnership arrangements between the County Council and the commercial/statutory/ community sectors e.g. the Tallaght Partnership, the Rapid programme, the County Enterprise Board and the South Dublin Chamber of Commerce.
- 4) The establishment of the town centre as a focus of city bound bus routes and the terminus of Luas Line A connecting Tallaght to Dublin City Centre.
- 5) The implementation of the proposals outlined in the County Council's Tallaght Town Centre 2000 Plan (1996) and the Tallaght Town Centre 2000 Implementation Group's Urban Design Framework (1998). These sought to further develop the town centre of Tallaght with new urban streets, public spaces and people intensive land uses, linked by a high quality pedestrian network and including a significant resident population within the area. The plans have been successful with the development of urban scale offices and commercial and apartment buildings.

Clondalkin

5.1.1.iv

Clondalkin with its 9th Century round tower is a rare example in Ireland of a monastic settlement which has grown into a town. The area in and around Clondalkin has seen rapid expansion over the last number of decades. It is now a major town in the county with a population of 39,400 persons in the town and its environs.



5.1.1.v

Clondalkin serves as an important educational and shopping centre while retaining a village feeling in its older core area. It enjoys the amenity of the River Camac, the Grand Canal, and Corkagh Park. It contains the district offices of the Council, Government Offices and a major Garda Station.

Lucan

5.1.1.vi

Lucan is situated on the River Liffey and its tributary the Griffeen. It is an historic village, with an attractive streetscape and many fine buildings and structures including Lucan House, one of the finest Palladian houses in Ireland. The compact and small scale of the village centre lends itself to specialised shopping and leisure uses with large-scale uses situated outside the village.

5.1.1.vii

Lucan Village and its environs has a population of approximately 37,400 persons. Growth in the area has taken place very rapidly and there has been a time lag between the residential settlement of the area and the provision of the range of facilities that would be expected in a district centre of its size.

5.1.1.viii

Near Lucan is the Liffey Valley Centre at Quarryvale, a major commercial, shopping and recreational scheme, the development of which is still ongoing.

5.1.1.ix

The Adamstown Area to the south of Lucan will be developed as a new neighbourhood with an eventual population of more than 20,000 people.

5.1.2 District and Local Centres

5.1.2.i

The city suburbs include Rathfarnham, Palmerstown, Templeogue, Knocklyon, and Greenhills. These are established residential areas well served by local and district shopping centres, schools, parks and open spaces.

5.1.2.ii

The villages of the County include Rathcoole, Newcastle-Lyons and Saggart. The role of these old villages is evolving with the spread of the city further out into the



Metropolitan Area. Area Plans have been prepared to help direct future development and to integrate it with the existing villages and their communities.

5.1.2.iii

Local or district centres, which are the focal points for newer neighbourhoods, such as Kilnamanagh, Ballyowen and Finnstown, are located throughout the County. As each new neighbourhood develops e.g. in Adamstown, further centres containing shops and community facilities etc., will also be developed.

5.1.3 Urban and Village Renewal Programme and Integrated Area Plans

5.1.3.i

The towns and villages of the county have benefited from the Urban and Village Renewal Programme, and the towns of Tallaght and Clondalkin from the Integrated Area Plans.

Urban and Village Renewal Programme

5.1.3.ii

The overall objective of this Programme is to restore and enhance the urban and village fabric throughout the county. Allocations of funding for approved schemes are provided annually through the Department of the Environment, Heritage and Local Government and supplemented by the Council's own funds. It is anticipated that this investment of public monies will act as catalyst for private, business and community involvement in urban and village renewal. The various improvement schemes will complement the

work carried out by the Council and will result in the enhancement of the environment and the promotion of tourism and local economic development generally. The current programme is detailed in Chapter 13 - Specific Objectives.

Integrated Area Plans (IAPs)

5.1.3.iii

In 1999 the Council, in partnership with a number of local development groups, produced Integrated Area Plans (IAPs) for both Tallaght and Clondalkin. Both plans were produced in the context of addressing the physical, economic, social and environmental regeneration of the two town centres and in the adjoining disadvantaged residential areas.

5.1.3.iv

The aims of the IAPs are to attract private investment by means of tax incentives and to utilise the IAP funds from the sites in the two town centres to invest in much needed community infrastructure in the disadvantaged areas of their environs.

5.1.3.v

The Tallaght IAP provides the mechanism to achieve the vision for the town centre (as set out in the Council's Tallaght Town Centre 2000 Plan), and to encourage the revitalisation of the neighbourhood centres in the disadvantaged areas. The Clondalkin IAP seeks to encourage development on sites within Clondalkin Village and in the disadvantaged neighbourhoods of North and South-West Clondalkin.

5.2 Strategy

5.2.i

The following is the Council's Strategy in relation to Town, District and Local Centres:

- **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.**

5.3 Policy

5.3.1 Policy TDL 1: Existing Centres

5.3.1.i

It is the policy of the Council to maintain the future viability of the existing town, district and local centres in the County.

5.3.1.ii

In order to ensure the continued vibrancy and life of town and district centres, the provision of business, leisure, entertainment and cultural uses will be encouraged. In large-scale development proposals, the provision, retention or replacement of such uses may be required. In addition, existing residential uses should be retained wherever practical and new residential development will be encouraged.

5.3.1.iii

It is an objective of the Council to:-

- Encourage higher residential densities in town, district and local centres in the County.
- Promote the area based integrated approach (as in the Tallaght and Clondalkin IAPs and RAPID) as the model for the provision of economic, social, physical and cultural infrastructure and as a means of tackling social and economic exclusion.
- Promote and facilitate the Dublin Transportation Office (DTO) Strategy 2000 – 2016, 'A Platform for Change'.
- Ensure that businesses and services with a high potential for public transport utilisation by employees and visitors are sited in locations which are easily accessible or which can be made easily accessible by public transport.
- Encourage the provision of a wide range of employment opportunities.
- Continue to give priority to the creation and maintenance of a high standard of local physical environment and enhance the character of the area.



5.3.2 Policy TDL 2: Tallaght County Town

5.3.2.i

It is the policy of the Council to secure the future development of Tallaght Town Centre as the County Town, to intensify and expand the Town Centre area and to facilitate the development of the extended town centre subject to a Masterplan.

5.3.2.ii

The County Town of Tallaght has significant capacity to intensify and to expand. A new Town Centre Masterplan will be prepared to guide the future development of Tallaght Town Centre as the County Town, and to facilitate the development of the extended town centre. The plan shall provide, in particular, for;

- new streets and civic spaces including a series of public spaces around The Square, Civic Offices, and the Courthouse;
- better linkages to existing areas (including to the Institute of Technology and Tallaght Village, to the residential areas in the vicinity of Sean Walsh Park), and to the area to be incorporated into the extended Town Centre;
- conservation of the historic quarter of the village including the historic buildings, mature trees and other heritage items on the Dominican Priory lands;
- people-intensive uses appropriate to a Town Centre (i.e. retail, residential, commercial, recreational, community and cultural uses);
- the provision of safe and convenient pedestrian and cycling facilities in a traffic calmed environment throughout the Town Centre;
- development of a particular character for the town-centre (urban branding) through design of streetlighting, landscaping, paving and a coherent design scheme for signage and road markings;
- intensification of the existing urban core through the release of sites for development particularly at edge locations;
- phasing/sequencing and implementation methods, including relocation of existing uses;
- the development of the Luas (Light Rail Transit) and a high quality convenient public transport interchange;
- the helipad at Tallaght Regional hospital;
- provide guidance to restrict the height of new development or redevelopment along Old Bawn Road, Blessington Road and Main Street.

5.3.2.iii

In assessing planning applications, it is an objective to ensure careful control of the height and scale of new development in the vicinity of Tallaght Village to protect the integrity of the village character and amenity. This will include limiting building heights to a maximum of four storeys in locations east of High Street along the Blessington Road frontage.

5.3.3 Policy TDL 3: Tallaght By - Pass (N81)

5.3.3.i

It is the policy of the Council to prepare and implement a plan for major environmental upgrading and traffic calming of the N81 between the gateway entrances to the Town Centre near the junctions of the N81 with the Greenhills Road Extension and Whitestown Way, to link the Town Centre with the residential lands / Sean Walsh Park / and employment zones to the south.

5.3.3.ii

The plan will include gateway features at all road junctions, a reduced road carriageway, and a landscaped pedestrian boulevard. It will involve reduced speed limits within and adjoining the gateways to Tallaght Town Centre for the purpose of creating a pedestrian friendly town centre area.

5.3.4 Policy TDL 4: Clondalkin Town Centre

5.3.4.i

It is the policy of the Council to facilitate and encourage the development of Clondalkin as a 'Town Centre' and the expansion of the Town Centre area northwards, and to provide for an integrated cultural and heritage/residential/commercial development of lands at the Round Tower.

5.3.4.ii

In the implementation of this policy, it is an objective of the Council to prepare an Urban Design Framework for the development of lands and sites in and around the town centre, to protect and strengthen the role of the town as a strong urban retail centre, to conserve the historic village core, to address the issue of underdevelopment and lack of cohesiveness in the urban area, and to promote and facilitate the Dublin Transportation Office's proposals, including the Luas (Light Rail Transit) system, Quality Bus Corridors and traffic calming/management as they relate to Clondalkin.

5.3.4.iii

Future developments adjoining or in the vicinity of existing buildings/houses in the Clondalkin area shall take into account the existing densities and heights when planning permission is being considered.



5.3.5 Policy TDL 5: Liffey Valley – Town Centre

5.3.5.i

It is the policy of the Council to facilitate the development of the Liffey Valley Centre at Quarryvale as a Town Centre and to ensure that the centre is developed in accordance with a detailed Masterplan.

5.3.5.ii

The Masterplan shall provide for the upgrading of the urban form of the Town Centre area to provide for the development of new streets and civic spaces, and a range of people intensive uses appropriate to a town centre, (including retail, commercial, residential, recreational, community and cultural activities) based on high quality urban design.

5.3.6 Policy TDL 6: Lucan Village and Environs

5.3.6.i

It is the policy of the Council to prepare an Urban Design Framework for control of development and for conservation of the central core of Lucan Village having regard to the special historical and architectural character of the area.

5.3.6.ii

In the implementation of this policy it is an objective of the Council to retain the individual identity of Lucan by maintaining its physical separation from Leixlip; continue to give priority to the creation and maintenance of a high standard of local physical environment (having regard to the special historic and architectural character of the area) and to enhance the character of the area.

5.3.7 Policy TDL 7 Rathfarnham Village

5.3.7.i

It is the policy of the Council to prepare an Urban Design Framework for the historic village of Rathfarnham. This will deal with issues including indicating methods whereby Rathfarnham Castle may be more satisfactorily integrated into the village.

5.3.8 Policy TDL 8 Mixed-Use in Town and District Centres

5.3.8.i

It is the policy of the Council that proposed commercial developments in Town and District Centres will incorporate retail, residential, employment, entertainment/cultural and civic uses within the design, where appropriate.

5.3.8.ii

Within Town and District Centres the mix of day and night-time uses adds vitality, and is in line with the concept of sustainability. Non-retail uses are permissible in the principal shopping areas provided that they do not result in a predominance of non-retail frontages on the street at ground-floor level, that they are not grouped together in one part of the shopping street or side by side in a continuous frontage, and that ground-floor elevations are designed as shopfronts with provision for window displays. Non-residential units shall be designed and finished so as to protect the amenities of the residential units.

5.3.9 Policy TDL 9 : Local Centres

5.3.9.i

It is the policy of the Council to control the provision of non-retail uses at ground floor level within the shopping parades of local centres that would preclude the provision of a more appropriate range of services in the centre, and to restrict the establishment of uses that would seriously affect the residential amenities of the surrounding area.

5.3.9.ii

The function of local centres is to provide a range of convenient and easily accessible retail outlets and services within convenient walking distance for the local population. Their proximity to the surrounding residential area means that certain developments within shopping centres may have an adverse impact on the residential amenity of adjoining occupiers which must be taken into consideration when evaluating development proposals.



5.3.9.iii

This policy will be operated through the development control process. It is considered necessary to control the amount of non-retail floorspace at ground floor level in order to protect the retail viability of shopping areas, and to maintain the visual character of the centres, which can be adversely affected by the impact of “dead frontages”.

5.3.10 Policy TDL 10: Environmental Improvement

5.3.10.i

It is the policy of the Council that environmental improvements in existing town, district and local centres are implemented to a high standard and finish where necessary and subject to the availability of finance.

5.3.10.ii

Implementation of this policy will involve a combination of strict control over the design of new development and/or action by the Council, in conjunction with other agencies, including local residents and traders, to secure improvements to the shopping environment.

5.3.10.iii

The Council will promote measures, including pedestrianisation, to improve pedestrian safety and convenience within the main shopping areas, with particular emphasis on the needs of disabled and mobility - impaired people.

5.3.10.iv

The Council has already implemented a number of environmental improvement schemes in existing centres. In conjunction with other agencies, including local residents and traders, and subject to the availability of finance, the Council will continue with the implementation of the Urban and Village Renewal Programme 2000 – 2006 and any subsequent programmes (see Chapter 13).

5.3.11 Policy TDL11: Community, Employment and Training Uses

5.3.11.i

It is the policy of the Council to encourage community, employment and training uses in local centres including micro-enterprise and start-up units, subject to the protection of residential amenity.

5.3.12 Policy: TDL12: Advertising Structures

5.3.12.i

It is the policy of the Council to restrict non-essential advertising structures, or any advertising structure which would impact injuriously on amenity, the built environment or road safety, and to have unauthorised signs removed.

5.3.12.ii

The Council will take enforcement measures to secure the removal of unauthorised advertisements from private property and will remove unauthorised advertisements from public areas. Where appropriate the Council will use the powers available under section 209 of the Planning and Development Act 2000 (as may be amended) to repair, tidy or remove advertisement structures or advertisements, or the powers of the Litter Wardens to enforce the provisions of the Litter Act.

5.3.13 Policy: TDL 13: Wall Panel, Poster and Fascia Signs

5.3.13.i

It is the policy of the Council that all signs should be an integral part of the elevational design, particularly in relation to the scale and character of the development to which it relates or is attached.

5.3.13.ii

Planning applications for signs will be evaluated in relation to the surroundings and features of the buildings on which they are to be displayed. The Council will also have regard to the number and size of signs (both existing and proposed) and the potential for the creation of undesirable visual clutter.

5.3.14 Policy: TDL 14: Areas in Need of Renewal and Regeneration**5.3.14.i**

It is the policy of the Council to identify and secure the redevelopment of obsolete areas. Such areas include backlands, derelict sites and incidental open spaces, which will be identified as opportunity sites for development.

5.3.15 Policy: TDL 15 Derelict Sites**5.3.15.i**

It is the policy of the Council to implement the provisions of the Derelict Sites Act 1990 (or as may be amended from time to time) to prevent or remove injury to amenity arising from dereliction.

5.3.16 Policy: TDL 16: Unauthorised Development**5.3.16.i**

It is the policy of the Council to prohibit, restrict, control or seek the removal of unauthorised development, which it considers offends or is likely to offend amenity, or is contrary to other provisions of this Plan.

5.3.16.ii

In cases where there is a history of such unauthorised development on the part of the person or body corporate responsible for the development, the Council may take steps to initiate court proceedings.





Chapter 6

Retailing



Chapter 6

Retailing

6.0 Aim

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

6.1 Background

6.1.i

The Greater Dublin Area (GDA) has experienced considerable retail development during the last decade. The main impetus for expansion in retailing has been population growth, increased rate of household formation and economic growth in the region, which have led to higher disposable incomes. Improvement of the road network in the region, especially the M50, has also been a significant factor, greatly increasing the catchment areas of major centres such as Tallaght, Blanchardstown and Liffey Valley.

6.1.ii

Developments have also taken place in planning guidelines and strategies relating to retailing. These will have significant effects on retail developments in the future and include the Strategic Planning Guidelines for the Greater Dublin Area (1999), the Regional Planning Guidelines for the Greater Dublin Area 2004-2016, the Retail Planning Guidelines (RPG) for Planning Authorities issued by the DOELG (2000) and the Dublin Transportation Office Strategy 2000 – 2016, A Platform for Change.

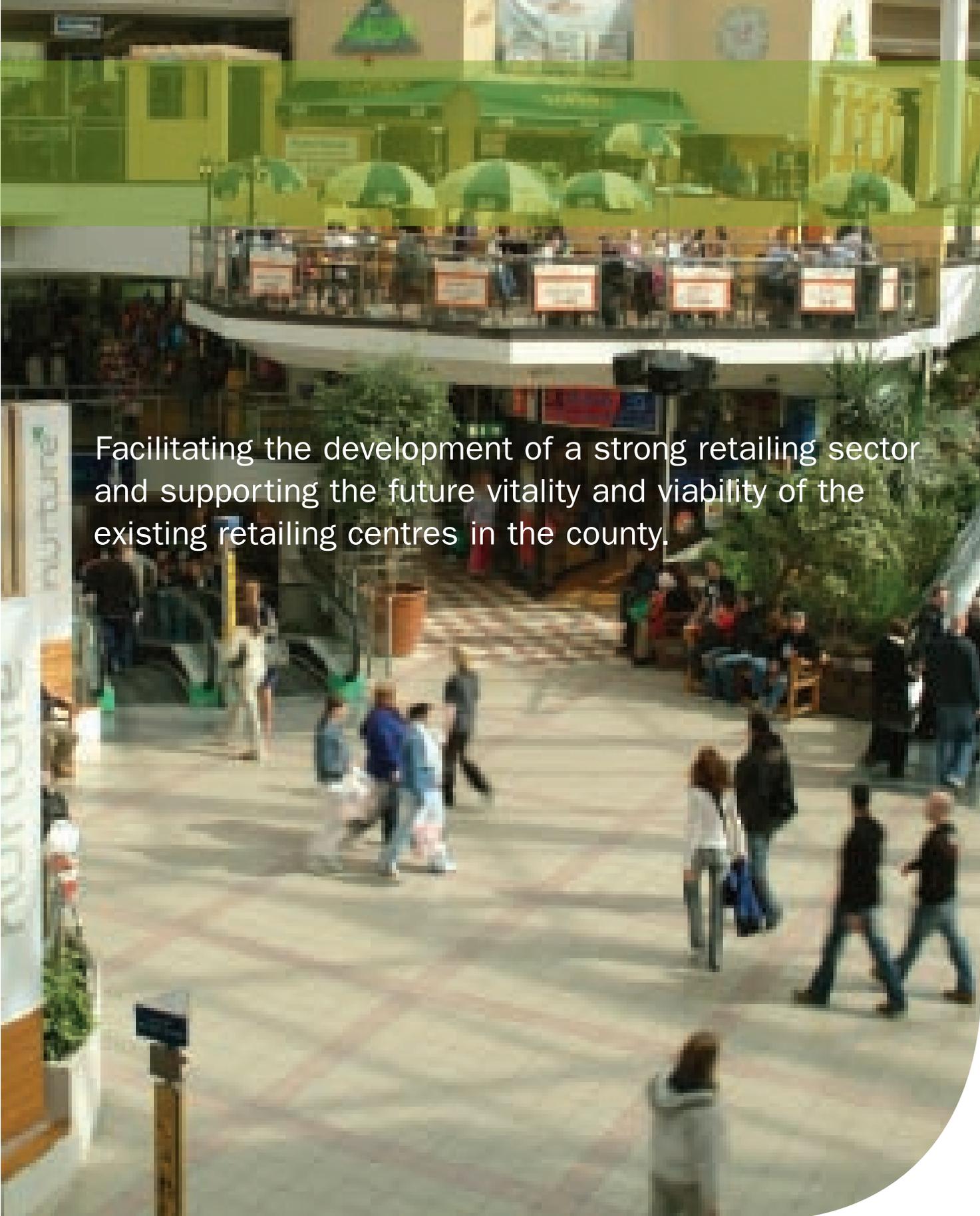
6.1.iii

The Retail Planning Guidelines (RPG) for Planning Authorities require that planning authorities prepare retail policies for their administrative areas. The Guidelines indicate that Development Plans should :

- identify a retail hierarchy, the role of centres and the size of main town centres;
- contain a broad indication of the floorspace required for the County over the immediate plan period;
- provide strategic guidance on the location and scale of retail development;
- define the boundaries of core shopping areas;
- identify criteria for the assessment of retail developments;
- outline policies and objectives to encourage the improvement of town centres.

6.1.iv

The Retail Planning Strategy for the Greater Dublin Area (RPS/GDA) was prepared in 2001 in accordance with the Retail Planning Guidelines for Planning Authorities. The Strategy was prepared for the four Dublin local authorities and for counties Kildare, Meath and Wicklow. The retail policies and objectives in this Development Plan have had regard to these guidelines and strategies.



Facilitating the development of a strong retailing sector and supporting the future vitality and viability of the existing retailing centres in the county.

6.1.1 Retail Hierarchy

6.1.1.i

The RPS/GDA proposed a five-tier hierarchy of retail centres in the Dublin Region based on the Retail Planning Guidelines. The Council accepts this as a general basis for future retail planning in the County. The Retail Hierarchy with reference to South Dublin County Council is set out below.

Table 6.1: Retail Centres Hierarchy

Level	South Dublin Classification
Level 1	None
Level 2	Major Centre: Tallaght, Liffey Valley
Level 3	District Centre: Balgaddy, Clondalkin, Crumlin, Kilnamanagh, Lucan, Newcastle Road, Rathfarnham, Adamstown, Verschoyle/ Carrigmore
Level 4	Local Centres
Level 5	Local/Corner Shops

6.1.2 Role of Centres and the Size of Main Town Centres

6.1.2.i

The Council recognises the dominant position of the Central Shopping Area of Dublin City as the premier shopping area in the State. It is the main shopping, tourist and employment destination for residents of the Greater Dublin Area (GDA) and in the State, as identified in the Retail Planning Guidelines. The RPS/GDA identifies Dublin City Centre as a Level 1 Centre and proposes that this dominant position would be protected in terms of comparison goods, and especially higher order comparison goods.

6.1.2.ii

Level 2 - Major Centres are at the top level of the County Retail Hierarchy. Tallaght is established as a Major Centre, while Liffey Valley is emerging as one. This necessitates a more refined breakdown of the strategy recommended in the RPS/GDA. Accordingly for functions other than retailing, both are divided into categories to reflect their scale, function and range of services.

6.1.2.iii

Tallaght is the centre that provides the highest level of retailing in the county along with a broad range of services and other functions in the context of a highly accessible centre with an established catchment population. The synergy of the range of established uses in the Tallaght Town Centre area generates a special status for Tallaght as the primary commercial centre in the county. It is desirable that this status be maintained and enhanced whenever practicable. Tallaght is therefore designated as the County Town of South Dublin County.

6.1.2.iv

Level 2 - Major Centres serve a sub-regional function, i.e. they have a large population catchment. There are currently five Level 2 centres in the Greater Dublin Area - Tallaght, Swords, Blanchardstown, Dundrum and Dun Laoghaire. The RPS/GDA Strategy proposes an additional Level 2 centre in South Dublin at Liffey Valley, Quarryvale.

6.1.2.v

Level 2 Centre designation is applied to Liffey Valley as a newly emerging major retail shopping location. The RPS/GDA strategy identifies a basis for a substantial additional area of durable goods retail floorspace in South Dublin, and recommends Liffey Valley as the location for this floorspace. This would significantly expand the existing retail dimension of this centre.

6.1.2.vi

While Clondalkin is referred to as a Level 3 District Centre in the RPS/GDA, this classification refers only to the retailing function of the centre. It is considered that in planning terms Clondalkin should be designated as a Town Centre to adequately reflect its role as a high quality, vibrant service centre, which plays a key role in the urban structure of the County and is sufficient in importance to warrant its designation as a Town Centre (see also Policy TDL4 in Chapter 5 of the Plan).

6.1.3 Retail Floorspace Required for the County

6.1.3.i

The Retail Planning Strategy for the Greater Dublin Area (RPS/GDA) presents a broad assessment of the future quantity of retail floor-space required in the Greater Dublin Area.

6.1.3.ii

Expenditure patterns indicate that the centres in South Dublin attract a significant inflow of comparison goods expenditure from the surrounding counties, mostly to Tallaght and to the Liffey Valley Shopping Centre. Outflow of comparison expenditure from the County is also high, most of which goes to Dublin City Centre. Measures taken by adjoining authorities to target and reduce the level of retail expenditure that 'leaks' into South Dublin, so as to reduce the demand for travel, can be responded to by similar measures to reduce the expenditure that 'leaks' from South Dublin

6.1.3.iii

The quantity of additional retail floor-space required to 2006 and 2011 respectively in South Dublin as outlined in the RPS/GDA is set out at Table 6.2. Indicative floor-space means the projected demand for new floor-space. It is in addition to the existing floor-space and existing planning permissions for retail development that have not yet been constructed. A high - low range of floorspace potential is given in the table and is based on assumptions concerning future levels of economic growth contained in the RPS/GDA.



Table 6.2: Indicative Floorspace Potential for South Dublin 2006 and 2011

Indicative Floorspace Potential (sq.m. net) 2006				
	Major Centre		Remainder of County	
	Low	High	Low	High
Convenience	3,100	3,700	3,000	3,600
Comparison	13,200	22,000	6,600	11,300
Indicative Floorspace Potential (sq.m. net) 2011				
	Major Centre		Remainder of County	
	Low	High	Low	High
Convenience	2,500	3,000	2,500	3,000
Comparison	27,000	40,000	14,000	20,000

Source: Retail Planning Strategy for the Greater Dublin Area 2001.

6.1.3.iv

Table 6.2 does not provide for expenditure outflow from the County. It is considered that the retention of expenditure outflow is a sustainable objective insofar as it will reduce the demand for travel outside the County, which was identified by the RPS/GDA as significant. It is a particular issue where comparison goods shopping is concerned since the County experiences a substantial retail expenditure outflow for comparison expenditure and the retention of this expenditure would have significant implications for the town centre level of the retail hierarchy. It is therefore an objective of the Council to recapture retail expenditure outflow from the County by way of facilitating both -

- (1) the provision of higher quality retail infrastructure that will encourage a higher retail spend by residents in the County, and
- (2) the provision of the full range of retail expenditure opportunities required to meet the needs of the County's existing and future population, subject to the development of such retail facilities in accordance with the Retail Hierarchy set out in this Plan.

It is considered that Tallaght as the County Town and the prime retail location in the County is the most appropriate location to secure this objective. Furthermore, floorspace in excess of that indicated in Table 6.2 will likely be required, primarily in Tallaght.

6.1.3.v

The refurbishment or replacement of obsolete existing retail floorspace will contribute to the maintenance of a thriving retail hierarchy in the County. It is therefore an objective of the Council to provide for, facilitate or encourage, the refurbishment or replacement of obsolete retail floorspace. Such floorspace would be exclusive of the indicative floorspace potential set out in Table 6.2 of this Plan. The scale and location of such refurbishment or replacement will be subject to the policies set out in this Plan and the Development Control criteria set out in Chapter 12 of the Plan.



6.1.4 Scale and Location of Retail Development

6.1.4.i

The Retail Planning Strategy for the Greater Dublin Area (RPS/GDA) broadly assesses how future retail development should be distributed by location and by type of floor-space.

6.1.4.ii

As noted above the RPS/GDA recommended the designation of a second Level 2 Major Centre in the County. The RPS/GDA identified sufficient expenditure capacity to achieve this objective, with the indicative floorspace capacity allowing for a large foodstore and for approximately two-thirds of the comparison floorspace potential to be allocated to a new emerging Level 2 Centre at Liffey Valley.

6.1.4.iii

The existing retail centres provide an important sense of place and community identity. They provide a mix of retail, services and entertainment/leisure uses serving a local, neighbourhood, district or countywide community. It is essential that new retail floor-space is appropriately located in order to maintain the vitality and viability of existing and permitted centres, to avail of improved public transport access and to cater for population growth areas.

6.1.4.iv

In determining the allocation of the projected additional floor-space, and in accordance with the requirements of the Retail Planning Guidelines for Planning Authorities and the criteria influencing the RPS/GDA, the following will be taken into account in determining the location and scale of additional retail floor-space:

- The availability of public transport to serve the retail centre;
- Current catchment population and areas of projected population growth;
- Current availability of retail floor-space in each part of the County, along with that which has outstanding planning permission;
- Potential impact on the vitality and viability of existing and permitted retail centres;
- Relevant provisions of Local Area Plans, Integrated Area Plans and Planning Schemes.

Retail Parks / Retail Warehouses

6.1.4.v

Retail parks have emerged as agglomerations of retail warehouses grouped around a common car park selling mainly bulky household goods. They do not fit easily into the formal retail hierarchy given their size requirements and the need for good car parking facilities and ease of servicing. The Retail Planning Guidelines advise that generally, planned retail parks do not have any material impact on town centres provided that the range of goods sold is limited to truly bulky household goods or goods generally sold in bulk. However, the sale of non-bulky durable goods has the potential to impact on Level 1, 2 and 3 retail centres.

Discount Food Stores

6.1.4.vi

Smaller discount stores of up to 1,500 square metres gross have a potential role in extending the choice of retailing particularly for certain sectors of the community. Their customer catchment and retail offer is different to the mainstream superstores and supermarkets and their trade draw will be different. They provide a specialised form of predominantly convenience shopping. This will be relevant when assessing impact, although the effect on neighbourhood centres and other shops should also be considered.

6.1.4.vii

Discount food stores can effectively anchor smaller centres or local neighbourhood centres as well as complementing existing conventional convenience shopping in established Level 3 or 4 centres. Proposals for such developments will be considered in relation to the provisions of the Plan concerning the design, layout and impact of retail developments. For the purpose of zoning, a discount store shall be assessed as a convenience shop and on the basis of the area it is proposed to serve, whether this is local or district.

Boundaries of Core Shopping Areas

6.1.4.viii

The boundaries of the Level 2 - Major Centres in the context of the retail strategy are defined by the area of zoning objectives CT and TC on the land use zoning maps in the Development Plan.

6.2 Strategy

6.2.i

The strategy for retailing in the County is as follows:

- **Ensure that there is sufficient retail floorspace in the county and that this floorspace is located in an efficient, equitable and sustainable manner, having regard to the Retail Planning Guidelines 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 floor-space relates to the hierarchy of retail centres adopted and is compatible with the scale, character and function of receiving centres.**
- **Ensure that proposed commercial developments, where appropriate, will incorporate retail, residential, employment and entertainment / cultural and civic uses, and provide adequate support facilities for shoppers and access for disabled people.**
- **Maintain and strengthen the retail character of key shopping areas of existing centres, while protecting and/or improving the amenities of surrounding areas.**
- **Facilitate the provision of retail warehousing, retail parks and discount stores in the county subject to appropriate protection of centres in the retail hierarchy.**



6.3 Policy

6.3.1 Policy S 1: Retail Planning Guidelines

6.3.1.i

It is the policy of the Council to have regard to the Retail Planning Guidelines for Planning Authorities (as may be amended from time to time) in preparing plans and in the assessment of planning applications for retail developments.

6.3.2 Policy S 2: Retail Hierarchy

6.3.2.i

It is the policy of the Council to generally adopt the categorisation of the hierarchy of retail centres contained in the Retail Planning Strategy for the Greater Dublin Area and as set out in Table 6.1.

6.3.3 Policy S 3: Scale and Location of Retail Development

6.3.3.i

It is the policy of the Council that the provision of additional retail floor-space should relate to the hierarchy contained in the Retail Planning Strategy for the Greater Dublin Area, should be of a scale and character compatible with the function of the centres, and should maintain the vitality and viability of existing, permitted or proposed centres while protecting and/or improving the amenities of surrounding areas.

6.3.3.ii

All Planning applications for major new retail development will be assessed in accordance with the criteria set out in Chapter 12 of the Plan.

6.3.4 Policy S 4: County Town - Tallaght Town Centre

6.3.4.i

It is the policy of the Council to maintain the dominant retailing and Major Centre functions of Tallaght Town Centre as the County Town.

6.3.5 Policy S 5: Tallaght Village

6.3.5.i

It is the policy of the Council to protect and strengthen the role of the Tallaght Village Main Street area, and to assist in the improvement and integration of Main Street with the Level 2 County Town, by the designation and improvement of pedestrian linkages, the reduction in levels of through traffic and other environmental improvements.

6.3.6 Policy S 6: Major Centres

6.3.6.i

It is the policy of the Council to ensure an adequate level of retail development at Level 2 in the retail hierarchy and to designate two such centres in the county – Tallaght and Liffey Valley, Quarryvale.

6.3.7 Policy S 7: District Centres

6.3.7.i

It is the policy of the Council to maintain and strengthen the existing Level 3 District Centres in the County and to designate and facilitate the development of new Level 3 District Retail Centres of an appropriate scale at Adamstown and Verschoyle/ Carrigmore to serve new neighbourhood and employment centres in the vicinity.

6.3.8 Policy S 8: Local Centres

6.3.8.i

It is the policy of the Council to seek to maintain and strengthen the existing local centres within neighbourhoods and to designate and facilitate the development of new Local Centres where appropriate.

6.3.8.ii

Local Centres typically comprise a parade of convenience stores, the occasional lower order comparison outlet and a limited range of service outlets. Their primary purpose is to provide a range of convenient retail outlets and services for the local population. These centres provide an essential and sustainable amenity for residential areas and it is important that they should be maintained and strengthened where necessary.

6.3.9 Policy S 9: Local/Corner Shops

6.3.9.i

It is the policy of the Council to encourage the provision of local and/or corner shops in residential areas where there is an existing deficiency of retail provision.

6.3.9.ii

Local/corner shops are normally provided as single units providing primarily convenience goods and, occasionally, a limited range of lower order comparison goods. They are generally located within a short walking distance of the local population. Particular attention will be paid to the possible effects on adjoining property from the provision of such shops.

6.3.10 Policy S 10: Non-retail Commercial Floorspace

6.3.10.i

It is the policy of the Council to control the provision of non-retail uses at ground-floor level in the principal shopping areas in the Level 2 and Level 3 centres of the Retail Hierarchy. The purpose of this policy is to maintain and strengthen the retail character of key shopping areas of the county, which can be adversely affected by an excessive proliferation of non - retail uses.

6.3.11 Policy S 11: Shopfront Design, Signage and Advertising

6.3.11.i

It is the policy of the Council to require a high quality of design and finish for replacement shopfronts, signage and advertising. Where shopfronts have been altered or removed without a grant of planning permission, it is the policy of the Council to take effective measures to remedy these unauthorised developments.

6.3.12 Policy S 12: Access and Facilities in Shopping Centres

6.3.12.i

It is the policy of the Council to require adequate provision to be made in new shopping developments for:

- a) access and facilities for disabled people including parking spaces
- b) secure parking for cyclists



- c) support facilities for shoppers in general and for people with young children in particular, with regard to the provision of toilets and other facilities, including baby changing / feeding and creche facilities.

6.3.13 Policy S 13: Retail Parks / Retail Warehouses

6.3.13.i

It is the policy of the Council to facilitate the provision of retail warehousing and retail parks in the County. These will be assessed taking into account the need to protect the centres in the retail hierarchy as a priority and the need to confine their use to the sale of bulky goods.

6.3.13.ii

Applications for new retail parks and retail warehouses must demonstrate that they will not have a significant negative impact on Level 3 District Centres and Level 4 Local Centres.

6.3.14 Policy S 14: Discount Food Stores

6.3.14.i

It is the policy of the Council to facilitate the provision of discount food stores subject to appropriate protection of Level 3 and 4 centres in the retail hierarchy, and the need to confine their use to the sale largely of convenience goods.

6.3.14.ii

Applications for discount food stores must demonstrate that they will not have a significant negative impact on Level 3 District Centres and Level 4 Local Centres.

6.3.15 Policy S 15: Casual Trading

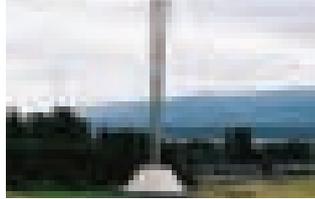
6.3.15.i

It is the policy of the Council to implement the provisions of the Casual Trading Act 1995 (as may be amended from time to time).

6.3.15.ii

It is an objective of the Council that a local market with locally made produce be facilitated in the South Dublin County area, that it be a high quality market, well managed and enhance the existing retail sector, and that a special area be designated.





Chapter 7 Infrastructure



Chapter 7

Infrastructure

7.0 Introduction

7.0.i

This chapter incorporates separate sections dealing with the following topics:

- A) Transportation, including Public Transport and Roads and Traffic
- B) Water Supply and Drainage
- C) Environmental Services
- D) Energy and Telecommunications

7.1 A. Transportation

7.2 Aim

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.

7.3 Background

7.3.i

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

7.3.ii

Main road links to the City Centre are good. However, the radial form of Dublin's roads results in a concentration of traffic, particularly peak hour commuter traffic, that conflicts with local traffic on the main roads leading into the City Centre. Serious environmental and congestion problems result. Survey information over recent years has also confirmed a significant increase in the volume of orbital traffic movements.

7.3.iii

Car ownership rates in South Dublin are high, with nearly one fifth of households having two or more cars. This is above the average figure for Dublin City and County and that for the State as a whole. However, 29% of households have no car, and are therefore dependent on public transport to access employment and retail centres.



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



7.3.iv

The public transport system linking areas within the county is poor and existing transport links from the county to Dublin City are inadequate. Urban areas and retail centres are served reasonably well by Dublin Bus. However, some parts of the county do not have a bus service to the main urban and retail areas. Clondalkin Railway Station is connected by suburban rail to Heuston Station and to Kildare.

7.3.v

These conditions reflect a more wide-spread problem throughout the Dublin Region related to the growing level of car ownership resulting from increasing affluence. To redress this the local authorities in the region, in conjunction with the Dublin Transportation Office, have now adopted a strategy to promote the development of an efficient and high quality system of public transport connections within the Dublin area ("Platform for Change 2000-2016"). Allied with this is the achievement of more concentrated forms of development in locations that are most accessible to the developing public transport services. It is envisaged that the strategy will in time improve access to employment, education, services and amenities, and reduce dependence on private cars for everyday journeys.

7.3.1 Integration of Land-use and Transportation

7.3.1.i

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

Public Transport

- Completion of LUAS Line A, by 2004, extending from the Square in Tallaght to Middle Abbey Street and its continuation to Connolly Station in Dublin City Centre.
- A new LUAS on-street light rail line between Lucan and Dublin City Centre.
- A new Metro light railway linking Dublin Airport, Blanchardstown, the Liffey Valley Centre, Clondalkin and Tallaght.
- Improved bus priority measures including extension of the existing Lucan Quality Bus Corridor (QBC).
- Upgrading the existing Dublin (Heuston) – Kildare suburban railway including new stations at

Adamstown (South Lucan), Kishoge (Outer Ring Road) and Fonthill Road.

Roads

- Completion of the Outer Ring Road (ORR) between the N4 at Woodies, Lucan and the N81 Blessington Road, Tallaght.
- Upgrading the existing N4 between the M50 and the Leixlip interchange, including additional lanes and interchanges at the Outer Ring Road (Woodies) and Adamstown/Newcastle Road.
- Improvements to N7 (Naas Road).
- Improvements to N81 (Tallaght By - Pass) to its junction with the N82.

7.3.1.ii

In conjunction with the DTO the Council commissioned the preparation of Integrated Frameworks for Land-use and Transportation to advise on the future development of an integrated and sustainable transportation infrastructure in the County. The Integrated Frameworks relate to the Lucan - Clondalkin area and the Tallaght area, and taken together encompass the county as a whole.

7.3.1.iii

The Integrated Frameworks include recommendations that consideration be given by the Council to a number of issues. These include consideration of the following areas for development:

- The area adjoining the southern side of the Naas Road between the Belgard Road in the west and the M50 Motorway in the east, currently zoned as part of the Green Belt separating Clondalkin and Tallaght, due to its proximity to improving public transport routes and employment locations. The use of this land for development would reduce the need for further development on the fringes of the built up area to the south of the Tallaght Integrated Framework area.
- The Ballymount area adjacent to the southern side of the Naas Road is considered as being

suitable for office based industry, due to the proximity of the LUAS and the QBC along the Naas Road.

- The industrial zoned area north of Tallaght Town Centre by virtue of its high level of public transport accessibility, makes this area suitable for more intensive uses.
- The area south of the Adamstown SDZ should be examined for future zoning proposals, due to its proximity to the railway line and station and the Adamstown development.



7.4 Strategy - Transportation

7.4.i

The following strategic objectives identify a broad set of objectives reflecting the most significant land-use/transportation issues that require to be addressed.

These provide the principal focus of the policies and objectives detailed in this section of the Written Statement.

- **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.**

7.5 Policy - Transportation General

7.5.1 Policy T 1: Dublin Transportation Office Strategy

7.5.1.i

It is the policy of the Council in co-operation with other agencies to promote and facilitate the implementation of the transportation strategy for the Dublin Region as set out in the Dublin Transportation Office Strategy 2000 - 2016, 'A Platform for Change'.

7.5.1.ii

Accessibility is vital to the efficient functioning of the various activities taking place throughout the County of South Dublin. The development of an efficient transportation system is, therefore, an important element in planning for the future of the County. However, responsibility for the transportation system is shared among a number of public agencies, of which the Council is only one. Co-operation among the various agencies is essential to secure implementation of an effective system.

7.5.2 Policy T 2: Integrated Framework for Land Use and Transportation

7.5.2.i

It is the policy of the Council in co-operation with other agencies to evaluate and facilitate the development of integrated framework proposals for the Lucan / Clondalkin and Tallaght areas based on delivery of the measures outlined in the Dublin Transportation Office Strategy 2000 - 2016, 'A Platform for Change', and within the framework set out in that document.

7.5.3 Policy T 3: Integrated Traffic Management

7.5.3.i

It is the policy of the Council to utilise best available technology for traffic management and to develop the existing Traffic Management Centre in conjunction with Dublin City Council.

7.5.3.ii

The development and enlargement of urban traffic control systems is necessary to make best use of existing road networks. This will include all aspects of Intelligent Transport Systems including CCTV, Environmental Monitoring, Freight Management and Control of HGV routes utilising tracking systems and monitoring traffic flows, and dissemination of real - time information to the public via view pages.

7.6 Policy - Public Transport

7.6.1 Policy T 4: Quality Bus Network (QBN)

7.6.1.i

It is the policy of the Council to co-operate with the DTO, the Quality Bus Network Office and other appropriate transport bodies in the implementation of an agreed QBN programme in the South Dublin area.

7.6.1.ii

The Council recognises the requirement to install Quality Bus Corridors and the need to provide additional buses to serve these.

7.6.2 Policy T 5: Public Transport Improvements

7.6.2.i

It is the policy of the Council to encourage a modal shift in favour of public transport, and to promote the provision of sustainable modes of transport, and to co-operate with the relevant transport bodies and authorities to secure the improvement and further development of the public transport system in the County.



7.6.2.ii

In addition to co-operating with the appropriate agencies to secure the implementation of the Dublin Transportation Office Strategy 2000 - 2016, 'A Platform for Change', it is the intention of the Council to facilitate the provision of other more modest improvements to the public transport system such as the provision of bus bays, shelters and like facilities.

7.6.2.iii

Apart from the provision of facilities, the Development Plan Policies and Objectives envisage;

- a) increased residential densities along strategic public transport corridors to encourage greater usage of public transport,
- b) increased service employment land uses in town and district centres which will facilitate the maximum usage of public transport, and
- c) the protection, free from development, of such lands as are required for the development of public transport facilities. This will include the protection of lands to facilitate the extension of the proposed Light Rail Transit System (LRT) to Clondalkin, Oldbawn and City West.

7.6.2.iv

It is an objective of the Council to draw up indicative alignments in conjunction with the appropriate bodies including the Dublin Transportation Office and the Rail Procurement Agency, to seek to preserve the line for the extension of LUAS/Metro to the Rathfarnham, Terenure, Templeogue, Knocklyon, Ballycullen and Oldcourt areas, along with the remainder of South Dublin County. Following the preparation of the indicative alignments and agreement with the relevant statutory agencies and completion of the relevant public consultation process, the Council will seek to preserve the lines by way of a variation of the County Development Plan.

7.6.3 Policy T 6: Extension of LUAS / Light Rail Transit (LRT)

7.6.3.i

It is the policy of the Council to extend the LRT system to serve the Lucan area as proposed in the DTO strategy 'A Platform for Change'. It is also the policy of this Council to facilitate the extension of the LRT system to the Oldbawn area, to Clondalkin and to Citywest, and to promote the extension of LUAS to the Rathfarnham, Terenure, Knocklyon, Ballycullen and Oldcourt areas and to reserve final lines for LUAS-LRT when they have been agreed. The Council will continue to pursue this policy at every available opportunity.

7.6.4 Policy T 7: Metro

7.6.4.i

It is the policy of the Council to support and facilitate the provision of a new Metro Railway System in the Dublin area and to reserve final lines for Metro when they have been agreed. It is also the policy of the Council to investigate the extension of Metro to the Rathfarnham, Terenure, Knocklyon, Ballycullen and Oldcourt areas in conjunction with the appropriate agencies.

7.6.5 Policy T 8: Improvement of Railway Infrastructure

7.6.5.i

It is the policy of the Council to support Irish Rail's Interconnector Tunnel link to Dublin City Centre and the electrification of all rail services, existing and future, to facilitate maximum carrying capacity and number of stations, and to support the creation of a 25-metre buffer zone to the north of the existing Cork to Dublin railway line.

7.6.5.ii

The buffer zone will enable the addition of two extra tracks to provide for four tracking of the line. The Council will consult with Iarnród Éireann with regard to all planning applications in the buffer zone. South Dublin County Council will encourage high-density development adjacent to the proposed stations at Adamstown, Kishogue and Fonthill. Station layouts/access will be incorporated into area plans.



7.6.5.iii

The Council will seek to develop and implement a supplementary development contributions scheme as provided for under section 49 of the Planning and Development Act 2000, as amended, with a view to upgrading the rail corridor within the South Dublin Area. The proposed upgrade will have a significant beneficial impact on proposed developments in the vicinity of the railway, particularly those at or adjacent to the proposed stations, where high-density development is envisaged on the assumption that the rail connections will be put in place. A scheme of development contributions would have a significant effect on the viability of the railway proposals.

7.6.6 Policy T 9: Public Transport in Rural Areas

7.6.6.i

It is the policy of the Council to develop links to and within rural parts of the County that would promote use of a frequent, accessible, reliable and safe local public transport system and facilitate improved access to economic, educational and social activity within the County.

7.6.7 Policy T 10: Park and Ride

7.6.7.i

It is the policy of the Council to facilitate the provision of park and ride facilities in appropriate locations close to public transport nodes, subject to the availability of finance.

7.6.7.ii

The purpose of 'park and ride' is to encourage commuters to leave their cars at readily identifiable parking facilities adjacent to public transport nodes and continue their journey onwards by public transport, thereby reducing traffic congestion. This policy will help to encourage car commuters to transfer to public transport, reducing congestion and promoting public transport. The policy is in line with the recommendations of the Dublin Transportation Office Strategy 2000 - 2016, 'A Platform for Change' and will promote the achievement of sustainable development.

7.6.7.iii

The Council will investigate the provision of Park and Ride facilities, by identifying, in conjunction with other interested bodies, suitable locations and incorporating these in a comprehensive strategic plan.

7.7 Policy - Roads and Traffic

7.7.1 Policy T 11: Road Development

7.7.1.i

It is the policy of the Council to implement the road objectives set out in the Six Year Road Programme of this Plan, to implement the other road objectives shown in the Plan in the longer term, and to improve the existing roads of the County where necessary.

7.7.1.ii

This policy will be implemented both by the Council and the National Roads Authority. It forms part of a balanced transportation strategy required to achieve sustainable development, and is in line with the objectives of the Dublin Transportation Office. The various road schemes will be subject to Environmental Impact Assessment where appropriate.

7.7.1.iii

To secure the implementation of the policy, it is the intention of the Council to reserve any necessary lands free from development and to designate building lines, where required.

7.7.1.iv

Major new road construction (from distributor road standard and above) shall be designed to:

- (a) include for the provision of bus priority measures; and
- (b) minimise the impact of the construction and operation of roads and watercourse crossings on fish and their habitat and other wildlife habitats, e.g. crossing points for badgers etc., through consultation with the appropriate authorities.

7.7.1.v

It is an objective of the Council following the adoption of the Development Plan to enter into consultation with all relevant agencies with a view to examining route options for the provision of a regional route link to the M4 junction at Hewlett Packard, having regard to relevant national, regional and local strategic guidelines, including land use and transportation policies.

7.7.2 Policy T 12: National Routes

7.7.2.i

It is the policy of the Council to protect all National Routes from frontage access and to keep the number of junctions to a minimum consistent with good traffic management.

7.7.2.ii

The National Routes are of vital importance to the economic and social development of the State. It is therefore the Council's intention that this investment should be safeguarded by preventing the premature obsolescence of these roads as a result of inadequate control on frontage development. In the implementation of this policy the Council will have regard to the policy of the National Roads Authority.

7.7.3 Policy T 13: Environmental Amenity

7.7.3.i

It is the policy of the Council to provide suitable roadside boundary treatments and high quality planting and landscaping as part of its road improvement schemes, in the interests of visual amenity and to ameliorate noise impacts.

7.7.3.ii

In the design of boundary treatments the Council will have regard to any action plans to reduce noise levels prepared in accordance with EU Directive on Assessment and Management of Environmental Noise. Landscaping schemes will be designed to soften the visual impact of roads and enhance their appearance with due regard being given to the achievement of road safety. Hard landscaping will be encouraged to enhance civic quality.

7.7.4 Policy T 14: Road Safety

7.7.4.i

It is the policy of the Council to promote road safety measures in conjunction with Government departments and other agencies and to avoid the creation of traffic hazard.

7.7.4.ii

In the design and/or improvement of roads and in the assessment of planning applications for new development, the safety of road users, including motorists, cyclists and pedestrians, will be a primary consideration. Cyclists and pedestrians are especially vulnerable in road accidents and new design must pay particular attention to securing their safety.

7.7.5 Policy T 15: Control of On-Street Parking

7.7.5.i

It is the policy of the Council to regulate and control on-street parking throughout the County. The Council will introduce a county-wide Parking Implementation Strategy covering all major centres of population.

7.7.5.ii

Where appropriate, the Council will implement the provisions of the Road Traffic (Traffic and Parking) Regulations, 1997 (or as may be amended from time to time) with regard to restricting the parking of heavy goods vehicles in residential areas.

7.7.5.iii

The Council will investigate in conjunction with commercial interests and transport companies to see if viable areas can be identified for the parking of HGVs, only, within the County.

7.7.5.iv

It is an objective of the Council to investigate the provision of off - street car parks in the Villages of the County.

7.7.6 Policy T 16: Roundabouts

7.7.6.i

It is the policy of the Council in the design of roundabouts to make adequate provision for the safety needs of cyclists and pedestrians.

7.7.7 Policy T 17: Traffic Calming

7.7.7.i

It is the policy of the Council to implement traffic calming programmes in residential areas where appropriate, in accordance with a county-wide traffic calming strategy, and to ensure that traffic calming is integrated into the design of new developments and implemented before dwellings are occupied.





7.7.7.ii

Traffic calming measures will only be introduced following consultations with local residents and with agencies such as the Gardaí, Fire and Ambulance Services and Bus providers. Schemes will be designed to enhance the environmental appearance of residential areas, with an emphasis on the development of innovative methods where feasible.

7.7.8 Policy T 18: Traffic Signage

7.7.8.i

It is Council policy to regulate and control traffic signage throughout the County, and to this end the Council will introduce a county-wide signing strategy.

7.7.9 Policy T 19: Co-ordination of Works

7.7.9.i

It is the policy of the Council to seek the co-ordination of works by service providers and utility companies in order to minimise disruption to road users and to ensure the satisfactory reinstatement of roads and footpaths.

7.8 Policy - Cycling and Walking

7.8.1 Policy T 20: Cycling and Walking

7.8.1.i

It is the policy of the Council to promote and facilitate the development of cycling and walking facilities in the County and to ensure that all developments facilitate access by foot and bicycle to public transport facilities and local services.

7.8.1.ii

Cycling and walking are environmentally friendly, fuel efficient, and healthy modes of transport to work, school, shopping, and are important as recreational and other life-style activities, and their development is in line with the principles of sustainability. The overall purpose of the policy is to increase the share of travel undertaken by cycling and walking and to reduce travel by private car.

7.8.1.iii

In order to promote the development of cycling, it is the intention of the Council to:

- establish a complete network of inter-linked cycleways throughout the County and integrated with the DTO strategic cycle network for the Greater Dublin Area,

- design the network with an emphasis on promoting safety, shortening journey times by providing routes which are direct and segregating cyclists from other traffic, where possible,
- encourage the provision of secure bicycle parking facilities in town, district and local centres, at all public facilities such as schools and libraries and in all new, extended or refurbished developments.

7.8.1.iv

In order to promote the development of walking it is the intention of the Council:

- to provide for pedestrian streets and pedestrian areas amongst other initiatives, as well as working with other agencies in the provision of pedestrian facilities;
- to continue to develop Sli na Slainte walking routes in the County in consultation with community groups;
- to respect the European Charter of Pedestrian Rights.

7.8.2 Policy T 21: Controlled Crossings

7.8.2.i

It is the policy of the Council that signal controlled pedestrian facilities at all crossing points have an audible signal and dished kerbs with tactile paving to assist visually and mobility impaired persons in crossing roads.

7.8.3 Policy T 22: Bicycle Parking

7.8.3.i

It is the policy of the Council to require that adequate covered and secure facilities be provided for cyclists where planning permissions are being granted for major new developments, such as offices, apartments, retail and industrial schemes.

7.9 Policy - Aerodromes

7.9.1 Policy T 23: Casement Aerodrome

7.9.1.i

It is the policy of the Council to seek the co-operation of the Department of Defence and other Government departments and agencies in the carrying out of a study on the safety and security implications of the development of Casement Aerodrome for joint military / civilian uses.

7.9.1.ii

The Council will use its development control powers to prevent the encroachment of development around the aerodrome which would interfere with its safe operation. (Schedule 4)

7.9.1.iii

Proposals for the location of landfill sites within the County, together with development proposals in the environs of the Aerodrome within or under a flight path for any purpose which is likely to attract birds, shall be referred to the Department of Defence for comment.

7.9.2 Policy T 24: Weston Aerodrome

7.9.2.i

It is the policy of the Council to have regard to the advice of the statutory bodies responsible for the control and safety of operations at Weston Aerodrome, in the context of the proper planning and sustainable development of the area and the protection of amenities.



7.10 B. Water Supply and Drainage

7.11 Aim

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.

7.12 Background

7.12.1 Regional Context

7.12.1.i

The capacity of the County to accommodate future growth is dependent in part on constraints and limits in the provision of water supply and drainage in the Dublin Metropolitan area.

7.12.1.ii

Water supply resources in the Metropolitan area are generally adequate to cater for projected development during the period of this plan. Consideration is being given at regional level to developing further capacity to meet the projected longer term demands.

7.12.1.iii

Significant improvements are required to the waste water collection system in the Dublin Region. The Greater Dublin Strategic Drainage Study, to be completed in 2004, has identified serious deficiencies in the capacity of the city centre sewerage system as a potential constraint to the level of development envisaged in the Dublin area. Close integration of the policies of all the local authorities in the area is required to ensure that effective measures are put in place to cater for the projected needs of the city and to meet the water quality requirements of the EU Water Framework Directive.

7.12.2 Local Context

7.12.2.i

Most of the treated water supply in South Dublin County is currently supplied from Dublin City Council via the Belgard Reservoir. The County Council has two schemes to improve water supply in the county. Lucan/Palmerstown Water Supply Scheme which is under construction and will serve the north of the County, and Boherboy which is at planning stage and will serve the south of the county. The net effect of the two schemes will be to reduce the area supplied from Belgard and improve the quality of supply in the whole county.

7.12.2.ii

The drainage network in South Dublin is largely broken down into two areas. The area draining to Grand Canal Drainage System and the Dodder Valley sewer. The Council has planned works in these two catchment areas. The schemes will reduce flooding and surcharging by the removal of surface water in foul sewers and the provision of additional pipelines and retention tanks to cater for highflow conditions. The Saggart/Rathcoole Newcastle Drainage Collection system, which is at planning stage, will provide local foul and surface water infrastructure to these towns.

7.12.2.iii

A number of surface water schemes have been completed on the Camac and Griffeen rivers. Further works are planned for the Griffeen, Poddle and Tobbermaclug catchments.

7.12.2.iv

The various projects required to achieve the above improvements to the existing water supply and drainage services within the County are detailed in the Specific Objectives set out in Chapter 13.

7.13 Strategy - Water Supply and Drainage

7.13.i

The strategy of the Council for the development of Water Supply and Drainage in the County during the period of this 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.**
- Reduce leakage and wastage from the water supply system wherever possible in the interest of achieving efficiency and sustainability, and in accordance with the Polluter Pays Principle, to apply Water Pricing to the existing and future non-domestic development.
- Carry out such works as are necessary to upgrade sections of the water supply system which are currently inadequate, with a view to providing good water quality, adequate pressure, storage and fire flows with security of supply.
- Make provision for the construction of water supply facilities to permit development to proceed as required in designated development areas.
- To adopt and implement a flood alleviation policy. Carry out such works as are necessary to provide an adequate standard of foul drainage and surface water drainage.
- Provide separation of foul and surface water drainage networks.
- To upgrade the drainage network so as to reduce foul sewer discharges for treatment by identification and removal of surface water misconnection and infiltration.
- To endeavour to source an alternative supply of water for use into the future.

7.14 Policy

7.14.1 Policy WD 1 : Water Supply and Drainage

7.14.1.i

It is the policy of the Council to co-operate with adjoining authorities to continue the sustainable development and improvement of the water supply and drainage systems throughout the County to meet the anticipated water and drainage requirements of the area.

7.14.1.ii

In accordance with the Greater Dublin Strategic Water Supply Study and the Greater Dublin Strategic Drainage Study and subject to the availability of finance, it is the Council's intention to:

- Implement the water supply and drainage objectives set out in the Plan.

7.14.2 Policy WD 2: Water Quality Management

7.14.2.i

It is the policy of the Council to promote the implementation of water quality management plans for ground and surface waters in the county as part of the implementation of the EU Water Framework Directive.

7.14.2.ii

In co-operation with the adjoining Local Authorities and key stakeholders, the Council will promote the development of Integrated Water Quality Management Plans, examining water quantity and quality issues, in order to effectively manage the entire life cycle of water at the Catchment /River Basin level in the region in a sustainable manner, including the protection of the recreational potential, wildlife habitats, and heritage features of waters.

7.14.2.iii

The Council will endeavour to ensure clean, safe, adequate drinking water and to promote sustainable management of all waters in the county.

7.14.2.iv

The Council will adopt a Groundwater Resource Protection policy in order to strengthen the commitment to environmental protection and sustainable development.

7.14.3 Policy WD 3 : Water Pollution

7.14.3.i

It is the policy of the Council to implement the provisions of the various water pollution and environmental protection legislation and regulations, and to implement the 'polluter pays' principle with particular regard to non-domestic water supply and foul drainage.

7.14.3.ii

The Council will have regard to the provisions of the Water Pollution Act, 1977 and 1990 (or as may be amended from time to time) and such other relevant legislation and regulations as may be in force when considering planning applications in order to protect the natural resources of the county.

7.14.3.iii

The Council will seek to minimise the impact on ground water of discharges from septic tanks and other potentially polluting sources.

7.14.4 Policy WD 4: Surface Water Catchment Areas

7.14.4.i

It is the policy of the Council to conserve and protect surface water catchments and manage catchment areas where appropriate to protect the surface water drainage infrastructure of the County.

7.14.5 Policy WD 5 : Bohernabreena Catchment.

7.14.5.i

It is the policy of the Council to protect the Bohernabreena Reservoirs and catchment area in the interests of public health and to restrict development in the catchment.



7.14.5.ii

The run-off in the Bohernabreena catchment area is used as a water supply for domestic use and human consumption. The Council will use its development control powers to restrict development in the area in order to protect the water supplies. The boundary area of the catchment is indicated on Development Plan Maps.

7.14.6 Policy WD 6: Drainage Network

7.14.6.i

It is the policy of the Council in co-operation with the adjoining local authorities, to undertake studies into the true level of inflow/infiltration/exfiltration in the drainage network across the region and to implement pilot projects within the lifetime of the Development Plan, to determine the cost of reducing the inflow/infiltration/exfiltration to economic levels and to develop a systematic programme of rehabilitation works across the region.

7.14.7 Policy WD 7: Management of Watercourses

7.14.7.i

It is the policy of the Council to protect, maintain, improve and enhance the natural and organic character of the watercourses in the county and to promote access, walkways and other recreational uses of their associated public open space, subject to a defined strategy of nature conservation and flood protection.

7.14.7.ii

The Council will seek to establish, where feasible, riparian corridors, free from development, along all significant watercourses in the county.

7.14.7.iii

The Council will pursue the establishment of a working group in association with adjoining local authorities, DEHLG, OPW and Fisheries Authorities to oversee the preparation of a guide on Irish river rehabilitation and a public education programme.

7.14.7.iv

The Council will also aim to evaluate all watercourses in the County for rehabilitation potential, particularly in conjunction with sustainable drainage measures in consultation with the Fisheries Authorities.

7.14.8 Policy WD 8 : Risk of Flooding

7.14.8.i

It is the policy of the Council to ensure that existing and proposed developments are not subject to undue risk of flooding, and to actively participate in the National Flood Policy Review Group and to support the aims of the National Flood Management Agency, when such an agency is established.

7.14.8.ii

It is the intention of the Council to make provision for flood discharge in streams and rivers in the developed areas to protect persons and property, to prevent development on lands liable to flooding, to preserve and improve the quality of surface water and to assist in this by the promotion of linear parks along the lines of streams and rivers. The Council will seek to minimise the number and frequency of storm overflows of sewage to watercourses in the county.

7.14.9 Policy WD 9: Protection of Piped Infrastructure

7.14.9.i

It is the policy of the Council to protect the existing and future network of major piped infrastructural services by providing for adequate setback of development or the promotion of best practice construction to ensure the integrity of the existing and proposed networks.

7.14.10 Policy WD 10: Specification for Materials and Working Standards

7.14.10.i

It is the policy of the Council in co-operation with adjoining local authorities, to establish a working group to review existing design guidelines for new development with a view to developing a General Specification for Materials and Working Standards in conjunction with revised design guidelines which would be applicable across the region.

7.14.11 Policy WD 11: Taking in Charge

7.14.11.i

It is the policy of the Council in co-operation with adjoining local authorities to establish a working group, to prepare an appropriate "Taking in Charge" procedure, which would be applicable across the region with a view to eliminating mis-connections in the drainage system.

7.15 C. Environmental Services

7.16 Aim

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.

7.17 Background

7.17.1 Solid Waste Management

7.17.1.i

The Waste Management Policy of South Dublin County Council is established in the Waste Management Plan for the Dublin Region 1999 - 2003. This Plan is guided by national waste management policy as dictated by the Waste Management Act 1996 and subsequent amendments. The primary objective of the Plan is to achieve the maximum realistic level of recycling, comply with the EU Landfill Directive and achieve bulk waste reduction through thermal treatment.

7.17.1.ii

The Waste Management Plan for the Dublin Region, represents a common regional action by the four Dublin Authorities on the basis of shared responsibility for the environment. The Plan, to be reviewed after 5 years, seeks radical change, in cutting waste growth levels, greatly increasing recycling, introducing waste recovery and minimising landfill, based on the premise that current high landfilling rates cannot continue, and alternatives to landfill must be found.

7.17.1.iii

The Plan addresses three practical problems:

- lack of recycling and disposal infrastructure in the short to medium term as well as in the long term.
- current waste management infrastructure is not adequate to meet modern legislation – current landfilling rates cannot continue, alternative methods must be found.
- inadequate funding - to improve standards, increase recycling and provide a proper system of waste regulation will require significant

additional cost recovery from all waste producers.

7.17.1.iv

It is a policy objective of the Waste Management Plan for the Dublin Region that charges shall be levied on waste producers which include both householders and industrial/ commercial enterprises. Such charges may be related to the waste volumes or weights produced, which would provide incentives for minimisation and recycling.

7.17.1.v

Of the waste arising in the Dublin Region which is handled by the Local Authorities approximately 53% is of construction/demolition origin, some 17% is industrial in origin while household and commercial sectors each contribute about 13% of the waste stream handled (based on 1997 statistics). Bulky items in skips and other wastes delivered to landfills by private means (including some green wastes) make up the bulk of the remainder.

7.17.1.vi

Hazardous waste generated in the Dublin Region, represents less than 1.5% of the overall waste stream in circulation. The Environmental Protection Agency is responsible for hazardous waste planning under the Waste Management Act 1996 and has prepared the National Hazardous Waste Management Plan.

7.17.1.vii

There is a specific requirement to identify what are termed “Priority Waste Streams”. These include packaging waste, construction/demolition waste, end of life vehicles, waste tyres, waste oils, batteries, electrical goods and PCBs. Management systems have been identified for each of these waste streams depending on the degree of hazard involved and in terms of non-hazardous waste planning.

7.17.1.viii

Arthurstown, outside Kill in County Kildare, is the disposal facility for baled municipal waste from Dublin City Council, South Dublin, Dun Laoghaire- Rathdown (from 2004) and parts of Meath, Kildare and Louth. This facility is due to close in December 2007. Construction demolition waste from the Dublin region is disposed of to Balleally Landfill in the Fingal County Council area.



There is an urgent need for new waste management initiatives to reduce the waste volumes produced and to divert waste from landfill to the maximum possible extent..

7.17.1.ix

The overall intention of the Waste Management Plan for the Dublin Region is to cut dependence on landfill from approximately 80% for all wastes in 1997 to 16% by the year 2004, provided new recycling schemes and thermal treatment are put in place. In addition, recycling of Dublin's municipal, industrial and construction/demolition wastes is planned to increase to some 60% from a current rate of 20%. Construction/demolition waste is the single largest waste stream currently disposed to landfill.

7.17.1.x

In accordance with the Waste Management Act 1996 (as amended), this Development Plan shall be deemed to include the objectives for the time being contained in the Waste Management Plan for the Dublin Region 1999 – 2003 (or as may be amended from time to time).

7.17.1.xi

The Waste Management Act 1996 (as amended), empowers the County Manager to decide to grant planning permission for development which is consistent with provisions of, and is necessary for, the proper implementation of the Waste Management Plan for the Dublin Region 1999 – 2003 (or as may be amended from time to time), but which in the opinion of the

County Manager would contravene materially any other objective of this Development Plan.

7.17.2 Environmental Quality

7.17.2.i

Air quality is an important issue in considerations regarding the urban environment. Poor air quality is linked to a range of health problems and there is a statutory obligation to ensure that the concentration of air pollutants is lower than the limits specified in National and European legislation.

7.17.2.ii

The EU Directive on Assessment and Management of Environmental Noise is now effective and requires that Noise Maps be made for major roads, airports and rail lines and that Action Plans to reduce noise levels based on these Maps be drawn up.

7.17.2.iii

The EU Directive on the Control of Major Accident Hazards seeks to reduce the risk and to limit the consequences of accidents at manufacturing and storage facilities involving dangerous substances that present a major accident hazard. The Directive requires planning authorities to have regard to the potential effects of relevant development on the risks or consequences of a major accident for public health and safety, and the need to maintain an appropriate safe distance of such establishments from residential areas, areas of public use, and areas of particular natural sensitivity.

7.18 Strategy - Environmental Services

7.18.i

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 re-use 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.**

7.19 Policy

7.19.1 Policy ES 1 : Waste Management Strategy

7.19.1.i

It is the policy of the Council to conform to the European Union and National Waste Strategy in all matters relating to the production, handling, treatment and disposal of waste within the County.

7.19.1.ii

The Council will foster the aims of the European Waste Hierarchy by prioritising the treatment of all waste streams as follows, subject to economic and technical feasibility:

- waste prevention
- waste reduction
- waste re-use
- waste recycling
- energy recovery
- safe disposal.

7.19.1.iii

The Council intends that solid waste management within its area will be carried out in a cost efficient manner based upon;

- Environmental protection,
- National and E.U. policy and legislative requirements, and
- Future development of the County.

7.19.1.iv

The Council will co-operate with other relevant agencies, both public and private, and local community interests as appropriate, in following the hierarchy of waste management set out above.

7.19.1.v

The Council will seek the co-operation of the adjoining local authorities in the planning, development and operation of disposal facilities for solid wastes of all categories.

7.19.1.vi

The Council will use the BAT principle in all aspects of waste management i.e. "Best Available Technology".

7.19.2 Policy ES 2 : Waste Management Regulations

7.19.2.i

It is the policy of the Council to implement and monitor the Waste Management Regulations under the following headings:-

- Packaging
- Private Sector Waste Facilities
- Movement of Hazardous Waste
- Treatment of Farm Plastics
- Waste Collection
- Land Reclamation
- Suspected Illegal Landfills.

7.19.3 Policy ES 3 : Waste Plans

7.19.3.i

It is the policy of the Council to co-operate with, and participate in the preparation of regional plans for the collection, treatment, handling and disposal of wastes in accordance with the provisions of EU Directives given effect by the Waste Management Act 1996 and subsequent amendments.

7.19.3.ii

The Council will make provision for the collection, treatment, handling and disposal of all waste in the County in its Waste Management Plan, and will actively promote the Waste Hierarchy in the provision of separate collections for recyclables, compostable and residual waste streams.

7.19.3.iii

The Council will implement the policies and objectives of the Waste Management Plan for the Dublin Region 1999 - 2003 and subsequent revisions or updates insofar as they impact on South Dublin, and will promote recycling and biological treatment of waste in

order to achieve the national targets in accordance with the Waste Management Plan. Recycling and reuse will be a priority of the Council in the disposal of waste.

7.19.4 Policy ES 4 : Waste Prevention and Reduction

7.19.4.i

It is the policy of the Council to promote the prevention and reduction of waste and to co-operate with industry and other agencies in viable schemes to achieve this in accordance with the Waste Management Plan for the Dublin Region, 1999 – 2003 and subsequent revisions and updates.

7.19.4.ii

In line with the principles of sustainable development it is intended to develop a waste minimisation programme to target all aspects of waste within the County. The programme will focus on both commercial and domestic waste producers. It will be directed at every stage of the pre-disposal activity, from extraction through to production and consumption to final disposal. Its objective will be to diminish the mass of waste at each stage.

7.19.4.iii

The Council intends to carry out a waste audit of its own activities and will assist others in the preparation of same.

7.19.5 Policy ES 5: Waste Re-use and Recycling

7.19.5.i

It is the policy of the Council to reduce the amount of waste to be landfilled and to promote the increased re-use and recycling including the collection and transfer of product for resale, of materials from all waste streams. It will co-operate with other agencies both public and private in viable schemes for the extraction of useful materials from refuse for re-use or recycling and will adopt the targets set out in the Waste Management Plan for the Dublin Region, 1999 – 2003 and subsequent updates or revisions for achievement within this area.

7.19.5.ii

By agreement with other local authorities and agencies and subject to the availability of finance, it is intended to;

- carry out a public information and education campaign on waste recycling techniques and actions,
- develop a network of 'civic amenity' facilities for the reception and processing of non-recyclable bulky household wastes,
- develop a countywide network of multi-material 'Bring Centres' in suitable locations and to expand the collection system for domestic recyclable waste.

7.19.5.iii

The purpose of a 'Bring Centre' is to accommodate the collection of recyclables from the local neighbourhood and provide onward transfer to a materials recovery or recycling facility.

7.19.5.iv

The Council will consider applications for the recovery/recycling of building waste subject to policies and provisions of the Regional Waste Management Strategy and the Development Plan

7.19.6 Policy ES 6: Municipal Solid Waste Disposal

7.19.6.i

It is the policy of the Council to dispose of residual municipal solid waste in accordance with the Waste Management Plan for the Dublin Region 1999 – 2003 and subsequent revisions and updates by means of :

- 'waste to energy' conversion;***
- sanitary landfill, or other suitable methods as deemed appropriate.***

7.19.6.ii

The Council intends that the safe disposal of waste, which cannot be reused or recycled shall be carried out in the manner as stated above. This approach reflects current European policy. However, in the short term it is recognised that sanitary landfill will remain as the primary method of disposal. In this regard it is the intention of the Council, in co-operation with adjoining local authorities, to acquire adequate sites for landfill and to develop and operate these with minimum detriment to the environment.

7.19.6.iii

In the longer term, and in collaboration with adjoining local authorities and other agencies, it is intended to develop 'waste to energy' conversion systems for the disposal of municipal solid waste.



7.19.7 Policy ES 7: Hazardous Waste**7.19.7.i**

It is the policy of the Council, to promote the aims of the National Hazardous Waste Management Plan.

7.19.7.ii

The Council will raise awareness of the dangers associated with Hazardous Waste and the means for its correct treatment/disposal.

7.19.7.iii

The Council will pursue all known instances of illegal hazardous waste disposal within the County.

7.19.7.iv

The Council will co-operate with the EPA, and when established, the Implementation Committee and Prevention Team in the exercise of their functions under the National Hazardous Waste Management Plan.

7.19.8 Policy ES 8: Re-Use of Landfill Sites**7.19.8.i**

It is the policy of the Council that landfill sites when full be landscaped and used for amenity purposes, or where such use is inappropriate, be returned to agricultural or other beneficial use.

7.19.9 Policy ES 9 : Unauthorised Waste Disposal**7.19.9.i**

It is the policy of the Council to eliminate all unauthorised waste disposal within the County and to regulate and control the disposal of all builders' spoil and rubble arising within the County by developing sustainable recycling and waste minimisation services and infrastructure through ongoing co-operation with the construction sector.

7.19.10 Policy ES 10: Litter Control**7.19.10.i**

It is the policy of the Council to ensure that all public areas and areas visible from public places within the County are maintained free of litter and graffiti.

7.19.10.ii

The Council recognises that litter is a major environmental problem, which significantly detracts from the visual quality of urban and rural areas. In addition, litter has public health implications and detracts from the image of the County.

7.19.10.iii

The Council's Litter Management Plan seeks to reduce litter and to raise public awareness of the issue, and will continue to promote high standards of visual and environmental amenity by implementation of the Plan, and other initiatives.

7.19.11 Policy ES 11: Cemeteries**7.19.11.i**

It is the policy of the Council to facilitate the development of cemeteries to cater for the needs of the County, and to continue on a planned basis with the improvement of the appearance of the cemeteries now closed.

7.19.12 Policy ES 12: Fire Brigade Service**7.19.12.i**

It is the policy of the Council to co-operate with Dublin City Council in the development of the fire service in the Dublin Region.

7.19.13 Policy ES 13: Air Quality**7.19.13.i**

It is the policy of the Council to implement the provisions of national policy and air pollution legislation, in conjunction with other agencies as appropriate.

7.19.13.ii

The Council advocates that the Polluter Pays Principle is maintained and adhered to and accordingly will have regard to the Local Government (Planning and Development) General Policy Directive 1988 (or as may be amended from time to time) issued by the Minister for the Environment relating to air quality standards nationally. The Council will also have regard to the Dublin Regional Air Quality Management Plan and such other relevant legislation as may be enacted when considering planning applications.

7.19.13.iii

It is an objective of the Council to protect people from the harmful health effects associated with air pollution, to preserve good air quality where it exists and to improve it where it is unsatisfactory. The Council will also seek to establish specific monitoring stations in conjunction with the EPA to achieve compliance with Air Quality Standards Regulations 2002 (S.I. No. 271 of 2002) (or as may be amended from time to time).

7.19.14 Policy ES 14 : Noise

7.19.14.i

It is the policy of the Council to seek to achieve a healthy and comfortable environment that minimises unwanted noise, and to implement the EU Directive on Assessment and Management of Environmental Noise.

7.19.14.ii

Noise is defined as unwanted sound and affects most people during their lives. Noise is one of the most common factors impairing the enjoyment of one's living, working or leisure environment. In urban areas higher traffic volumes raise the background level of noise during daylight hours.

7.19.14.iii

In accordance with the requirements of the EU Directive on Assessment and Management of Environmental Noise it is an objective of the Council to prepare Noise Maps for major roads, airports and rail lines and to prepare Action Plans to seek to reduce noise levels based on the Maps thereafter.

7.19.15 Policy ES 15: Light Pollution

7.19.15.i

It is the policy of the Council to seek to minimise the effects of external lighting on environmental amenity.

7.19.15.ii

Light pollution includes glare, the spilling of light beyond the boundary of the property on which the light source is located, and the brightening of the night sky above urban areas. In addition to the nuisance effects, excessive lighting wastes electricity and thereby contributes to the unnecessary emission of greenhouse gases. It can be substantially reduced without detriment to the lighting task by avoiding over-lighting, switching off lights when not required for safety, security or enhancement of the night-time scene, and by designing lighting schemes to minimise glare and light spillage.

7.19.16 Policy ES 16 : Major Accident Hazards

7.19.16.i

It is the policy of the Council to have regard to the provisions of the "Seveso" (European Council Directive 96/82/EC).

7.19.16.ii

The Seveso 2 Directive (96/82/EC) seeks to prevent major accidents that involve dangerous substances and processes and to limit their consequences for people and the environment. The focus in this Plan is to ensure that:-

- (a) proposals for new Seveso 2 establishments
- (b) proposals for the modification of existing Seveso 2 establishments, and
- (c) other developments proposed near to existing Seveso 2 establishments, take into account the need to prevent major accidents and to limit the consequences of such accidents. The Directive requires each Member State to ensure that Planning Authorities responsible for planning decisions set up appropriate consultation procedures to facilitate the objective set out above. These procedures must be designed to ensure that technical advice is available on the risks arising, either on a case by case or on a generic basis, when decisions are taken. The Planning and Development Regulations, 2001 (as may be amended from time to time) specify the detailed consultation procedures that apply in the case of planning applications related to (a), (b) and (c) above.

7.19.16.iii

The body responsible for the provision of technical advice to planning authorities is the National Authority for Occupational Safety and Health (NAOSH). The Regulations require that the NAOSH be consulted in the case of planning applications involving development proposals at (a) and (b) above. In the case of planning applications involving development at (c) above, the Regulations specify consultation distances from establishments (by type) within which the NAOSH must be consulted. This is provided for in the Development Control Section of this Plan, Chapter 12.

7.19.16.iv

The National Authority for Occupational Safety and Health (NAOSH) may provide the Planning Authority with generic advice in relation to specific establishments. This advice can be the basis for decisions made by the Planning Authority without further direct consultation with NAOSH.

7.20 D. Energy and Communications

7.21 Aim

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.

7.22 Background

7.22.i

To accord with the principles of sustainable development and to be at the forefront of new technology, the Council will encourage energy conservation and renewal and facilitate the provision of a widespread accessible telecommunications infrastructure to all residents in the County.

7.22.ii

Companies and homes throughout South Dublin County are connected to the National Frame Network for Eircom and the National Fibre Network for Esat Business. The National Digital Park at Citywest will have the first key connection point to a new high-speed international cable that will give critical broadband data transmission facilities. Commercial and residential customers in South Dublin have the choice of utilising natural gas supplied by Bord Gáis Éireann.

7.22.iii

The Electricity Supply Board is facing higher demands due to an increase in population and growing commercial activity. Additional capacity will be required if demands continue to rise.

7.23 Strategy - Energy and Communications

- 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.

7.24 Policy

7.24.1 Policy EC 1: Overhead Cables

7.24.1.i

It is the policy of the Council to seek the placing underground of all electricity, telephone and TV cables wherever possible, in the interests of visual amenity.

7.24.1.ii

It is the intention of the Council to co-operate with other agencies as appropriate, and to use its development control powers in the implementation of this policy. Overhead cables detract from visual amenity.

7.24.2 Policy EC 2: Information Technology

7.24.2.i

It is the policy of the Council to seek to have appropriate modern information technology, including a carrier neutral, multi-duct infrastructure servicing every unit, incorporated into the overall design and layout of all new developments in South Dublin, where feasible.

7.24.3 Policy EC 3: Telecommunications Infrastructure

7.24.3.i

It is the policy of the Council to facilitate the enhancement of the telecommunications infrastructure to maintain economic competitiveness.



7.24.3.ii

In the consideration of proposals for telecommunications antennae and support structures the Council will, as a minimum standard, have regard to the "Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities" issued by the Department of the Environment and Local Government in July 1996 (or as may be amended from time to time), and to such other publications and material as may be relevant in the circumstances.

7.24.3.iii

The Guidelines deal with telecommunications installations related to the provision of public cellular mobile telephone systems. They also deal with the antennae required for receiving and transmitting telephony signals, the support structures for these antennae, the associated buildings and radio equipment containers, ancillary equipment such as poles and cables and with access roads to base stations.

7.24.3.iv

It is an objective of the Council to facilitate the roll-out of an effective 3G mobile broadband network in the County.

7.24.4 Policy EC 4: Renewable Energy

7.24.4.i

It is the policy of the Council to 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.

7.24.4.ii

Renewable energy comes from natural, inexhaustible sources such as the sun, winds, falling water, oceans, plants and the earth. Renewable energy can also be derived from a range of waste products such as sewage, refuse and agricultural waste.

7.24.4.iii

In conjunction with the appropriate agencies, the Council shall carry out a study to identify areas suitable for renewable energy development (including hydro electricity and wind generation) and to examine the renewable energy technologies best suited to the County that make use of the natural resources in a

sustainable manner, having regard to the renewable energy resources of the County and to any constraints there might be on their development, and shall insert a list of suitable locations into the Development Plan by way of variation. In the preparation of the Study, the Council shall also have regard to the 'Draft Planning Guidelines on Wind Energy Development', August 2004, published by the Department of the Environment, Heritage and Local Government, or as may be amended from time to time and, any other relevant guidelines such as may be published from time to time by Government departments or agencies, or appropriate professional bodies. The Council will encourage best practice development to ensure the long term success of these endeavours. The use of alternative forms of energy supply in rural dwellings will be considered on merit by the Council.

7.24.5 Policy EC 5: Energy Efficiency

7.24.5.i

The Council will seek to improve the energy efficiency of its existing building stock, and to promote energy efficiency and conservation in the design and development of all new buildings in the County, and in residential schemes in particular.

7.24.6 Policy EC 6: Electricity Network

7.24.6.i

It is the Policy of the Council to support the infrastructural development of electricity networks in the County, in accordance with Policy EC 1.

7.24.6.ii

It is an objective of the Council that where proposed High Voltage lines traverse existing or proposed residential areas they shall be located underground in the interest of residential amenity.

7.24.7 Policy EC 7: Gas Grid

7.24.7.i

It is the Policy of the Council to support further economic extensions of the gas grid in the County to serve residential communities, commerce and industry, that cannot currently avail of this energy source.

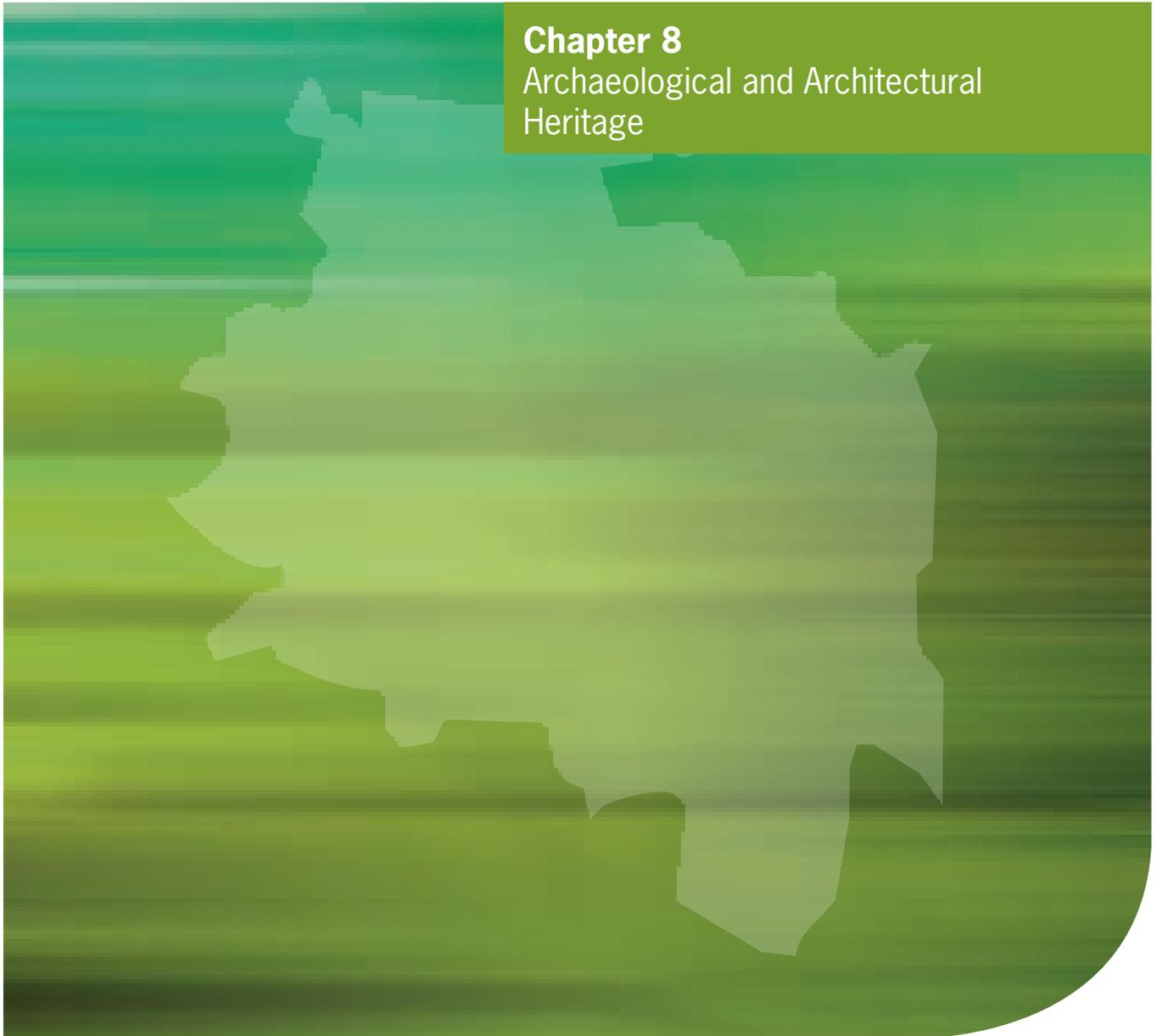


South Dublin County Council

Development Plan 2004-2010



Chapter 8 Archaeological and Architectural Heritage



Chapter 8

Archaeological and Architectural Heritage

8.0 Aim

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

8.1 Background

8.1.i

The County contains a large number of buildings, structures and sites of architectural, historic and/or artistic importance, in addition to numerous archaeological sites. This significant archaeological and architectural heritage is a valuable resource adding to the historical and cultural character of the County. This chapter of the Development Plan contains policies which are intended to ensure the protection of this heritage.

8.1.ii

Conservation of the built heritage emerged as a significant issue during the consultation exercises. Areas of concern include the need to retain and conserve the historic fabrics of Lucan and Clondalkin and the rural character of the villages of Saggart, Rathcoole and Newcastle. The need to conserve specific features such as old stone walls, gate piers, post boxes etc., was also expressed. Many specific comments were made regarding Protected Structures and suggestions were made for additions to the Record of Protected Structures (RPS).

8.1.2 Archaeological Heritage

8.1.2.i

A large number of archaeological features that bear witness to earlier periods, including prehistoric times, remain both above and below ground in the County. The archaeological heritage is protected by the National Monuments Acts, 1930-1994 and is comprised of :

- Recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994;
- Major sites of archaeological importance in South Dublin in State Ownership or Guardianship;
- National Monuments which are the subject of preservation orders in South Dublin;
- Zones of Archaeological Potential in historic towns;
- All previously unknown archaeology that becomes known (e.g. through ground disturbance or the discovery of sites underwater).

8.1.2.ii

All such items are identified on the Development Plan maps and are listed in the Record of Monuments and Places at Schedule 1 in the Plan, to which reference should be made for the complete list of archaeological features which are currently known.



Protecting and conserving buildings, areas, structures and features of special architectural, historical, archaeological, artistic, cultural, scientific and social or technical interest.

8.1.3 Architectural Heritage

8.1.3.i

South Dublin County has a wide variety and a large number of buildings, structures and places of historical and architectural value which contribute to its essential character. The architectural heritage of the County is a unique resource and over time structures and places have acquired special character, which once lost or damaged can never be replaced. This architectural heritage not only comprises buildings of national importance but also more modest works of social and cultural importance.

8.1.3.ii

It is a mandatory requirement of the Planning and Development Act, 2000 that a Development Plan shall include objectives for the protection of structures, or parts of structures, that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The Act requires that a Development Plan shall include a Record of Protected Structures (RPS). The RPS replaced the system of 'listed buildings' in previous County Development Plans. All buildings and structures which would formerly have been included in Lists 1 and 2 are now included in the Record of Protected Structures. The Record of Protected Structures is set out in Schedule 2 of the Plan. The Council has been assisted in drawing up the RPS by the publication of the Architectural Heritage of South Dublin County compiled by the National Inventory of Architectural Heritage.

8.1.3.iii

The Planning and Development Act 2000 also requires that objectives for the preservation of the character of Architectural Conservation Areas (ACA's) should be included in a Development Plan. ACA's are intended to protect groups of structures or townscapes that are of special interest, or that contribute to the appreciation of protected structures. ACA's are designated in this Development Plan.

8.1.3.iv

The qualities of archaeological or architectural interest are not mutually exclusive and certain structures can have both qualities. Some of the items listed in the Record of Protected Structures (Schedule 2), are also defined as Recorded Monuments and are within the ambit of protection under the provisions of the National Monuments Acts 1930-1994.

8.1.3.v

In addition to the buildings of special interest included in the RPS, South Dublin contains a wide variety of vernacular buildings. These buildings contribute in a particular way to the distinctive character of local areas, which can be significantly diminished by their loss through demolition and replacement. The Council will seek to retain such buildings where feasible.





8.2 Strategy

8.2.i

The following is the strategy for the archaeological and architectural heritage of the County:

- **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.**

8.3 Policy

8.3.1 Policy AA 1: Protection of Archaeological Heritage

8.3.1.i

It is the policy of the Council to protect and conserve the archaeological heritage of the county.

8.3.1.ii

Implementation of this policy will involve, *inter alia*:

- a) Designation of Areas of Archaeological Potential, and
- b) Safeguarding the integrity and the setting of archaeological monuments and sites, protecting existing rights of way to such sites and seeking to establish public access where it does not exist at present.

8.3.2 Policy AA 2: Historical and Archaeological Sites and Features

8.3.2.i

It is the policy of the Council to secure the preservation (ie. preservation in-situ or, as a minimum, preservation by record) of all sites and features of historical and archaeological interest.

8.3.2.ii

In securing such preservation the Council will have regard to the advice and recommendations of the Heritage and Planning Division of the Department of the Environment, Heritage and Local Government.

8.3.3 Policy AA 3 : Areas of Archaeological Potential

8.3.3.i

It is the policy of the Council to conserve and protect areas designated as Areas of Archaeological Potential.

8.3.3.ii

Tallaght, Newcastle, Clondalkin, Lucan, Saggart and Rathcoole have been designated as Areas of Archaeological Potential. The designated areas are shown on the Development Plan Maps.

8.3.3.iii

Where it is considered appropriate, the Council in conjunction with the Heritage and Planning Division of the Department of the Environment, Heritage and Local Government, will identify and designate as 'Archaeological Landscapes' areas that contain clusters of Recorded Monuments, or areas that contain very important sites. This will allow for the protection of the setting and environs of Recorded Monuments.



8.3.4 Policy AA 4: Conservation of Buildings, Structures and Sites

8.3.4.i

It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.

8.3.4.ii

The County has a wealth of features of architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest. Such features are contained in the Record of Protected Structures and the Record of Monuments and Places.

8.3.4.iii

In relation to a protected structure or proposed protected structure, the term 'structure' includes the interior of the structure, the land lying within the curtilage of the structure, any other structures lying within that curtilage and their interior, and all fixtures and features which form part of the interior or exterior of that structure. The protection also extends to any features specified as being in the attendant grounds.

8.3.4.iv

The Council will seek to facilitate public access to National Monuments in State care and Council ownership.

8.3.5 Policy AA 5: Architectural Conservation Areas

8.3.5.i

It is the policy of the Council that areas that have particular environmental qualities that derive from their overall layout, design and unity of character be designated as Architectural Conservation Areas.



8.3.5.ii

In the implementation of this policy it is the intention of the Council to designate as Architectural Conservation Areas (ACA's) places, areas, group of structures or townscapes, that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, or that contribute to the appreciation of a protected structure.

8.3.5.iii

The following five areas are designated as ACA's:

- Clondalkin village
- Lucan village
- Palmerstown Lower (Mill Complex)

- Rathfarnham village including Willbrook
- Tallaght village

8.3.5.iv

The Council will examine the need to designate further areas as Architectural Conservation Areas (ACA'S) during the period of the Plan. The Architectural Conservation Areas are shown on the Development Plan Maps.

8.3.5.v

It is an objective of the Council to prepare guidance leaflets providing relevant information on ACA's, having regard to the Architectural Heritage Protection - Guidelines for Planning Authorities published by Duchas, The Heritage Service.

8.3.6 Policy AA 6: Features of Interest

8.3.6.i

It is the policy of the Council to protect and conserve historic milestones, street furniture, and other significant features wherever feasible.

8.3.6.ii

Items of street furniture can be important elements in establishing the character and interest of Architectural Conservation Areas, and in the urban and rural areas of the County generally. Such items include lamp standards, cast-iron vent pipes, railings, street signs, freestanding or wall mounted post-boxes, troughs, water pumps, milestones, bench marks, paving, kerbstones, cobbles and setts, coal hole covers, statues, plaques and monuments. Other features of interest include old stone walls, gate piers, gates, stone bridges, archways and wrought iron features.

8.3.7 Policy AA 7: Retention of Older Buildings

8.3.7.i

It is the policy of the Council to encourage the rehabilitation, renovation and re-use of existing older buildings where appropriate.

8.3.7.ii

This policy will be implemented through the Development Control process and is consistent with the achievement of sustainability. To facilitate retention of older buildings, the Council will give consideration to the relaxation of car parking and other Development Control requirements in appropriate circumstances.





Chapter 9
Landscape, Natural Heritage
and Amenities



Chapter 9

Landscape, Natural Heritage and Amenities

9.0 Aim

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.

9.1 Background

9.1.1 Introduction

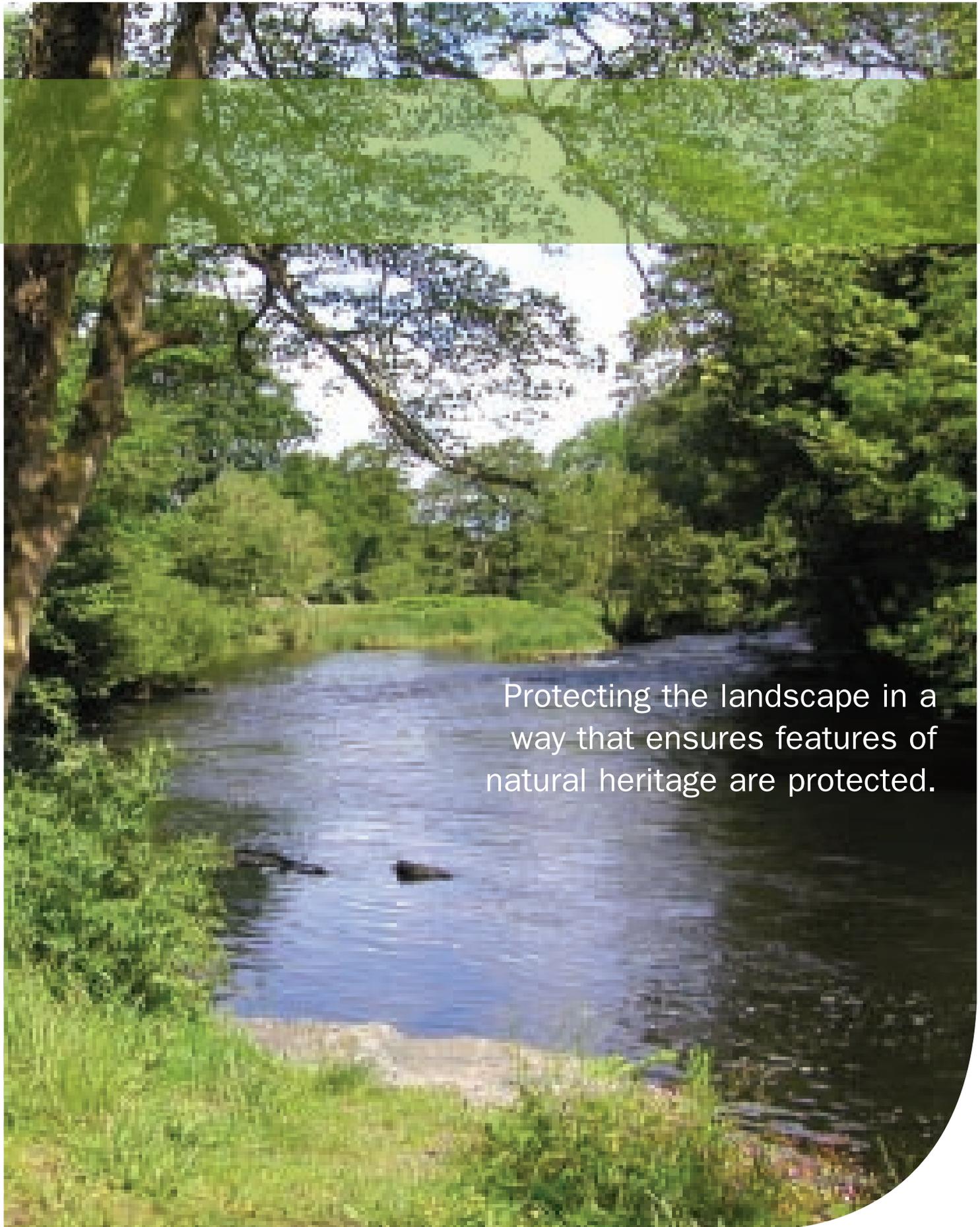
9.1.1.i

The conservation and enhancement of the natural environment is a major function of the Development Plan. The County contains areas of great natural beauty and amenity, Green Belt Areas, proposed Natural Heritage Areas and two proposed Special Areas of Conservation in Glenasmole and the Wicklow Mountains. The Liffey and Dodder rivers and the Grand Canal are important waterways flowing through the County and a Special Amenity Area Order (SAAO) applies to part of the Liffey Valley Area. The Council, through its policies, will protect the natural environment and designated areas whilst facilitating access to amenities.

9.1.2 Consultation

9.1.2.i

Landscape and natural heritage were identified as significant issues at the public consultation meetings and in the written submissions. The case was made for the protection and extension of green belt zonings. The view was expressed that forestry plantations should not impinge on views, especially in the Dublin Mountain Area and that sensitive planning policies and careful monitoring of recreational activities in the Dublin Mountains was necessary to protect and preserve this natural resource. The enhancement of bio-diversity, preservation of natural amenities, integrity of wildlife corridors and the protection of nature conservation areas also emerged as important issues as did the extension of the Liffey Valley SAAO.



Protecting the landscape in a way that ensures features of natural heritage are protected.

9.2 Strategy

9.2.i

The strategy for landscape, natural heritage and amenity in the county is as follows:

- **Recognise that the landscape, natural heritage and amenities of South Dublin 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.**



9.3 Policy - Landscape

9.3.i

Landscape is an important part of people's lives, giving individuals and communities a sense of identity and belonging and bestowing a sense of place on their surroundings. Landscape is also the context in which all change takes place and the key to successful landscape policy is the ability to manage change in a way that is respectful of the natural environment and rural areas.

9.3.ii

Section 10 of the Planning and Development Act, 2000 (as may be amended) requires that a Development Plan shall include objectives relating to the preservation of the character of the landscape, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest.

9.3.iii

The Development Plan divides the non-urban areas of the county into the following zones; Rural Amenity ('B'), Open Space ('F'), High Amenity ('G'), Green Belt ('GB') and Dublin Mountain Area ('H'). Policies and objectives are identified for each of the zones, where the main objective is either to protect or preserve them.

9.3.iv

The extensive rural areas of the County include the foothills of the Dublin Mountains, as well as the flat arable lands to the west of Clondalkin. The mountains are a major amenity with great potential for both active and passive recreational use. In terms of Development Plan policy, the issues faced by rural areas relate primarily to balancing the need for local social and economic development with protecting the area against pressures for development, generated by the proximity of the City. These include pressures for:

- Expansion of the suburbs
- Construction of one-off housing
- Leisure activities
- Extractive industry and landfill.

9.3.v

In order to address landscape issues in Ireland, The Department of the Environment and Local Government published “Draft Guidelines for Landscape and Landscape Assessment, 2000”, which provide a framework for Local Authorities to carry out a Landscape Character Assessment for their functional areas. The objective of an assessment is to characterise landscapes and to assess the sensitivity of various landscapes to development. South Dublin County Council has prepared a Landscape Character Areas assessment, including landscape descriptions, a strategy and a map. (See also Schedule 7).

9.3.1 Policy LHA 1: Preservation of Landscape Character

9.3.1.i

It is the policy of the Council to protect the character of the landscape in the County in accordance with the policies and objectives of the Development Plan and with the “Draft Guidelines for Landscape and Landscape Assessment, 2000” as issued by the Department of the Environment and Local Government or any finalised Guidelines issued by the Department.

9.3.2 Policy LHA 2: Views and Prospects

9.3.2.i

It is the policy of the Council to protect views and prospects of special amenity value or special interest.

9.3.2.ii

The County contains many scenic areas and vantage points from which views of great natural beauty may be obtained, over adjoining counties and the rural landscape in general. In addition to scenic views, the County also contains important “prospects” i.e. prominent landscapes or areas of special amenity value or special interest, which are visible from the surrounding area. Views and prospects for protection have been identified in the Plan. Views and prospects are shown on the Development Plan Maps and prospects are listed in Chapter 13 - Specific Objectives.

9.4 Policy - Natural Heritage

9.4.i

The protection and conservation of the natural heritage of the County, is an important role of the Council. Natural heritage is taken to include designated areas or areas of proposed designation including the Special Amenity Area of the Liffey Valley, the proposed Special Areas of Conservation and the six proposed Natural Heritage Areas in the County. Natural heritage includes, forestry, trees and woodlands, hedgerows, flora and fauna, rivers and streams and geological features.

9.4.ii

Section 10 of the Planning and Development Act, 2000 (as amended) requires that a Development Plan include objectives relating to the conservation and protection of the environment, including, in particular, the natural heritage and the conservation and protection of European sites and any other sites, which may be prescribed.

9.4.1 Policy LHA 3: Lucan Bridge to Palmerstown Special Amenity Area Order

9.4.1.i

It is the policy of the Council to preserve and enhance the character and special features of the Lucan Bridge to Palmerstown Special Amenity Area.

9.4.1.ii

A Special Amenity Area Order for the Liffey Valley between Lucan Bridge and Palmerstown was confirmed by the Minister for the Environment in March 1990. The Council will continue to preserve and enhance the area as particularly set out in the Schedules to the Order (see Appendix 4 of the Plan).

9.4.2 Policy LHA 4: Extension of the Liffey Valley Special Amenity Area Order

9.4.2.i

It is the policy of the Council to actively investigate the feasibility of extending the Liffey Valley Special Amenity Area Order to include lands from the Dublin City Council boundary to the boundary with County Kildare.



9.4.3 Policy LHA 5: Liffey Valley National Park

9.4.3.i

It is a policy of the Council to secure, as an amenity of national significance, the preservation of the Liffey Valley and its landscapes and to seek to have the lands brought into public ownership for the purpose of designation as a Liffey Valley National Park.

9.4.3.ii

It is an objective of the Council to pursue the creation of a Liffey Valley National Park together with the adjoining Local Authorities of Fingal and Kildare.

9.4.3.iii

It is an objective of the Council to preserve all areas within the Liffey Valley from major housing developments.

9.4.4 Policy LHA 6: Special Areas of Conservation and Proposed Natural Heritage Areas

9.4.4.i

It is the policy of the Council to protect and preserve areas designated or proposed as Special Areas of Conservation (E.U. Habitats Directive) and Proposed Natural Heritage Areas.

9.4.4.ii

The County has a rich ecological, botanical and geological heritage and many such areas are considered worthy of conservation. This heritage can be easily damaged through pollution, land drainage, dumping, or recreational overuse.

9.4.4.iii

Special Areas of Conservation (E.U. Habitats Directive) and Proposed Natural Heritage Areas are shown on the Development Plan Maps and listed in Chapter 13 - Specific Objectives. It is the intention of the Council to protect and preserve these areas.

9.4.5 Policy LHA 7: Heritage and Biodiversity Plan

9.4.5.i

It is the policy of the Council to produce a Heritage and Biodiversity Plan for South Dublin County Council, in consultation with the County Development Board and other relevant bodies.

9.4.5.ii

In order to protect the heritage and biodiversity of the County, it is a policy of the Council to prepare a Heritage Plan, which will seek to identify, protect, conserve, manage and enhance built and natural heritage and biodiversity.

9.4.5.iii

This plan will be set within the context of the National Heritage Plan, 2002 and the National Biodiversity Plan, 2002 published by the Department of Arts, Heritage, Gaeltacht and the Islands.

9.4.6 Policy LHA 8: Forestry

9.4.6.i

It is the policy of the Council to facilitate the development of forestry in areas of the County where it will not have an adverse environmental impact, and where it will not detract from the recreational potential or the character of the mountain areas or other high amenity zones.

9.4.6.ii

In addition to their economic function forests have a major role to play in facilitating recreational activities. In the mountain areas the Council will seek to ensure that new forestry development facilitates public access wherever possible. In addition, the Council is conscious of the potentially negative visual impact of extensive forestry development (particularly ridge line planting and clear-felling activity) and will seek to prevent such development in sensitive scenic locations.

9.4.6.iii

The Council will encourage the planting of broadleaf native species such as oak in both urban and rural areas in order to enhance biodiversity. The Council will also promote the development of urban forests on appropriate sites as circumstances permit.

9.4.7 Policy LHA 9: Trees and Woodlands

9.4.7.i

It is the policy of the Council that trees, groups of trees or woodlands, which form a significant feature in the landscape, or are important in setting the character of an area, will be preserved wherever possible.

9.4.7.ii

In the implementation of this policy, the Council will consider making Tree Preservation Orders where it appears expedient in the interest of amenity. A number of orders have been made and these are detailed in Chapter 13. In addition, certain trees, groups of trees and woodlands have been identified on the Development Plan Maps. It is intended that these trees be protected and maintained.

9.4.8 Policy LHA 10: Hedgerows

9.4.8.i

It is the policy of the Council to protect hedgerows in the County from development which would impact adversely upon them and to enhance the County's hedgerows by increasing coverage, where possible, using locally native species and to develop an appropriate code of practice for road hedgerow maintenance.

9.4.9 Policy LHA 11: Flora and Fauna

9.4.9.i

It is the policy of the Council to protect the natural resources of the County and conserve the existing wide range of flora and fauna in the County through the protection of wildlife habitats wherever possible.

9.4.9.ii

The conservation of existing flora and fauna is a central element in the preservation of the natural heritage of the County and important to the achievement of sustainability. In conjunction with other agencies, the Council will endeavour to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible. In addition, the Council will explore the potential for habitat protection in urban areas.

9.4.10 Policy LHA 12: River and Stream Management

9.4.10.i

It is the policy of the Council to implement a strategy (prepared on a regional basis) for the management of rivers and streams throughout the County.

9.4.10.ii

The purpose of the strategy is to draw up an integrated programme for the management of rivers and streams, dealing with issues such as nature conservation, flood control, pollution control, general recreation, walking and angling. It will facilitate monitoring of changes in water quality and aquatic habitats, and assist in the preparation of landscape improvement schemes for existing rivers and streams. The strategy will be prepared in consultation with local community and environmental groups, angling organisations and fisheries authorities.

9.4.10.iii

It is an objective of the Council to co-operate with Dublin City Council and Dun Laoghaire Rathdown County Council in the preparation of an Environmental Management Plan for the River Dodder and its environs.

9.4.11 Policy LHA 13: Protection of the Grand Canal

9.4.11.i

It is the policy of the Council to protect and enhance the visual, recreational, environmental (flora/fauna/biodiversity) and amenity value of the Grand Canal, its towpaths and adjacent wetlands, and to facilitate the provision of a cycle-way on one side.

9.4.12 Policy LHA 14: Geological Features

9.4.12.i

It is the policy of the Council to identify and seek to preserve important features of geological and geomorphological interest within the County.



9.5 Policy - Amenities

9.5.i

The preservation and enhancement of amenities and recreational amenities is an integral part of the development of the County. The Council recognises the important role that areas of amenity and green linkages play in creating quality and healthy environments for all and will seek to promote a balance between the protection of our environmental assets and the facilitation of recreational use.

9.5.1 Policy LHA 15: Dublin Mountain and High Amenity Zones

9.5.1.i

It is the policy of the Council to conserve the character of the Dublin Mountain and High Amenity Zones.

9.5.1.ii

In the implementation of this policy it is the intention of the Council to designate and conserve areas of outstanding natural beauty and/or recreational value. Such areas include the Dublin Mountains and the Liffey and Dodder Valleys, and are covered by the zoning objectives 'G' - "To protect and improve High Amenity Areas" and 'H' - "To protect and enhance the outstanding natural character of the Dublin Mountain Area".

9.5.1.iii

These areas play a crucial role in recreation and amenity terms, in addition to serving as valuable wildlife habitats.

9.5.2 Policy LHA 16: Areas of Special Amenity

9.5.2.i

It is the policy of the Council to examine areas within the Dublin Mountains including the Bohernabreena Reservoirs and High Amenity Area Zones with a view to making Special Amenity Area Orders for all or part of them.

9.5.3 Policy LHA 17: Preservation of Major Natural Amenities

9.5.3.i

It is the policy of the Council to preserve the major natural amenities of the County (i.e. Dublin Mountains and River Valleys) and to provide parks and open spaces in association with them.

9.5.4 Policy LHA 18: National Park**9.5.4.i**

It is the policy of the Council to facilitate and assist in the establishment of a National Park in the Dublin/Wicklow Mountains.

9.5.5 Policy LHA 19: Green Structure**9.5.5.i**

It is the policy of the Council to facilitate, where possible, the development of a Green Structure where heritage and landscape are afforded protection, management and enhancement and where there will be adequate opportunity for passive and active recreation.

9.5.5.ii

The rationale for a Green Structure is set out in the National Spatial Strategy 2002-2020 where the prime consideration from an environmental view is to maintain the distinction between cities, towns and countryside and to prevent further erosion of the respective advantages of both rural and urban areas. Its objectives are:

- To prevent urban sprawl
- To reduce the loss of agricultural and other land to urban uses
- To protect rural identity and reduce disruption to farming by keeping rural-urban distinctions as clear as possible
- To create a green setting for cities and towns, which will provide people with opportunities for outdoor recreation within easy reach of their homes
- To conserve and, where appropriate and possible, enhance biodiversity.

9.5.6 Policy LHA 20: Green Belts**9.5.6.i**

It is the policy of the Council to retain the individual physical character of towns and development areas by the designation of green belt areas, where appropriate.

9.5.6.ii

The function of this policy is to protect the special amenity value of countryside which provides a visual break between urban areas. Green belt areas have been designated for protection under Zoning Objective 'GB' - "To preserve a Green Belt between Development Areas". New development will be strictly controlled in this zone as set out in Part 2 of the Plan.

9.5.7 Policy LHA 21: Tree Planting**9.5.7.i**

It is the policy of the Council to improve areas of poor environmental quality with significant tree planting and to improve and enhance the visual appearance of small neglected areas with good quality landscaping.

9.5.8 Policy LHA 22: Access to Forest and Woodland Areas**9.5.8.i**

It is the policy of the Council to seek the co-operation of Coillte and other agencies and landowners where appropriate, in the establishment of access ways, bridle paths, nature trails and other recreational facilities within forest and woodland areas.

9.5.9 Policy LHA 23: Public Rights-of-Way**9.5.9.i**

It is the policy of the Council to preserve and/or extend and enhance existing public rights-of-way and to create new rights-of-way in the interest of amenity as opportunities or needs arise.

9.5.9.ii

The Council will use its powers under the Planning Acts to preserve and maintain suitable existing rights-of-way, to create new ones where appropriate, and to promote their greater use in amenity areas (see Chapter 13).

9.5.9.iii

It is an objective of the Council to examine existing rights-of-way, paths, access points to rivers, lakes, mountains and other amenity areas to determine where existing public rights-of-way exist, and where public rights-of-way should be created, either by agreement or by compulsion, in the interests of ensuring access to amenities for recreation and amenity purposes, by the provision of walking routes.

9.5.9.iv

It is an objective of the Council to compile a list of public rights-of-way and that a charter of pedestrian rights be adopted in conjunction with this.

9.5.10 Policy LHA 24: Trails, Hiking and Walking Routes

9.5.10.i

It is the policy of the Council to promote the development of regional and local networks of hiking and walking routes and way-marked trails.

9.5.10.ii

Implementation of this policy could involve the development of special interest features such as cultural walks, and long distance hiking trails taking advantage of the Dublin Mountains (e.g. the walk from Saggart to the Dublin Mountains, The Dublin Way, etc.). The Council will co-operate with other relevant agencies, both public and private, and local landowners as appropriate.

9.5.10.iii

Where possible, the Council will preserve the open character of commonage and other hill land and will secure access thereto.

9.5.11 Policy LHA 25: Amenity/ Viewing Lay-Bys

9.5.11.i

It is the policy of the Council to secure or improve amenity/viewing lay-bys in areas of recreational amenity, at the commencement of rights-of-way and walking routes and where there are views and prospects of special interest.



PART 2

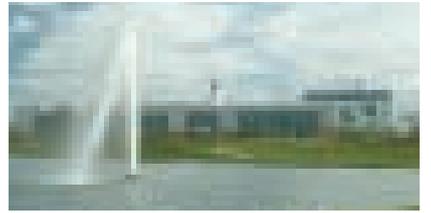
Control of Development and Design



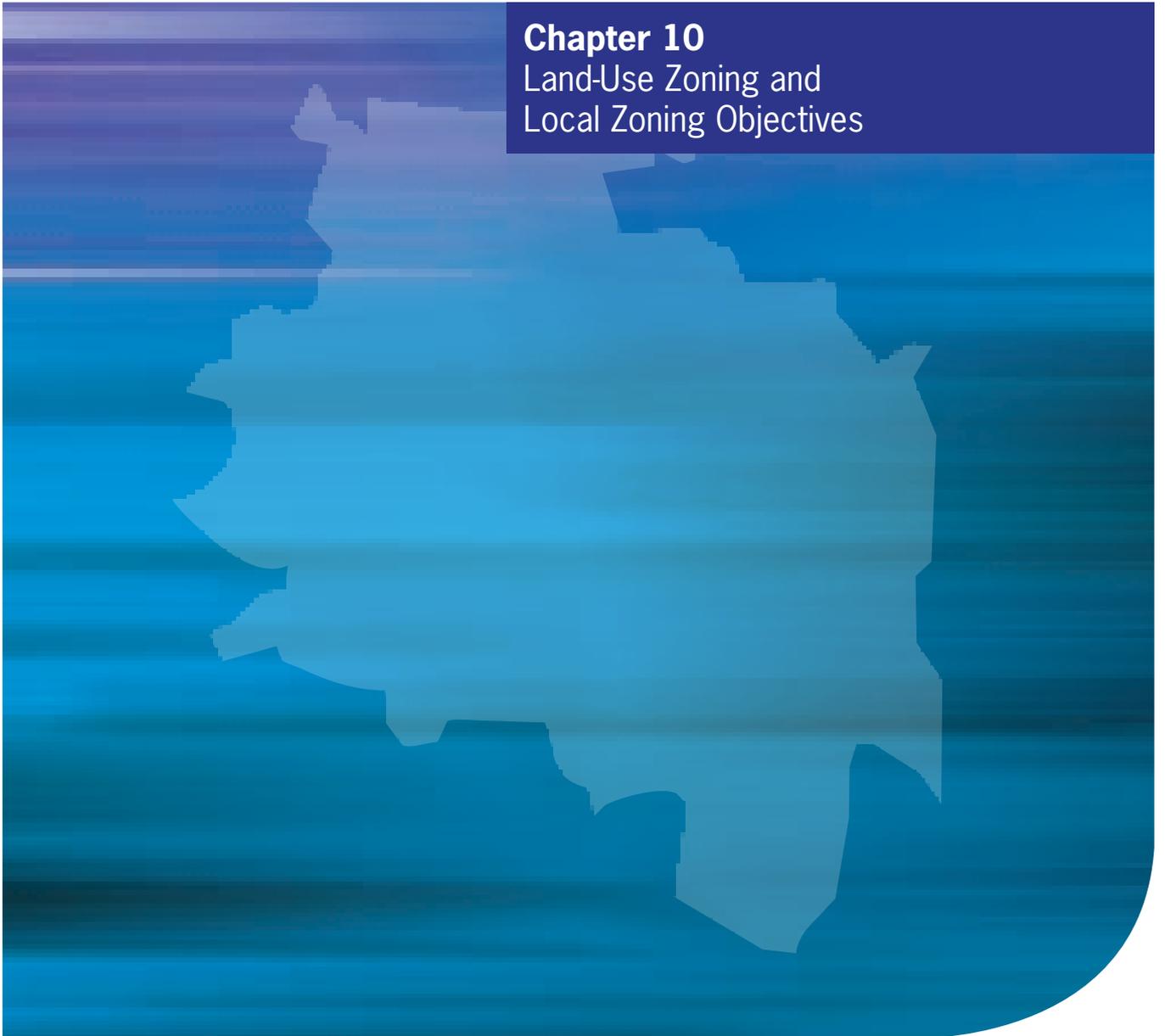


South Dublin County Council

Development Plan 2004-2010



Chapter 10 Land-Use Zoning and Local Zoning Objectives



Chapter 10

Land-Use Zoning and Local Zoning Objectives

10.0 Aim

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

10.1 Use Zoning Objectives

10.1.i

The purpose of land use zoning is to indicate the planning control objectives of the Council for all lands in its administrative area. Twelve such zones are indicated in this Plan. They are identified by letter on the zoning matrix and by colour on the Development Plan Maps. The land use zones used and the various objectives for these areas are detailed in the Tables in this Chapter.

10.1.ii

Tables 10.2 to 10.13 inclusive and the Use Zoning Matrix in Table 10.14 are intended as guidelines in assessing the acceptability or otherwise of development proposals. However, they relate only to land use. Factors such as density, height, massing, traffic generation, public health, landscape character and features, design criteria, visual amenity and potential nuisance by way of noise, odour, and pollution are also of significance. These are important in establishing whether or not a development proposal conforms to the proper planning and development of an area. General guidelines are set out in subsequent paragraphs of this part of the Written Statement, or elsewhere in this Plan.

10.1.iii

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

10.1.iv

This Chapter also indicates a number of Local Zoning Objectives. These are indicated in the section following the Tables and 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.

10.1.1 Transitional Areas

10.1.1.i

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

A photograph of a construction site. In the foreground, the top of a white bus is visible, with the word "Tallwood" printed on its destination sign. The background shows a large building under construction, completely encased in a complex network of metal scaffolding. Several tall construction cranes are visible against a clear sky. A large sheet of green safety netting is draped over a portion of the scaffolding. The overall scene depicts active urban development.

Ensuring the orderly and sustainable development of the county through the setting out of zoning objectives for a variety of uses.

10.1.2 Permitted In Principle

10.1.2.i

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

10.1.3 Open for Consideration

10.1.3.i

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

10.1.4 Not Permitted

10.1.4.i

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

10.1.5 Other Uses

10.1.5.i

Other uses not mentioned throughout the Use Tables and Matrix will be considered in relation to the general policies of the Plan and to the zoning objectives for the area in question.

Table No. 10.1 Development Plan Zoning Objectives

Zone	Objective
A	To protect and/or improve Residential Amenity
A1	To provide for new Residential Communities in accordance with approved Area Plans
B	To protect and improve Rural Amenity and to provide for the development of Agriculture
CT	To protect, improve and provide for the future development of the County Town of Tallaght
TC	To protect, provide for and/or improve Town Centre facilities
DC	To protect, provide for and/or improve District Centre facilities
LC	To protect, provide for and/or improve Local Centre facilities
E	To provide for Enterprise and Employment and related uses
F	To preserve and provide for Open Space and Recreational Amenities
G	To protect and improve High Amenity Areas
GB	To preserve a Green Belt between Development Areas
H	To protect and enhance the outstanding natural character of the Dublin Mountain Area

Table No. 10.2 Zoning Objective 'A'

TO PROTECT AND/OR IMPROVE RESIDENTIAL AMENITY	
USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Halting Sites/Group Housing, Nursing Home, Open Space, Public Services, Residential, Retirement Home.
Open for Consideration	Bed & Breakfast, Betting Office, Carpark, Caravan Park-Residential, Cemetery, Church, Community Centre, Crèche /Nursery School, Cultural use, Doctor/Dentist etc. Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Household Fuel Depot, Industry-Light, Office-Based Industry, Offices less than 100 sq. m, Petrol Station, Public House, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Refuse Transfer Station, Residential Institution, Restaurant, Science and Technology Based Enterprise, Service Garage, Shop-Local, Shop-Neighbourhood, Veterinary Surgery.
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome/Airfield, Agricultural Buildings, Boarding Kennels, Caravan Park-Holiday, Cash & Carry / Wholesale Outlet, Concrete / Asphalt (etc.) Plant in or adjacent to a Quarry, Dance hall / Discotheque, Heavy Vehicle Park, Hospital, Hotel / Motel, Industry-Extractive, Industry-General, Industry-Special, Motor Sales Outlet, Offices 100 sq. m - 1,000 sq. m, Offices over 1,000 sq. m, Refuse Landfill / Tip, Retail Warehouse, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard, Shop-Discount Food Store, Shop-Major Sales Outlet, Transport Depot, Warehousing.

Table No. 10.3 Zoning Objective 'A1'

"TO PROVIDE FOR NEW RESIDENTIAL COMMUNITIES IN ACCORDANCE WITH APPROVED AREA PLANS"	
USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Betting Office, Caravan Park-Residential, Carpark, Community Centre, Crèche / Nursery School, Cultural Use, Doctor/Dentist etc., Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Halting Site / Group Housing, Health Centre, Industry-Light, Nursing Home, Offices less than 100 sq. m, Open Space, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Local, Shop-Neighbourhood, Veterinary Surgery.
Open for Consideration	Advertisement and Advertising Structures, Agricultural Buildings, Bed & Breakfast, Caravan Park-Holiday, Cash & Carry / Wholesale Outlet, Cemetery, Church, Dance hall/Discotheque, Heavy Vehicle Park, Home Based Economic Activities, Hospital, Hotel/Motel, Household Fuel Depot, Industry-General, Motor Sales Outlet, Office-Based Industry, Offices 100 sq. m. - 1,000 sq. m., Offices over 1,000sq.m., Refuse Transfer Station, Science and Technology Based Enterprise, Shop-Discount Food Store, Shop-Major Sales Outlet.
Not Permitted	Abattoir, Aerodrome / Airfield, Boarding Kennels, Concrete / Asphalt (etc.) Plant in or adjacent to a Quarry, Industry-Extractive, Industry-Special, Refuse Landfill / Tip, Retail Warehouse, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard, Transport Depot, Warehousing.

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

Table No. 10.4 Zoning Objective 'B'

"TO PROTECT AND IMPROVE RURAL AMENITY AND TO PROVIDE FOR THE DEVELOPMENT OF AGRICULTURE"	
USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Aerodrome/Airfield, Agricultural Buildings, Boarding Kennels, Caravan Park-Holiday, Cemetery, Church, Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry, Halting Sites/Group Housing, Industry-Extractive, Nursing Home, Open Space, Public Services, Rural Industry-Cottage, Rural Industry-Food.
Open for Consideration	Abattoir, Bed & Breakfast, Betting Office ^b , Carpark, Cash & Carry/Wholesale Outlet ^b , Community Centre, Crèche/Nursery School ^b , Cultural Use, Dance hall/Discotheque ^b , Doctor/Dentist etc., Education, Enterprise Centre ^b , Funeral Home ^b , Garden Centre, Guest House, Health Centre ^b , Heavy Vehicle Park, Home Based Economic Activities, Hospital, Hotel/Motel, Household Fuel Depot ^b , Industry-General ^b , Industry-Light, Industry-Special, Motor Sales Outlet ^b , Office-Based Industry ^b , Offices less than 100 sq.m. ^b , Petrol Station ^b , Public House ^b , Recreational Buildings (Commercial) ^b , Recreational Facility/Sports Club, Refuse Landfill/Tip, Refuse Transfer Station, Residential ^c , Residential Institution, Restaurant, Retirement Home, Science and Technology Based Enterprise, Service Garage ^b , Shop-Discount Food Store ^b , Shop-Local ^b , Shop-Neighbourhood ^b , Transport Depot, Veterinary Surgery.
Not Permitted	Advertisements - Advertising Structures, Caravan Park-Residential, Offices 100 sq. m- 1,000 sq. m, Offices over 1,000 sq. m, Retail Warehouse, Scrap Yard, Shop-Major Sales Outlet, Warehousing.

^a In Existing Premises^b In Villages to Serve Local Needs^c In accordance with Council policy for residential development in rural areas.

Table No. 10.5 Zoning Objective 'CT'

"TO PROTECT, IMPROVE AND PROVIDE FOR THE FUTURE DEVELOPMENT OF THE COUNTY TOWN OF TALLAGHT"	
USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Carpark, Community Centre, Crèche/ Nursery School, Cultural use, Dance hall/ Discotheque, Doctor/Dentist etc., Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hospital, Hotel/Motel, Industry-Light, Motor Sales Outlet, Nursing Home, Office - Based Industry, Offices less than 100 sq. m, Offices 100 sq. m-1,000 sq. m, Offices over 1,000 sq. m, Open Space, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Residential, Residential Institution, Restaurant, Retail Warehouse, Retirement Home, Shop-Discout Food Store, Shop-Local, Shop-Neighbourhood, Shop-Major Sales Outlet, Veterinary Surgery.
Open for Consideration	Boarding Kennels, Cash & Carry/Wholesale Outlet, Church, Halting Sites/ Group Housing, Home Based Economic Activities, Household Fuel Depot, Industry-General, Science and Technology Based Enterprise, Service Garage, Warehousing.
Not Permitted	Abattoir, Aerodrome/Airfield, Agricultural buildings, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Concrete/Asphalt etc. Plant in or adjacent to a Quarry, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Refuse Landfill / Tip, Refuse Transfer Station, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard, Transport Depot.

Table No. 10.6 Zoning Objective 'TC'

"TO PROTECT, PROVIDE FOR AND/OR IMPROVE TOWN CENTRE FACILITIES "	
USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Carpark, Cash & Carry/Wholesale Outlet, Community Centre, Crèche/Nursery School, Cultural use, Dance hall /Discotheque, Doctor/Dentist etc., Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hospital, Hotel/Motel, Household Fuel Depot, Industry-Light, Motor Sales Outlet, Nursing Home, Office-Based Industry, Offices less than 100 sq. m, Offices 100 sq. m-1,000 sq. m, Offices over 1,000 sq. m, Open Space, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/ Sports Club, Residential, Residential Institution, Restaurant, Retail Warehouse, Retirement Home, Service Garage, Shop-Discount Food Store, Shop-Local, Shop-Neighbourhood, Shop-Major Sales Outlet, Veterinary Surgery.
Open for Consideration	Boarding Kennels, Church, Halting Sites / Group Housing, Home Based Economic Activities, Industry-General, Refuse Transfer Station, Science and Technology Based Enterprise, Transport Depot, Warehousing.
Not Permitted	Abattoir, Aerodrome/Airfield, Agricultural buildings, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Concrete/Asphalt etc. Plant in or adjacent to a Quarry, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Refuse Landfill/ Tip, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard.

Table No. 10.7 Zoning Objective 'DC'

"TO PROTECT, PROVIDE FOR AND/OR IMPROVE DISTRICT CENTRE FACILITIES"	
USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Advertisements & Advertising Structures, Bed & Breakfast, Betting Office, Carpark, Community Centre, Crèche/Nursery School, Cultural Use, Dance hall/Discotheque, Doctor/Dentist etc., Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hospital, Hotel/Motel, Household Fuel Depot, Industry-Light, Motor Sales Outlet, Nursing Home, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq. m-1,000 sq. m, Open Space, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Discount Food Store , Shop-Local, Shop-Neighbourhood, Shop-Major Sales Outlet, Veterinary Surgery.
Open for Consideration	Boarding Kennels, Cash & Carry/Wholesale Outlet, Church, Halting Sites/Group Housing, Home Based Economic Activities, Industry-General, Offices over 1,000 sq.m, Refuse Transfer Station, Retail Warehouse, Science and Technology Based Enterprise, Transport Depot, Warehousing.
Not Permitted	Abattoir, Aerodrome/Airfield, Agricultural Buildings, Caravan Park-Holiday, Caravan Park- Residential, Cemetery, Concrete/Asphalt etc. Plant in or adjacent to a Quarry, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Refuse Landfill / Tip, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard.

Table No. 10.8 Zoning Objective 'LC'

"TO PROTECT, PROVIDE FOR AND/OR IMPROVE LOCAL CENTRE FACILITIES"	
USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Advertisements & Advertising Structures, Bed & Breakfast, Betting Office, Carpark, Community Centre, Crèche/Nursery School, Cultural Use, Doctor/Dentist etc., Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Industry-Light, Nursing Home, Offices less than 100 sq. m, Open Space, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Discount Food Store , Shop-Local, Shop-Neighbourhood, Veterinary Surgery.
Open for Consideration	Boarding Kennels, Cash & Carry/Wholesale Outlet, Church, Dance hall/Discotheque, Halting Sites/Group Housing, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-General, Motor Sales Outlet, Office-Based Industry, Offices 100 sq.m - 1,000 sq. m, Refuse Transfer Station, Science and Technology Based Enterprise.
Not Permitted	Abattoir, Aerodrome/Airfield, Agricultural Buildings, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-Special, Offices greater than 1,000 sq. m, Refuse Landfill/Tip, Retail Warehouse, Rural Industry-Cottage, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Warehousing.

Table No. 10.9 Zoning Objective 'E'

"TO PROVIDE FOR ENTERPRISE AND EMPLOYMENT AND RELATED USES "	
USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Abattoir, Advertisements and Advertising Structures, Carpark, Cash & Carry/ Wholesale Outlet, Crèche/Nursery School, Enterprise Centre, Halting Sites/Group Housing, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Industry-Light, Industry-Special, Motor Sales Outlet, Offices less than 100 sq. m., Offices 100 sq. m - 1,000 sq. m., Offices over 1,000 sq.m., Office-Based Industry, Open Space, Petrol Station, Public Services, Refuse Transfer Station, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Local, Transport Depot, Warehousing.
Open for Consideration	Agricultural buildings, Bed & Breakfast, Boarding Kennels, Church, Community Centre, Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry, Cultural use, Dance Hall/Discotheque, Doctor/Dentist etc., Education, Funeral Home, Garden Centre, Health Centre, Home Based Economic Activities, Hotel/Motel, Industry-Extractive, Public House, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Refuse Landfill/Tip, Restaurant, Retail Warehouse, Shop-Discount Food Store, Shop-Neighbourhood, Veterinary Surgery.
Not Permitted	Aerodrome/Airfield, Betting Office, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Guest House, Hospital, Nursing Home, Residential, Residential institution, Retirement Home, Rural Industry-Cottage, Rural Industry-Food, Shop-Major Sales Outlet.

Table No. 10.10 Zoning Objective 'F'

"TO PRESERVE AND PROVIDE FOR OPEN SPACE AND RECREATIONAL AMENITIES "	
USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Community Centre, Cultural Use, Halting Sites/Group Housing, Open Space, Recreational Facilities/Sports Club.
Open for Consideration	Agricultural buildings, Bed & Breakfast ^a , Boarding Kennels, Carpark, Caravan Park-Holiday, Cemetery, Church, Crèche/Nursery School, Education, Garden Centre, Guest House ^a , Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Extractive, Public Services, Recreational Buildings (Commercial), Refuse Landfill/Tip, Residential, Restaurant.
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome/Airfield, Betting Office, Caravan Park-Residential, Cash & Carry/Wholesale Outlet, Concrete/Asphalt etc. Plant in or adjacent to a Quarry, Dance Hall/Discotheque, Doctor/Dentist etc., Enterprise Centre, Funeral Home, Health Centre, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Industry-Light, Industry-Special, Motor Sales Outlet, Nursing Home, Office-Based Industry, Offices less than 100 sq. m, Offices 100 sq. m - 1,000 sq.m, Offices over 1,000 sq. m, Petrol Station, Public House, Residential Institution, Retail Warehouse, Refuse Transfer Station, Retirement Home, Rural Industry-Cottage, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Discout Food Store , Shop-Local, Shop-Neighbourhood, Shop-Major Sales Outlet, Transport Depot, Veterinary Surgery, Warehousing.

^a In existing premises

Table No. 10.11 Zoning Objective 'G'

"TO PROTECT AND IMPROVE HIGH AMENITY AREAS "	
USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Halting Sites / Group Housing, Open Space
Open for Consideration	Aerodrome/Airfield, Agricultural Buildings, Bed & Breakfast ^a , Boarding Kennels, Caravan Park-Holiday, Carpark, Cemetery, Church, Community Centre, Concrete/ Asphalt (etc.) Plant in or adjacent to a Quarry, Crèche / Nursery School, Cultural Use, Doctor/Dentist etc. ^a , Education, Garden Centre, Guest House ^a , Home Based Economic Activities, Hospital, Hotel/ Motel, Industry-Extractive, Nursing Home ^a , Public Services, Recreational Facility/Sports Club, Refuse Landfill/Tip, Residential ^c , Residential Institution ^a , Restaurant, Rural Industry-Cottage, Rural Industry-Food, Veterinary Surgery ^a .
Not Permitted	Abattoir, Advertisements and Advertising Structures, Betting Office, Caravan Park-Residential, Cash & Carry / Wholesale Outlet, Dance Hall / Discotheque, Enterprise Centre, Funeral Home, Health Centre, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Industry-light, Industry-Special, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq. m, Offices 100 sq. m-1,000 sq. m, Offices over 1,000 sq. m, Petrol Station, Public House, Recreational Buildings (Commercial), Refuse Transfer Station, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Discount Food Store, Shop-Local, Shop-Neighbourhood, Shop-Major Sales Outlet, Transport Depot, Warehousing.

^a In existing premises.

^c In accordance with Council Policy for Development in Rural Areas.

Table No. 10.12 Zoning Objective 'GB'

"TO PRESERVE A GREEN BELT BETWEEN DEVELOPMENT AREAS "	
USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Aerodrome/Airfield, Church, Halting Sites / Group Housing, Open Space.
Open for Consideration	Agricultural Buildings, Bed & Breakfast ^a , Boarding Kennels, Caravan Park-Holiday, Carpark, Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry, Crèche / Nursery School, Cultural Use ^a , Doctor/Dentist ^a , Education, Guest House ^a , Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Extractive, Nursing Home ^a , Public Services, Recreational Facility/Sports Club, Refuse Landfill/Tip, Residential, Residential Institution ^a , Restaurant ^a , Rural Industry-Cottage, Rural Industry-Food, Veterinary Surgery ^a .
Not Permitted	Abattoir, Advertisements and Advertising Structures, Betting Office, Caravan Park-Residential, Cash & Carry / Wholesale Outlet, Cemetery ^e , Community Centre, Dance Hall / Discotheque, Enterprise Centre, Funeral Home, Garden Centre, Health Centre, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Industry-Light, Industry-Special, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq. m, Offices 100 sq. m - 1,000 sq. m, Offices over 1,000 sq. m, Petrol Station, Public House, Recreational Buildings (Commercial), Refuse Transfer Station, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Discount Food Store, Shop-Local, Shop-Neighbourhood, Shop-Major Sales Outlet, Transport Depot, Warehousing.

^a In existing premises.^e A 'lawn' cemetery is permitted in principle in 'GB' Zone.

Table No. 10.13 Zoning Objective 'H'

"TO PROTECT AND ENHANCE THE OUTSTANDING NATURAL CHARACTER OF THE DUBLIN MOUNTAIN AREA"	
USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Open Space.
Open for Consideration	Aerodrome/Airfield ^d , Agricultural buildings, Bed & Breakfast ^{a d} , Boarding Kennels ^d , Carpark ^d , Caravan Park-Holiday ^d , Cemetery ^d , Church ^d , Community Centre ^d , Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry ^d , Crèche/Nursery School ^a , Cultural Use, Doctor/Dentist ^{a d} , Education, Garden Centre ^d , Guest House ^{a d} , Halting site/Group Housing ^d , Health Centre ^a , Home Based Economic Activities ^{a d} , Hospital ^{a d} , Hotel ^{a d} , Motel ^{a d} , Industry-Extractive ^d , Nursing Home ^{a d} , Public Services, Recreational Facility/Sports Club ^d , Refuse Landfill/Tip ^d , Residential ^{c d} , Residential Institution ^{a d} , Restaurant ^{a d} , Rural Industry-Cottage ^d , Rural Industry-Food ^{a d} , Shop-Local ^{a d} , Veterinary Surgery ^{a d} .
Not Permitted	Abattoir, Advertisements and Advertising Structures, Betting Office, Caravan Park-Residential, Cash & Carry / Wholesale Outlet, Crèche / Nursery School, Dance Hall/Discotheque, Enterprise Centre, Funeral Home, Health Centre, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Industry-Light, Industry-Special, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq. m, Offices 100 sq. m - 1,000 sq. m, Offices over 1,000 sq. m, Petrol Station, Public House, Recreational Buildings (Commercial), Refuse Transfer Station, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Discount Food Store, Shop-Neighbourhood, Shop-Major Sales Outlet, Transport Depot, Warehousing.

^a In existing premises

^c In accordance with Council Policy for Development in Rural Areas.

^d Not permitted above 350m contour

10.2 Zoning Objectives Matrix

10.2.i

The matrix below lists the land use activities referred to under each zoning objective (Tables 10.2 – 10.13). It indicates the acceptability or otherwise (in principle) of the specified land uses in each zone.

Table No. 10.14 Use Classes Related to Use Zones

USE CLASSES	USE ZONES											
	A	A1	B	CT	TC	DC	LC	E	F	G	GB	H
Abattoir	X	X	O	X	X	X	X	/	X	X	X	X
Advertisements and Advertising Structures	X	O	X	/	/	/	/	/	X	X	X	X
Aerodrome/Airfield	X	X	/	X	X	X	X	X	X	O	/	O ^d
Agricultural Buildings	X	O	/	X	X	X	X	O	O	O	O	O
Bed and Breakfast	O	O	O	/	/	/	/	O	O ^a	O ^a	O ^a	O ^{a d}
Betting Office	O	/	O ^b	/	/	/	/	X	X	X	X	X
Boarding Kennels	X	X	/	O	O	O	O	O	O	O	O	O ^d
Caravan Park - Holiday	X	O	/	X	X	X	X	X	O	O	O	O ^d
Caravan park - Residential	O	/	X	X	X	X	X	X	X	X	X	X
Car Park	O	/	O	/	/	/	/	/	O	O	O	O ^d
Cash and Carry/Wholesale Outlet	X	O	O ^b	/	O	O	O	/	X	X	X	X
Cemetery	O	O	/	X	X	X	X	X	O	O	X ^e	O ^d
Church	O	O	/	O	O	O	O	O	O	O	/	O ^d
Community Centre	O	/	O	/	/	/	/	O	/	O	X	O ^d
Concrete/Asphalt etc. Plant in or adjacent to a Quarry	X	X	/	X	X	X	X	O	X	O	O	O ^d
Creche/Nursery School	O	/	O ^b	/	/	/	/	/	O	O	O	O ^a
Cultural Use	O	/	O	/	/	/	/	O	/	O	O ^a	O
Dance Hall/Discotheque	X	O	O ^b	/	/	/	O	O	X	X	X	X
Doctor/Dentist etc	O	/	O	/	/	/	/	O	X	O ^a	O ^a	O ^{a d}
Education	O	/	O	/	/	/	/	O	O	O	O	O
Enterprise Centre	O	/	O ^b	/	/	/	/	/	X	X	X	X

Table No. 10.14 Use Classes Related to Use Zones

USE CLASSES	USE ZONES											
	A	A1	B	CT	TC	DC	LC	E	F	G	GB	H
Funeral Home	O	/	O ^b	/	/	/	/	O	X	X	X	X
Garden Centre	O	/	O	/	/	/	/	O	O	O	X	O ^d
Guest House	O	/	O	/	/	/	/	X	O ^a	O ^a	O ^a	O ^{a d}
Halting Sites/Group Housing	/	/	/	O	O	O	O	/	/	/	/	O ^d
Health Centre	O	/	O ^b	/	/	/	/	O	X	X	X	O ^a
Heavy Vehicle Park	X	O	O	X	X	X	X	/	X	X	X	X
Home Based Economic Activities	O	O	O	O	O	O	O	O	O	O	O	O ^{a d}
Hospital	X	O	O	/	/	/	X	X	O	O	O	O ^{a d}
Hotel/Motel	X	O	O	/	/	/	O	O	O	O	O	O ^{a d}
Household Fuel Depot	O	O	O ^b	O	/	/	O	/	X	X	X	X
Industry - Extractive	X	X	/	X	X	X	X	O	O	O	O	O ^d
Industry - General	X	O	O ^b	O	O	O	O	/	X	X	X	X
Industry - Light	O	/	O	/	/	/	/	/	X	X	X	X
Industry - Special	X	X	O	X	X	X	X	/	X	X	X	X
Motor Sales Outlet	X	O	O ^b	/	/	/	O	/	X	X	X	X
Nursing Homes	/	/	/	/	/	/	/	X	X	O ^a	O ^a	O ^{a d}
Offices less than 100m ²	O	/	O ^b	/	/	/	/	/	X	X	X	X
Offices 100m ² to 1,000m ²	X	O	X	/	/	/	O	/	X	X	X	X
Offices over 1,000m ²	X	O	X	/	/	O	X	/	X	X	X	X
Office Based Industry	O	O	O ^b	/	/	/	O	/	X	X	X	X
Open Space	/	/	/	/	/	/	/	/	/	/	/	/
Petrol Station	O	/	O ^b	/	/	/	/	/	X	X	X	X
Public House	O	/	O ^b	/	/	/	/	O	X	X	X	X
Public Services	/	/	/	/	/	/	/	/	O	O	O	O
Recreational Buildings (Commercial)	O	/	O ^b	/	/	/	/	O	O	X	X	X
Recreational Facility/Sports Club	O	/	O	/	/	/	/	O	/	O	O	O ^d
Refuse Landfill/Tip	X	X	O	X	X	X	X	O	O	O	O	O ^d

Table No. 10.14 Use Classes Related to Use Zones

USE CLASSES	USE ZONES											
	A	A1	B	CT	TC	DC	LC	E	F	G	GB	H
Refuse Transfer Station	O	O	O	O	O	O	O	/	X	X	X	X
Residential	/	/	O ^c	/	/	/	/	X	O	O ^c	O	O ^{c d}
Residential Institution	O	/	O	/	/	/	/	X	X	O ^a	O ^a	O ^{a d}
Restaurant	O	/	O	/	/	/	/	O	O	O	O ^a	O ^{a d}
Retail Warehouse	X	X	X	/	/	O	X	O	X	X	X	X
Retirement Home	/	/	O	/	/	/	/	X	X	X	X	
Rural Industry - Cottage	X	X	/	X	X	X	X	X	X	O	O	O ^d
Rural Industry - Food	X	X	/	X	X	X	X	X	X	O	O	O ^{a d}
Science & Technology Based Enterprise	O	O	O	O	O	O	O	/	X	X	X	X
Scrap Yard	X	X	X	X	X	X	X	/	X	X	X	X
Service Garage	O	/	O ^b	O	/	/	/	/	X	X	X	X
Shop-Discount Food Store	X	O	O ^b	/	/	/	/	O	X	X	X	X
Shop-Local	O	/	O ^b	/	/	/	/	/	X	X	X	O ^{a d}
Shop-Major Sales Outlet	X	O	X	/	/	/	X	X	X	X	X	X
Shop-Neighbourhood	O	/	O ^b	/	/	/	/	O	X	X	X	X
Transport Depot	X	X	O	X	O	O	X	/	X	X	X	X
Veterinary Surgery	O	/	O	/	/	/	/	O	X	O ^a	O ^a	O ^{a d}
Warehousing	X	X	X	O	O	O	X	/	X	X	X	X

Permitted in Principle: /

Open For Consideration: O

Not Permitted: X

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

^a In existing premises

^b In villages to serve local needs

^c In accordance with Council policy for development in rural areas

^d Not Permitted over 350m contour

^e A 'lawn' cemetery is permitted in principle in a 'Green Belt' Zone (GB Zone)

10.3 Local Zoning Objectives

10.3.i

Local Zoning Objectives relate to particular sites / areas located within a broad zoning category where notwithstanding the overall zoning of the area the Council is seeking to achieve a specific objective.

- 1. Cooldrinagh – Redevelopment of Former Co-Op Site**

Facilitate the redevelopment of the portion of lands occupied by the former Tara Co-Op buildings with a replacement development of a scale, design and layout appropriate to its prominent location in a Green Belt Zone and in proximity to the Liffey Valley High Amenity Area, the M4 and the Lucan/ Leixlip urban areas.
- 2. Primrose Hill, Lucan – Sheltered Housing**

Facilitate the provision of sheltered housing through development which has regard to the amenity and heritage importance of Primrose Hill House, a protected structure, and its gardens.
- 3. Neilstown Lodge, Clondalkin – Enterprise and Employment Facilities**

Facilitate high quality enterprise and employment facilities at Neilstown Lodge having regard to the location of the site and its protected status.
- 4. South-West Clondalkin – Residential Development**

Facilitate limited residential development with open space along the Canal on lands between Deansrath, Kilmahuddrick and the Grand Canal.
- 5. N7 Gateway Corridor – Upgrading**

Facilitate appropriate high-quality mixed-use development (including offices and residential development) on lands adjoining the Naas Road/N7 between Citywest and the Dublin City boundary, for the purpose of upgrading this major gateway corridor into the city. This area will be the subject of a detailed urban design Masterplan.
- 6. Hazelhatch – Residential Marina Village**

Facilitate the development of a Residential Marina Village at Hazelhatch subject to an Area Plan.
- 7. Grange Castle Golf Course – Development**

Provide for development of hotel, golf course activities, golf apartments, golf clubhouse, and associated residential units at Grange Castle Golf Course, integrated with Kilcarberry House.
- 8. St. Brigid's Cottages, Naas Road – Mixed-Use Development**

Facilitate the development of the site on the north side of the Naas Road, east of St. Brigid's Cottages for appropriate high quality mixed-use development subject to a site development brief to be agreed with Members prior to any development taking place.
- 9. LUAS Depot, Ballymount – Development**

Facilitate appropriate development within the current boundary of the Luas Depot at Ballymount.
- 10. Cuckoo's Nest/Tymon Park – Residential Development**

Facilitate high quality residential development, designed to complement and address Tymon Park, and including retention of theatre uses on site and providing for facility improvements in the park area.
- 11. Greenogue, Newcastle – Office Use**

Within the industrial zoned lands at Greenogue, Newcastle, designated as Zoning Objective 'E' on Development Plan Maps, the use classes Office-Based Industry and Offices shall not be permitted as stand alone developments independent of industrial/warehousing type uses. Office use of not more than 20% of total floor area which is wholly ancillary to industrial or warehousing uses will however generally be acceptable.



12. Spawell, Templeogue – Mixed-Use Redevelopment

Facilitate redevelopment of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue, for commercial, leisure and recreational purposes. An acceptable development proposal would include a sports centre incorporating indoor and outdoor sports facilities, and complementary mixed uses including an ancillary hotel of 150 bedrooms with conference facilities and integral staff accommodation, or other similar scheme. Any development on the lands to be carefully designed to a scale and height appropriate to its proximity to the Green Belt.

13. Fortunestown Lane – Mixed-Use Development

Facilitate the development of a shop-discount food store and or a small scale mixed use commercial/residential development to serve local needs.

14. City West - Convention Centre

Facilitate the development of a Convention Centre on lands at Citywest Hotel and Golf Course, Saggart, in accordance with the terms and conditions of the decision to grant planning permission issued by South Dublin County Council on 11th November 2003, under Register Reference SD03A/0363.

15. Rathcoole - Commercial/Recreational Development

Facilitate development for commercial / recreational use (e.g. Hotel) of a landmark building, small manufacturing and retail enterprises related to tourism, crafts, information technology, science and similar at the 'Island Site', Rathcoole. Proposals shall be of a high quality layout, design and character, appropriate to this prominent location.

Chapter 11

Urban Design

11.0 Aim

To deliver sustainable communities together with a high quality built environment through good place-making, by reducing as far as possible the need to travel, particularly by private car, by facilitating mixed-use development and promoting the efficient use of land and public investment in infrastructure in order to facilitate viable local services, employment and public transport.

11.0.i

In terms of physical planning and development control, this aim is to be achieved through assessment of the layout, form and use of proposed buildings, streets and spaces. This assessment is informed by certain key planning and architectural, or urban design, principles.

11.1 Background

11.1.1 The Suburban Model

11.1.1.i

South Dublin has grown significantly over the past generation and continues to be a growing County. Until recently, the principal model of development has been low-intensity, segregated-use, suburbanisation.

11.1.1.ii

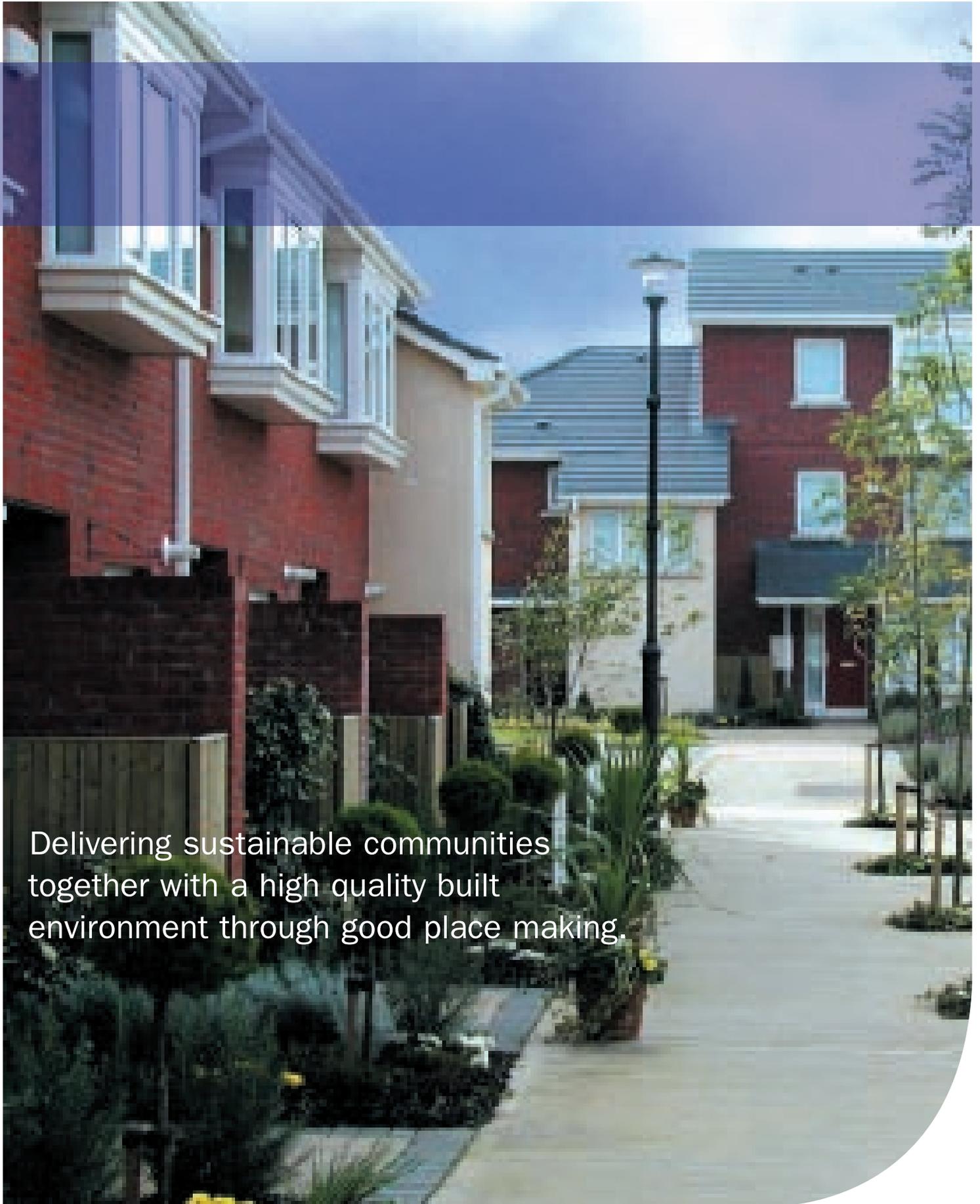
The suburban expansion of Dublin was facilitated by the relatively cheap and plentiful supply of serviceable agricultural land in close proximity to the City that could be easily accessed by bicycle, bus, tram or train and later, by private car. The suburban model remained the desirable development norm throughout Ireland for most of the 20th Century.

11.1.1.iii

The apparent benefits of low-intensity suburban development include privacy and residential amenity in the form of spacious, detached or semi-detached houses with large gardens, extensive green spaces for children's play and wide roads, often in the form of cul-de-sac layouts.

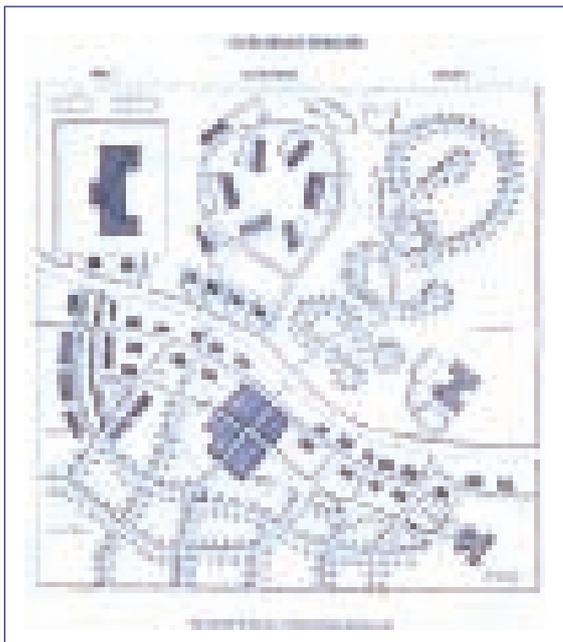
11.1.1.iv

The suburban model also ensures that industrial and other land-uses are generally separate from housing areas.



Delivering sustainable communities together with a high quality built environment through good place making.

Figure 11.1: Traditional and Suburban Urban Forms



Source: Courtesy of Duany Plater-Zyberk & Company, Miami, FL.

11.1.1.v

Important factors that supported continued low-intensity suburban development in South Dublin until recently were high rates of household occupancy, low rates of participation (and particularly female participation) in the labour force and relatively low levels of car ownership.

11.1.1.vi

This meant that despite low housing densities, there were generally sufficient people within any given area throughout the day, without access to a car, to ensure that local services and facilities remained viable. It also facilitated opportunities for casual social interaction and ultimately, community-building, often focused on local institutions such as the church or school.

11.1.1.vii

In comparison with the current situation, fewer people had to travel outside the area to access employment or education at peak times and a lower proportion of these travelled by private car. Although public transport services were not significantly better than today, traffic congestion could be managed and proposed road schemes promised significant improvements.

11.1.1.viii

The problems associated with suburban development were effectively outweighed by perceived advantages. Issues such as delayed provision of facilities and infrastructure, difficulties in establishing a sense of community and anti-social behaviour ranging from loitering to joyriding, were generally related to the normal 'life-cycle' of an area and overshadowed by factors such as social disadvantage.

11.1.2 The Need for Change

11.1.2.i

Cumulatively, the consequences of many years of low-intensity, segregated-use suburban development together with the changes that have taken place in Irish society since the 1990's, have rendered the suburban development model unsustainable.

11.1.2.ii

This means that the costs to society as a whole of continuing with suburbanisation, now significantly outweigh the benefits, particularly in a developing county such as South Dublin.

11.1.2.iii

The segregated pattern of employment, education, shopping and leisure development has evolved to such an extent that nowadays, employment, education, shopping and leisure uses are almost always separate from housing areas and often from each other.

11.1.2.iv

This segregation of land-uses requires a network of frontage free distributor roads to link residential areas to employment, education, shopping and leisure activities, together with extensive provision of car parking to serve each destination.

11.1.2.v

This has resulted in a situation whereby the design of almost all development is dictated by road hierarchy considerations, to facilitate the rapid movement and parking requirements of motor vehicles. This has been to the detriment of other road users, where for example, road design and traffic speed has discouraged pedestrians and cyclists because of concerns over safety.

11.1.2.vi

Design consideration for motor vehicles has similarly dominated the shape and layout of housing developments, whereby dwellings are accessed via cul-de-sac layouts off the main distributor road network.

11.1.2.vii

This pattern of development contributes to physical isolation and militates against public transport access and viability. It has led to the creation of insecure environments and resulted in developments that are too similar, lacking a sense of local identity.

11.1.2.viii

There is, in effect, dependence on the private car to undertake all but the most basic of functions throughout South Dublin and this has come to dominate the design character of the entire County.

11.1.2.ix

The consequences of low-intensity segregated-use suburbanisation have been exacerbated by underlying socio-economic factors and trends in recent years including, *inter alia*:-

- Falling household occupancy rates;
- Increased labour force participation (and particularly female participation);
- Unprecedented levels of economic activity and consequent demand for travel;
- Increased car ownership and use;
- The scarcity of serviced building land;
- The cost of servicing land and providing new infrastructure and facilities.

11.1.2.x

This means that there are less people living in any given area than before and most of them are not there during the day to support local services and facilities or to engage in casual social interaction or community building. Those that remain in the area are increasingly isolated.

11.1.2.xi

To ensure viability, services and facilities require ever larger catchments, which in turn means that they must be distributed more sparsely, be more remote from the population served, and accessed almost exclusively by private car.

11.1.2.xii

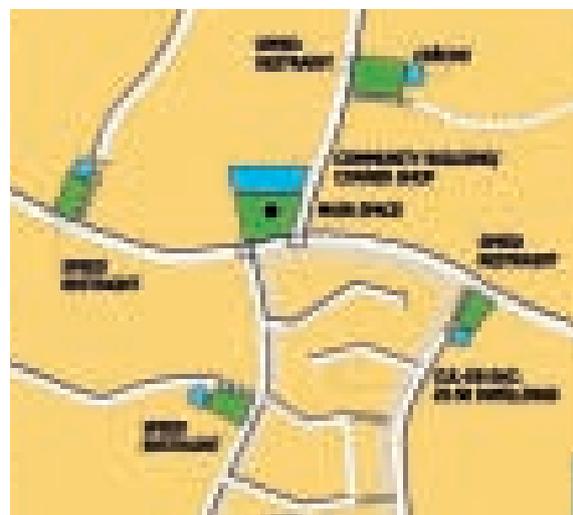
These factors also mean that more people are travelling by private motor car, especially at peak times. This results in widespread traffic congestion and more time spent commuting, which further limits opportunities for social interaction or community building.

11.1.2.xiii

Finally, the above trends indicate that demand for housing, in particular, remains strong and highlights the requirement for the optimal development of serviced building land.

11.1.2.xiv

The remainder of this chapter of the Development Plan sets out an alternative model for the development of the County based on urban design principles.



11.2 Key Principles

11.2.i

In order to achieve sustainable communities and a high-quality built environment through good placemaking and thereby a better quality of life for all in South Dublin, five key principles must be applied to all new developments in the County.

11.2.ii

The five key principles shall apply on zoned development land and on lands where development may be considered further to a Specific Local Objective or a Material Contravention or Variation of the Development Plan.

11.2.iii

The principles also apply regardless of the scale of development proposed, provided development is non-domestic in nature i.e. does not comprise an extension to a dwellinghouse, a single dwellinghouse or other structure for an individual applicant's own use.

Figure 11.2 Sustainable Urban Community



Source: Urban Task Force: Towards an Urban Renaissance, 1999 (Andrew Wright Associates)

11.2.iv

The five key principles shall therefore apply to residential, commercial or mixed-use developments on infill, brownfield or greenfield development sites. The five key sustainable placemaking principles are:-

1) **Intensification**

An increased scale of development and overall activity, at appropriate locations;

2) **Diversity**

A greater mix of land uses and dwelling and tenure types;

3) **Accessibility**

Consideration of walking distance to public transport and local services;

4) **Design Quality**

Properly designed buildings, places and spaces that are attractive, safe and secure;

5) **Integration**

Linking new and existing development to promote inclusion whilst safeguarding the amenities of existing buildings and uses.

11.2.v

All planning applications for non-domestic development must demonstrate that the five key principles have been considered in the form of a design statement to be submitted with the planning application.

11.3 Overall Design Considerations

11.3.i

In overall design terms, development shall be based on a traditional urban town and village format, with a lively and interconnecting network of streets and spaces fronted by varied and interesting buildings and a mix of residential, commercial, public and community uses together with quieter, primarily residential areas, all in close proximity. Overall design considerations include:-

- Development focused on a hierarchy of nodes with opportunities for a mix of activities and uses;
- Greater local variety in residential density and dwelling type;
- Connectivity and permeability in layouts rather than enclosed and gated enclaves and developments that facilitate access by foot and bicycle to public transport facilities and local services;
- Road layouts designed with integrated speed restraint and dedicated on-street car parking;
- Integration of buildings and public spaces to ensure overlooking and passive supervision;
- Smaller block sizes and perimeter buildings addressing and abutting streets rather than set back on their sites;
- Greater variety in building height;
- Opportunities for landmark buildings at key nodes to promote urban legibility and a varied townscape;
- Good modern architecture with a building language that is varied and forward-looking rather than repetitive and retrospective;
- A mix of dwelling types and sizes to cater for different housing needs, including apartments, duplexes, townhouses, semi-detached and detached houses with greater internal floor areas and private amenity space than heretofore.

Figure 11.3 Permeable Urban Structure



Source: *Urban Design Compendium, prepared for English Partnerships and The Housing Corporation by Llewelyn-Davies in association with Alan Baxter and Associates, 2000*

11.4 Basic Spatial Elements

11.4.i

The context in which the five key sustainable placemaking principles and overall design considerations shall be applied is described as the basic spatial elements approach. This comprises a common methodology or toolkit for both describing and assessing development proposals.

11.4.ii

Development must be both permeable and legible and relate to a development hierarchy that comprises nodes, landmarks, links, gateways and edges.

11.4.1 Permeability

11.4.1.i

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

11.4.2 Legibility

11.4.2.i

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

11.4.3 Development Hierarchy

11.4.3.i

All development, whether existing or proposed, relates to a development hierarchy. New development proposals must address and add positively to the existing development hierarchy in terms of permeability and legibility. The principal components of a development hierarchy are nodes, landmarks, links, gateways, and edges:-

- **Nodes**

These are generators and hubs of activity and may include such destinations as town, district and local centres, public spaces and amenities and non-residential uses including schools and childcare facilities. They range in scale from major commercial centres to individual local features such as a crèche or play green.

- **Landmarks**

These are the most recognisable features of an area and may be historic as in the case of a castle or a tower, or landscape features such as a tree or a mound, or serve a particular function such as a church or public house, or simply comprise a large or prominent building such as a factory or clock tower.

- **Links**

These are conduits of activity that facilitate movement within and between existing and proposed development areas and comprise networks that may include public transport routes, roads, streets, footpaths, cycle paths and linear open spaces.

- **Gateways**

These are points of access, entry or exit between a movement network and an existing or proposed development area and may include such features as road junctions and access points, railway stations and bridges. In some cases, particularly in relation to public transport, gateways may also form nodes.

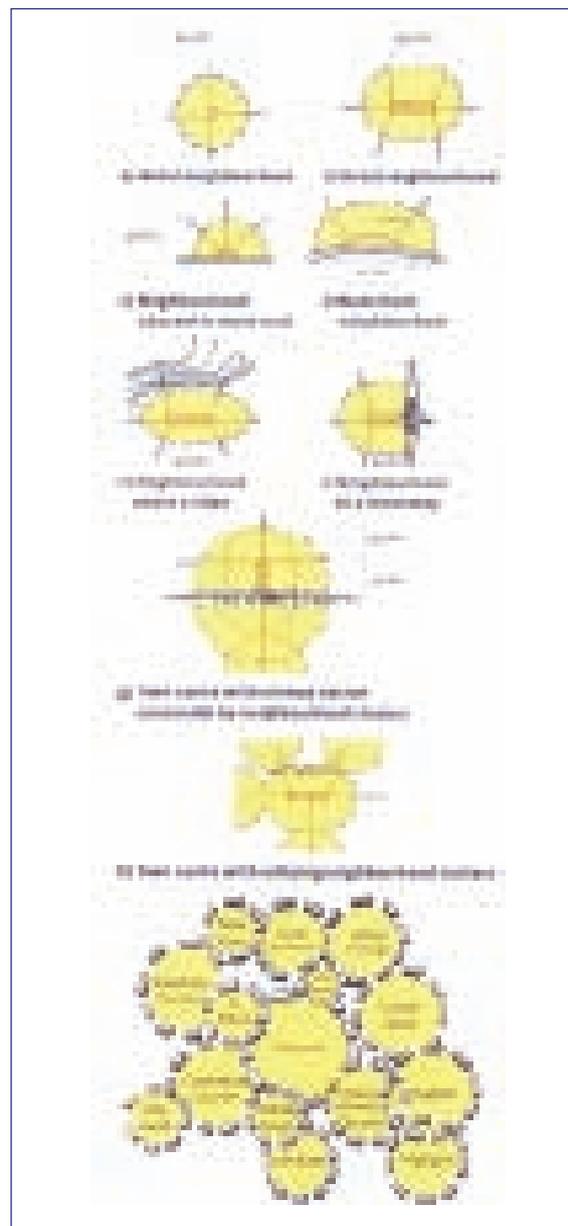
- **Edges**

These are barriers to movement that may contain or define existing or proposed development areas and may include walls, fences, hedges, rivers, canals, major roads, railway lines, large open spaces and overhead power lines.

11.4.3.ii

All planning applications for non-domestic development must be accompanied by a design statement that describes the proposed development in terms of the basic spatial elements approach. The planning application will be assessed on this basis.

Figure 11.4 Types of Nodes



Source: *Urban Design Compendium*, prepared for English Partnerships and The Housing Corporation by Llewelyn-Davies in association with Alan Baxter and Associates, 2000

11.5 Sustainable Placemaking Model

11.5.i

A 'sustainable placemaking' model has been developed as an alternative to the suburban development model. The new model represents an ideal and the principles informing it may be applied to the particular local circumstances of any individual development site.

11.5.ii

The sustainable placemaking model is based on recent experience of development in South Dublin and elsewhere, particularly in Ireland and the UK. The main assumptions underlying the new model are:-

- To be viable, a hub of services and facilities equivalent to a designated local centre or neighbourhood-scale node requires a minimum population of approximately 7,500 – 10,000 persons;
- A sub-neighbourhood or local area-scale node could be based around a population of approximately 2,000 – 2,500 persons;
- An individual estate or character area node could be based around approximately 400 – 500 persons;
- To reduce car use, a significant majority of the population must be within five minutes walking distance (400 – 500 metres) of a designated local centre or neighbourhood-scale node;
- To support good local services, facilities and public transport (bus), a population density of approximately 100 persons per hectare is required;
- Average household occupancy is falling and will be almost 2.5 persons per dwelling in South Dublin by the end of the Plan period (2010);
- Approximately 25% of any development area is likely to comprise communal space in the form of main roads, major public open spaces and school sites etc.

Figure 11.5 Sustainable Neighbourhood

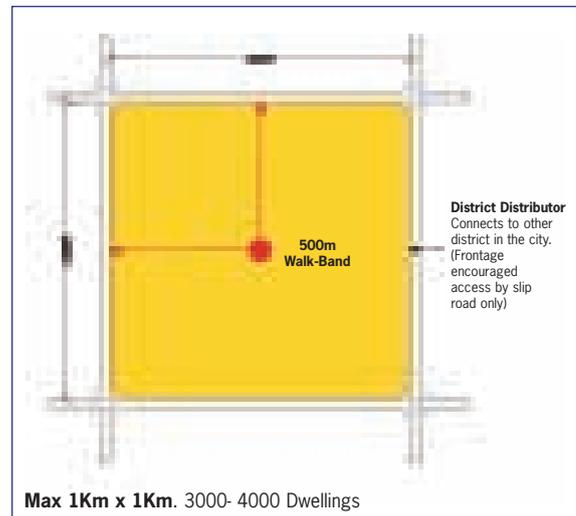


Figure 11.6 Sub Neighbourhood/Local Area

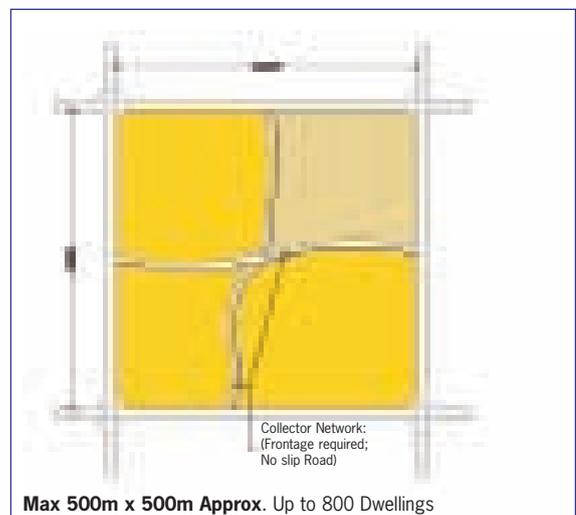
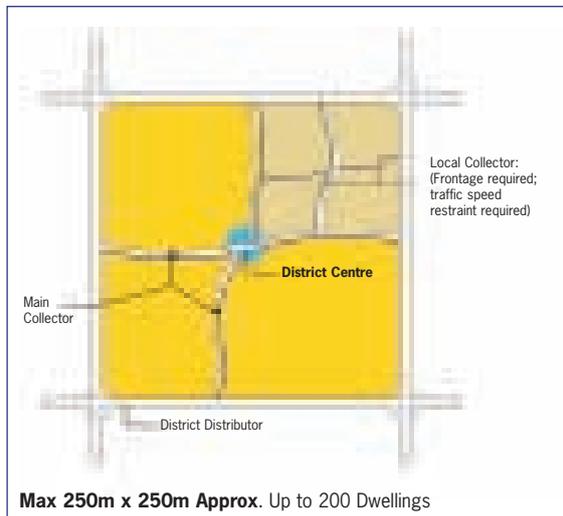


Figure 11.7 Individual Estates/Character Areas**11.5.iii**

The optimal spatial expression of the sustainable place-making model is therefore a grid extending to a maximum of 1km x1km or, a radial or circular form extending to slightly more than 1km diameter. The reality on the ground will neither be a grid nor a circle, but the extent of an individual sustainable neighbourhood should generally be not more than 100 hectares in gross area.

11.5.iv

The sustainable neighbourhood may include between 3,000 and 4,000 dwelling units to achieve a population of 7,500 – 10,000 persons. This may be subdivided into local areas of up to 800 dwelling units each and further subdivided into individual estates or character areas of up to 200 dwelling units each.

11.5.v

The designated local centre or neighbourhood-scale node is focused on a core hub of facilities that may typically include a group of shops, pub, post office, crèche, doctor's surgery, health centre, community centre, civic space, park, playground and at least one primary school as well as some local service and/or employment uses.

11.5.vi

Each sub-neighbourhood or local area-scale node is focused on a local area node at an appropriate lesser scale in the development hierarchy and may typically include some combination of a crèche, individual shop, doctor's surgery, pub, community centre, local green or small civic space.

11.5.vii

Each individual estate or character area node is focused on a further lesser node such as a crèche or small public space.

11.5.viii

Although presented as an ideal, the sustainable place-making model is grounded in a range of layout, form and land-use considerations that are readily applicable to all new developments in South Dublin.

11.6 Hierarchy Considerations

11.6.i

For the purposes of this Development Plan, the land-use nodal hierarchy comprises:-

- 1) Designated Town Centres (including County Town);
- 2) Designated District Centres;
- 3) Designated Local (Neighbourhood) Centres;
- 4) Local Area (Sub-neighbourhood) Centres (not designated);
- 5) Individual Estate (Character area) Centres (not designated).

11.6.ii

The public transportation link/gateway hierarchy comprises:-

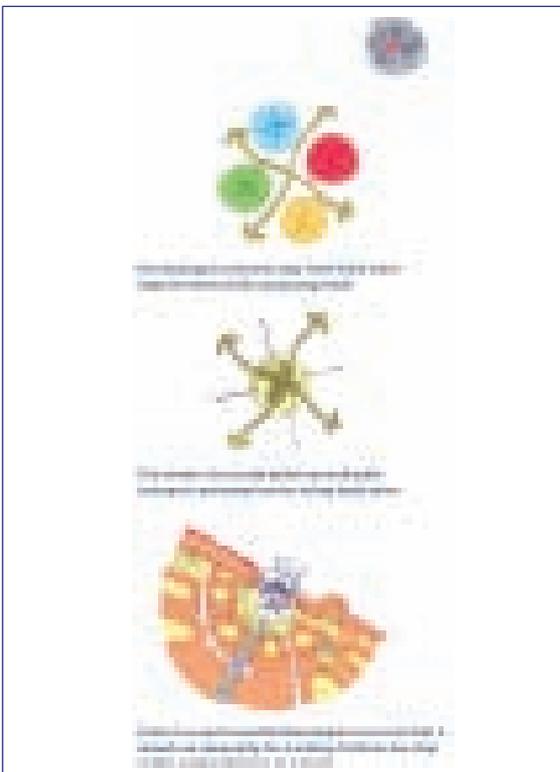
- 1) Planned and existing Railway Stations;
- 2) Planned and existing Luas Stops;
- 3) Planned and existing QBC routes;
- 4) Existing Bus routes.

11.6.iii

All of the above present opportunities for intensification and diversification in terms of both built development and mixed land uses. Additional opportunities for intensification of built development, but not mixed land uses in all cases, include gateways and edges such as:-

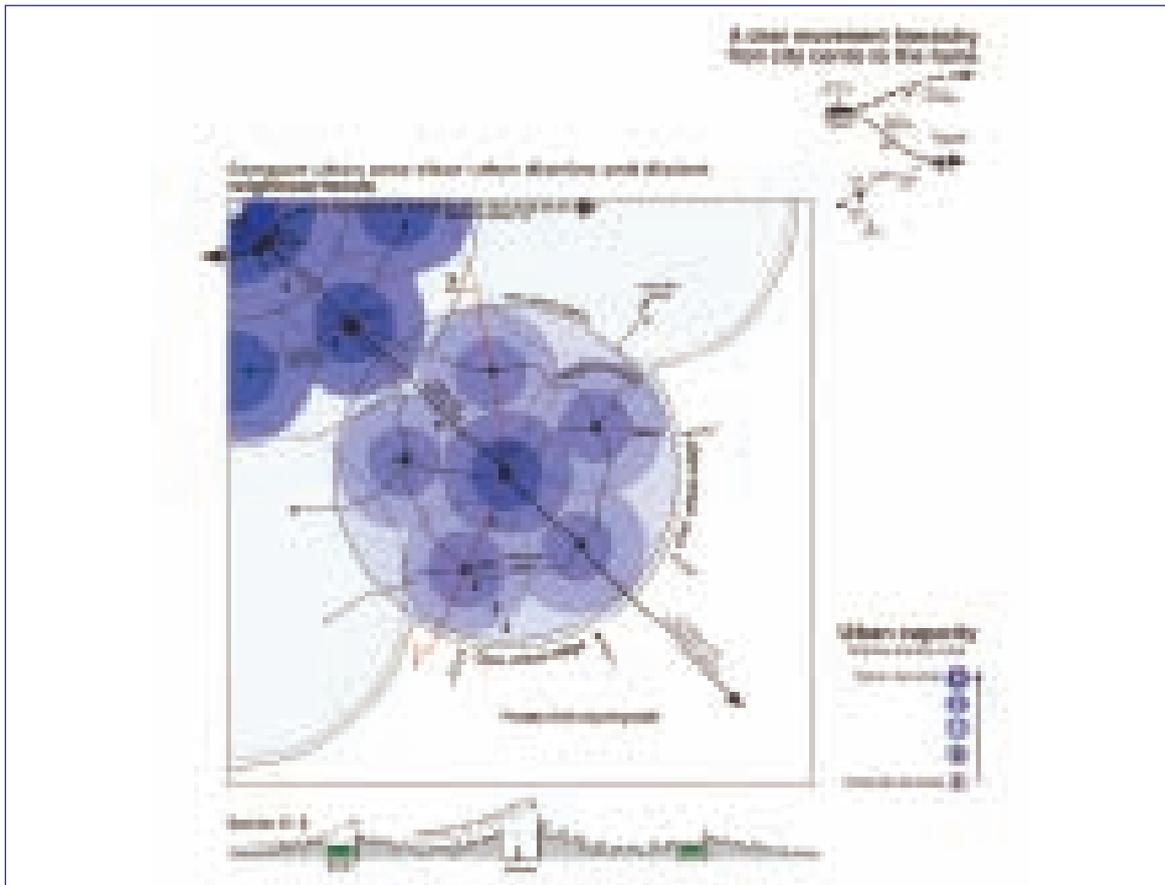
- 1) Major public open space edges;
- 2) Other major amenity edges such as canals and rivers;
- 3) Major road junctions;
- 4) Road access points;
- 5) Main road edges.

Figure 11.8 Centres as Focal Points



Source: *Urban Design Compendium*, prepared for English Partnerships and The Housing Corporation by Llewelyn-Davies in association with Alan Baxter and Associates, 2000

Figure 11.9 Hierarchy and Density



Source: Urban Task Force: *Towards an Urban Renaissance*, 1999 (Andrew Wright Associates)

11.6.iv

As a general rule, at individual site level, the greatest intensity of built development should be based on the sequential application of each of the above criteria. The purpose of this is to ensure that all five sustainable placemaking principles i.e. intensification together with diversity, accessibility, design quality and integration, may be achieved.

11.6.v

Focusing the greatest intensity of built development within an individual site on one or other element of the latter set of criteria may be considered only by reason of proximity to an element of the first two sets of criteria, or by reason of site scale or configuration.

11.6.vi

The practice of locating the more intense elements of a particular development in an unstructured cluster at one edge of or an entrance to a site, with no regard to the creation of a legible development hierarchy, will not be permitted.

11.6.vii

In design terms, there should be appropriate and legible variation between the highest and lowest levels of any development hierarchy, characterised by differences in plot ratio, block size, building height and materials, pedestrian accessibility and treatment of public space.

11.7 Density Considerations

11.7.i

The sustainable placemaking model density range shall operate as the baseline residential density for all development in South Dublin outside designated Town and District Centres.

11.7.ii

This model requires an average net residential density range of 35 – 50 dwellings per hectare (14 – 20 per acre net).

11.7.iii

The sustainable placemaking residential density range accords with the Residential Density Guidelines for planning authorities and is optimal to ensure viable local services and public transport within walking distance of the majority of the population.

11.7.iv

Within the designated Town & District Centres density levels may exceed the range specified above subject to the safeguards set out in this Development Plan and in the Residential Density Guidelines.

11.7.v

County-wide, variations in baseline density may be possible for residential development depending on proximity to high quality public transport (Rail/Luas/QBC).

11.7.vi

Proximity to high quality public transport is based on pedestrian walk-bands. The generally accepted five-minute and ten-minute walking distances are 400 metres and 800 metres respectively.

11.7.vii

When considering proposals for residential development outside designated Town & District Centres and proximate to existing or proposed (in the lifetime of the Plan) public transport provision the Council will consider permitting densities in excess of 35 – 50 dwellings per hectare (14 – 20 per acre). However such development sites must accord with pedestrian walking distances and maximum permitted densities set out in Table 11.1. The Council will not normally permit

large scale developments which consist primarily or exclusively of apartments outside the designated Town & District Centres or more than 400m from a railway station.

11.7.viii

In design terms, appropriate variation in the character of place, relative to the degree of intensification and diversity permissible, is encouraged. However, in all cases there should be no variation in the standard of design quality.

Table 11.1 Indicative Extent of Deviation from Baseline Density

Node/ Gateway	Pedestrian Walkway Distances (Metres)	Maximum Residential Density (dwellings per hectare net)
Railway Station	0 - 400	100 (40 per acre)
	400 - 800	75 (30 per acre)
Luas Stop	0 - 400	75 (30 per acre)
QBC Route	0 - 400	75 (30 per acre)

11.8 Road Design Considerations

11.8.i

Road design is a critical placemaking consideration. The existing character of much of South Dublin has been dominated by road-design considerations, whereby development is segregated from the adjoining road network to facilitate the movement and parking requirements of motor vehicles.

11.8.ii

This problem is recognised in the Residential Density Guidelines for Planning Authorities document and addressed more specifically in the Traffic Management Guidelines Manual, produced jointly by the Department of the Environment and Local Government, the Dublin Transportation Office and the Department of Transport.

11.8.iii

Further to the Traffic Management Guidelines manual, the sustainable placemaking model provides guidance on the general layout and design of road layouts for new development in South Dublin as part of this Development Plan.

11.8.iv

The purpose of the road hierarchy associated with the sustainable placemaking model is to maximise permeability and facilitate appropriate frontage development whilst ensuring that maximum safety standards are maintained:-

11.8.1 Minor Access Road

11.8.1.i

Up to 50 dwellings approximately

- May be a cul-de-sac, link or loop;
- Development access/frontage permitted;
- Parking may be in-curtilage and/or on-street parallel or perpendicular in designated locations;
- 20mph (30kph) design speed;
- 5.5 metres maximum carriageway width;

- Entry treatment required to housing areas;
- Other speed restraint measures for minor access roads required as per Table 7.2 of the Traffic Management Guidelines Manual.

11.8.2 Major Access Road

11.8.2.i

50-200 dwellings approximately

- Should have two linked access points to the wider road network or if a link is not possible or feasible, a single access point serving an internal loop;
- Development access/frontage permitted;
- A maximum of 50% of car parking on the major access road may be in-curtilage with the remainder of major access road parking on-street parallel and/or perpendicular in designated locations;
- 20mph (30kph) design speed;
- 5.5 metres maximum carriageway width (6m where perpendicular parking);
- Entry treatment required;
- Other speed restraint measures required for major access roads as per Table 7.2 of the Traffic Management Guidelines Manual.

11.8.3 Local Collector Road

11.8.3.i

200-800 dwellings approximately

- 200-400 dwellings should have a minimum of two linked access points to the wider road network;
- 400-600 dwellings should have a minimum of three linked access points to the wider road network;



- 600-800 dwellings should have a minimum of four linked access points to the wider road network;
- Development access/frontage permitted;
- Car parking on local collector may be on-street parallel or access and egress in forward gear only;
- 30mph (40kph) design speed;
- 6 metres maximum carriageway width;
- May accommodate a bus route;
- Speed restraint measures for local collector roads required as per Table 7.2 of the Traffic Management Guidelines Manual.
- Major local collector minimum 7.0 metres and maximum 7.5 metres carriageway width;
- Development access/frontage permitted;
- Car parking on all local collector roads may be on-street parallel or access and egress in forward gear only;
- 30mph (40kph) design speed;
- Major local collectors should accommodate bus routes;
- Speed restraint measures required for all local collector roads as per Table 7.2 of the Traffic Management Guidelines Manual.

11.8.4 Local Collector Network/ Major Local Collector

11.8.4.i

Up to 4,000 dwellings

- For every 800 dwellings subject to a maximum of 4,000 dwellings there must be a minimum of four linked access points to the wider road network;
- Local collector network must have one major collector for every 800 dwellings i.e. a main link between the external distributor network and neighbourhood core node(s);

11.8.4.ii

In all cases, the minimum dimension required for a footpath is 1.5 metres. A minimum building set-back distance of 1.5 metres from the back of the footpath is also required for a privacy setback/disabled persons' access platform adjoining all buildings.

11.8.4.iii

The boundary between back of the footpath and front privacy space shall be properly treated with a wall, railing or similar that shall not generally exceed 1.2 metres in height.

11.8.4.iv

Car parking spaces should generally be 6.0 metres x 2.4 metres where parallel and 5.5 metres x 2.4 metres where perpendicular.

11.8.4.v

On local collector roads, in addition to footpaths, a hard surfaced service strip of not less than 1 metre in width shall be provided between the footpath and all new road edges.

11.8.5 General Considerations

11.8.5.i

All road types shall be planted with appropriate urban tree species with not less than one tree between every two parallel and between every five perpendicular car parking spaces. Where appropriate, trees shall be provided in footpaths.

11.8.5.ii

Grass verges will generally not be provided along roadways.

11.8.5.iii

The sustainable placemaking road hierarchy seeks to preclude barriers to pedestrian/cyclist movement, such as gated or fenced-off compounds around individual developments and ensure that all layouts are designed with defensible space defined and overlooked by buildings. This provides passive supervision of the public realm, which is the most effective means of preventing anti-social behaviour.

11.8.5.iv

Dished kerbs and tactile paving shall be provided at junctions to facilitate people with disabilities and those with prams.

11.8.5.v

The Council will seek to achieve high standards of design and materials in the layout and finish of footpaths, hard landscaping and pedestrian areas. Materials such as paving bricks, paving slabs and kerbs of precast concrete and stone are preferable to cast-in-situ concrete.

11.9 Public Open Space and Recreation Considerations

11.9.i

The provision of public open space in new developments is necessary to provide for children's play, kick-about spaces, passive recreation and landscaped and planted areas to serve the entire community.

11.9.ii

Public open space is required at a minimum rate of 14% of gross area in new development areas (generally zoned A1) and 10% of total site area in all other cases.

11.9.iii

The Planning Authority may also require a financial contribution towards the provision of a park, the need for which is generated in whole or in part by a development proposal.

11.9.iv

An appropriate reduction in the required quantum of public open space provision may be considered where specific facilities are provided to a standard acceptable to the Planning Authority. These facilities include:-

- Children's playgrounds;
- Landscaped play features;
- Hard-landscaped civic spaces with seating/ planting etc.;
- All-weather playing pitches;
- Play courts, including tennis or basketball;
- Changing facilities associated with existing or new pitches/courts.

11.9.v

In all cases, facilities must be appropriately located and overlooked by adjoining accommodation to ensure passive surveillance.

11.9.vi

It may be appropriate to locate play areas and/or landscaped spaces in close proximity to a neighbourhood or local area node such as a crèche and to locate pitches, courts or changing rooms in close proximity to a node such as a community centre or on the edge of an existing major park or public open space.

11.9.vii

In design terms, public open spaces should have a south facing aspect and must be overlooked by buildings. They should not generally be located in close proximity to major road junctions, including in particular, where major access roads intersect with the local collector road network.

11.9.viii

In order to facilitate community interaction and create a sense of place, public open spaces must be designed and treated as important nodes that perform a specific function in the sustainable placemaking hierarchy, regardless of scale or type.

11.10 Local Facilities Considerations

11.10.i

Certain non-residential land uses are regarded as basic facilities required to serve residential development areas. These include:-

- Childcare facilities;
- Local grocery/newsagents shops;
- Community centres;
- Children's play areas;
- Schools.

11.10.ii

Childcare facilities are required as part of the planning process in respect of all residential development areas throughout the State, at a rate of one 20-child facility per 75 dwelling units.

11.10.iii

This Development Plan introduces a requirement for local shops, community centres and children's play areas as 'planning gain' in accordance with the sustainable placemaking approach to new development. The Council will require smaller developments to pay a development contribution to enable appropriate provision to be made elsewhere.

11.10.iv

Every 750 existing and proposed dwelling units is considered to generate a cumulative requirement for either a local grocery shop/newsagent (up to 250 square metres gross approximately) a community centre (up to 250 square metres gross approximately) or a public playground with play facilities.

11.10.v

In order to calculate when one of the three facilities is required in association with new development, every planning application in excess of 75 units must indicate a 500 metre walkband radius from the centre of the proposed development site.

11.10.vi

The number of existing, permitted and proposed dwelling units within the 500 metre walkband must be estimated and the presence of any existing local shops, community centres or playgrounds noted.

11.10.vii

If all three facilities exist within the 500 metre band, there is no requirement for additional provision, provided the estimated number of existing, permitted and proposed dwellings does not exceed 2,250 units.

11.10.viii

If all three facilities exist and the estimated number of existing, permitted and proposed dwellings exceeds 2,250 units, one of the three facilities must be provided for every 750 dwellings in excess of 2,250 units or part thereof.

11.10.ix

If two of the three facilities exist within the 500 metre band, there is no requirement for additional provision, provided the estimated number of existing, permitted and proposed dwellings does not exceed 1,500 units.

11.10.x

If two of the three facilities exist and the estimated number of existing, permitted and proposed dwellings exceeds 1,500 units, one such facility must be provided for every 750 dwellings in excess of 1,500 units or part thereof.

11.10.xi

If one of the three facilities exist within the 500 metre band, there is no requirement for additional provision, provided the estimated number of existing, permitted and proposed dwellings does not exceed 750 units.

11.10.xii

If one of the three facilities exist and the estimated number of existing, permitted and proposed dwellings exceeds 750 units, one such facility must be provided for every 750 dwellings in excess of 750 units or part thereof.

11.10.xiii

When facilities are required, the type and location of facility to be provided shall be determined by the Planning Authority, having regard to scale and layout of existing and proposed housing and the type and location of existing facilities.

11.10.xiv

In design terms, required facilities shall be generally located at local nodes in association with childcare provision and local public spaces.

11.11 Detailed Design Considerations**11.11.1 Mix of Dwelling Types****11.11.1.i**

Given the changing population structure of the County with an increasing number of smaller households (i.e. two and three person households), reflecting regional and national trends, the Council is concerned to ensure that a good mix of house types is provided to meet demand. The Council will encourage the provision of a range of house types and sizes including larger houses for families, in addition to apartments, duplexes and townhouses with greater internal floor areas and private amenity space than heretofore. It is also an objective of the Council to encourage the provision of lifetime adaptable homes built to the principles of universal access (design for all).

11.11.1.ii

Since 1998 there has been a significant trend in the County towards the increasing provision of apartments in residential developments. This has led to an imbalance in the housing mix being developed in South Dublin, with a consequent decrease in the availability of suitable housing for families with children. There is a continuing requirement for this type of accommodation in the form of two-storey semi-detached and / or detached houses with rear gardens.



11.11.1.iii

In locations outside Town and District centres and more than 400m from railway stations, the Council will require that all new large-scale housing schemes (i.e. in the region of 50 dwellings and above), shall provide not less than 30% of the proposed dwelling units in the form of semi-detached and/ or detached houses with gardens, and not more than 20% of units shall be apartments. (This restriction shall not include apartments located in duplex units).

11.11.1.iv

It is also an objective of the Council to encourage the provision of two-bedroom units, particularly in established residential areas to accommodate older residents, who may wish to relocate from larger properties within such areas.

11.11.2 Layout/Orientation

- Residential buildings should be positioned on the north/ south axis of the site to avoid seasonal overshadowing of adjoining properties and to maximise the daylight available to residents of the building.
 - Outdoor space, particularly communal space, should be located on the southern elevation.
 - Dual aspect units shall be the norm. Single aspect must demonstrate that there is significant planning gain elsewhere in the proposal to justify permission.
 - Houses should face the road. Blank flank walls are generally not acceptable for new developments.
 - Where considered permissible, blank gable walls must be of high quality materials such as natural stone.
 - Infill developments, extensions and houses in side gardens, where appropriate should avoid or mitigate blank flanks onto roads.
- Block sizes should generally be in the range of 0.4 hectares (one acre) to one hectare (2.47 acres) net in area and generally not more than one hectare net in area. This equates to approximate dimensions of 65m x 65m or 50m x 80m for a one-acre block and 100m x 100m or 80m x 120m for a one-hectare block.

11.11.3 Building Height

- As the distance, between the existing or lower building and the proposed development increases, height may increase at a ratio, which ensures that adjacent buildings and at least 2 metres of adjoining garden will enjoy full sunlight at mid-summer.
- Baseline building height should be not greater than five storeys, including penthouse setbacks. Deviations from the baseline may be considered within designated Town and District Centres and where there is high quality public transport (Luas and Rail) where amenities can be maintained.
- Key nodes, the main road network (distributor roads, local collector roads and major access road junctions) and principal public spaces should be addressed at least in part by perimeter buildings. These are larger buildings that serve to define a node, gateway or edge and will generally range from three to five storeys including setback.
- To create a sense of place, urban legibility and visual diversity, landmark buildings are encouraged at important nodes, major gateways and prominent edges. Landmark buildings may be particularly suited to non-residential uses and may be taller than adjoining buildings, subject to the above height limitations.
- The significance of Landmark buildings need not be limited to their height and their presence may be enhanced by changes in building form, colour and construction materials.



- Landmark buildings will be characterised by high architectural quality. They will be evaluated in terms of townscape potential, design innovation, overall environmental impact and contribution to sustainability through durability of materials and energy efficiency.

11.11.4 Overshadowing and Overlooking

11.11.4.i

The height and/or bulk of a proposed development may not compromise the existing amenity of adjoining sites, including development potential. Methods to protect amenity include:-

- A separation distance of circa 1m from a side boundary per 3m of height of building should ensure that access to adequate daylight and sunlight is achieved.
- Maintaining the rear building line above ground level, or demonstrating that the existing overshadowing of the windows, any glass doors and 2 metres of adjoining rear garden area will not be increased.
- Massing of the development should be located away from common boundaries and the front setback from the street should generally be retained, where this factor is essential in retaining the established streetscape.

11.11.5 Privacy

11.11.5.i

Habitable areas (living, dining and sleeping areas) may not be directly overlooked. Methods to ensure privacy will normally include:-

- Rear separation distances (i.e. generally 22m between directly opposing above ground floor windows or greater depending on circumstances).
- Offset windows and/or structural deflectors where reduced distances are proposed.
- Bedroom windows at a minimum height of 1.7m above the floor level (fire escape regulations can be met alternatively).
- Bathrooms and toilets should contain obscure glazing.
- Bedrooms should not be glazed with obscure glass.
- Rear gardens should be bounded by an opaque enclosure of permanent, maintenance free material with a minimum height of 1.8m (rendered concrete block walls are preferred).

11.11.6 Internal Areas

11.11.6.i

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

11.11.6.ii

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

11.11.6.iii

Having regard to recent experience in South Dublin, and in particular the absolute minimum city-centre standards detailed in the 1995 DoE Guidelines on Residential Developments in Urban Renewal Designated Tax Incentive Areas and to the UK Parker Morris Report, 'Homes for Today and Tomorrow', the minimum internal floor areas for dwellings in South Dublin are detailed below:-

Table 11.2 Minimum Required Dwelling Unit Size

Unit Type	Apartments (square metres)	Houses* (square metres)
One Bedroom	45	50
Two Bedroom	65	70
Three Bedroom	85	90
Four Bedroom	105	110
Five or more Bedrooms	120	125

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

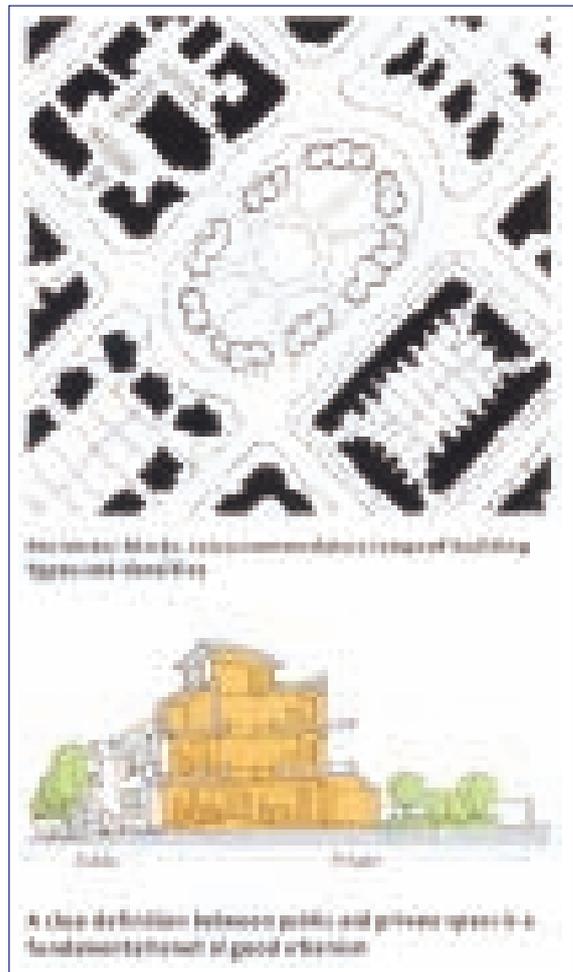
11.11.6.iv

External deck or internal corridors accessing more than 6 apartment units is discouraged. Where these methods of access are proposed, generous widths including "break out" areas and high quality design are expected to compensate for less than optimal arrangements.

11.11.6.v

Adequate internal storage areas must be provided within each residential unit.

Figure 11.10 Centres as Focal Points



Source: Urban Design Compendium', prepared for English Partnerships and The Housing Corporation by Llewelyn-Davies in association with Alan Baxter and Associates, 2000

11.11.7 Private Amenity Space

- All dwellings shall be provided with a private amenity space in the form of a garden, patio or balcony.
- Apartments shall be provided with both private and shared, semi-private amenity space. Semi-private space may include managed communal landscaped areas and courtyards. Roof gardens may be considered where easily accessible and secure.
- In relation to individual apartments, private amenity space may be provided in lieu of semi-private amenity space. Semi-private amenity space may be provided in lieu of private amenity space, provided a minimum of 3 square metres of private space is maintained in all cases.
- This is to allow for a minimum external balcony/terrace of 2 x 1.5 metres in area, with a solid floor. Where this standard would be contrary to achieving an acceptable elevation, where the privacy of an adjoining dwelling would be compromised or where the adjoining site would not offer an acceptable amenity, balconies may be replaced with the same area in the form of a bay window or similar.
- Having regard to recent experience in South Dublin and to the private amenity space standards recommended in Paragraph 5.8.2 of the Guidelines for Planning Authorities on Residential Density, minimum required private and semi-private amenity space standards for dwellings in South Dublin are detailed below.

Table 11.3 Minimum Required Private Amenity Space

Unit Type	Apartments (square metres)		Houses* (square metres)
	Private Amenity Space	Semi-Private Amenity Space	
One Bedroom	5	5	48
Two Bedroom	7.5	7.5	55
Three Bedroom	10	10	60
Four Bedroom	12.5	12.5	70
Five or more Bedrooms	15	15	75

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

11.11.7.i

In all cases facilities for bin storage and clothes drying should be provided. The design and location of such facilities in a development should be addressed at planning application stage.

11.11.7.ii

Car parking will not be accepted as private open space. In design terms, private amenity space shall be designed to have a functional relationship with the daytime rooms of the dwelling and shall be designed to optimise solar orientation and avoid both overshadowing and overlooking.

11.11.7.iii

Where pedestrian routes are proposed in housing estates, they must be directly overlooked at ground-floor level by dwellings (which should front onto the routes), be well-lit, have a straight alignment without secluded corners or bends, shall generally be 3m or greater in width and have boundary walls/fencing not exceeding 1.2m in height.

11.11.8 Noise, Fumes, Odours and Plant

11.11.8.i

Habitable areas, in particular bedrooms, should not be affected by noise or other unacceptable levels or frequency of sensory disturbance. Methods to address this issue include:-

- Locate sensitive rooms away from sources of offence such as car parks, major roads or restaurants, in particular food preparation areas and air handling equipment.
- Double or triple glazing to ensure noise attenuation.
- Air handling and ventilation devices such as flues, filters, pumps etc should be located on exterior walls or roofs away from habitable areas.
- All proposed plant located on roofs shall be screened using high quality materials such as copper or similar to minimise visual impact.

11.11.9 Management Companies

11.11.9.i

In residential developments which are proposed not to be taken in charge by the Council, evidence will be required that management companies are to be set up at an early date. Membership shall be compulsory for all purchasers of property in the development. Details of the management scheme shall be agreed with the Council before any development takes place.

11.11.10 Phasing

11.11.10.i

Where large scale development is proposed a detailed phasing programme shall be lodged and agreed with the Planning Authority dealing with:

- the construction and timeframe of the project,
- and
- site set-up including provision of haul roads, spoil storage and other environmental measures designed to limit the impact of the construction on adjoining lands.

11.11.10.ii

Phasing will be a consideration in the preparation of action plans/local area plans or similar plans for large-scale development areas and must address, *inter alia*, the provision of public transport infrastructure, road infrastructure, retail centres, local recreational facilities and schools.

11.11.11 Design Guidance

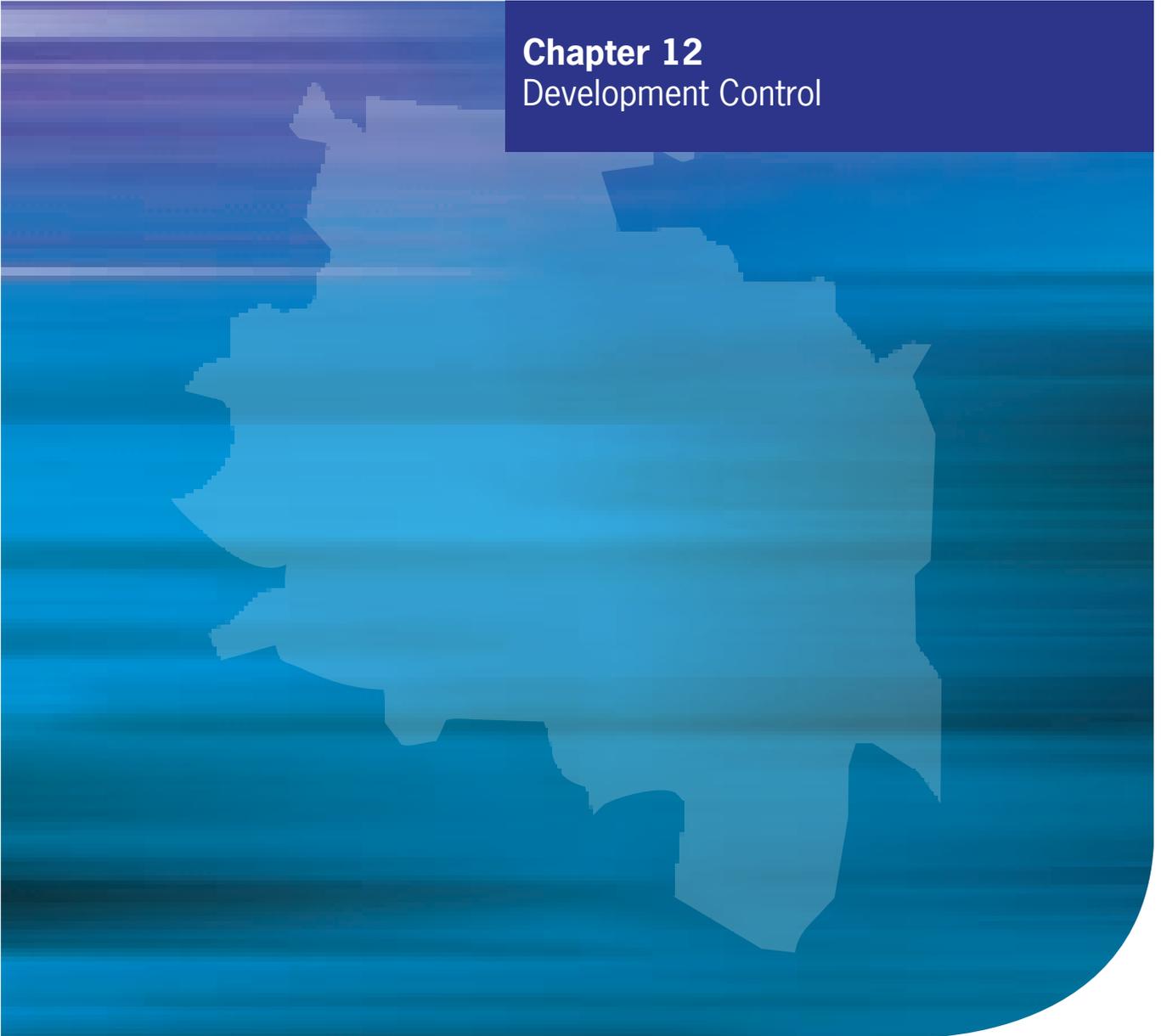
11.11.11.i

More detailed design guidance may be prepared on Urban Design issues during the lifetime of the Plan as appropriate.





Chapter 12
Development Control



Chapter 12

Development Control

12.0 Aim

To ensure the orderly and sustainable development of the County through the setting out of objectives and standards for the control of development.

12.1 Introduction

12.1.i

Development Control is a statutory process that encourages development to take place in an orderly and efficient manner. This is to the benefit of the community at large. The control of development will be by means of established and proven principles aided by acceptable standards. This ensures that development takes place in the right location and enhances both the commercial stability and the physical environment of the County.

12.1.ii

There is an obligation on the Council to ensure that permissions granted under the Planning Acts are consistent with the policies and objectives set out in this Development Plan. This chapter of the Development Plan focuses on the general planning standards and design criteria that will be applied by the Council to ensure that future development is in accordance with these policies and objectives. There is provision for a degree of flexibility of approach in particular circumstances. This applies where proposed development is otherwise consistent with proper planning and development and the preservation and improvement of amenities.

12.1.iii

The granting of planning permission does not in itself enable development to commence. There may be other legal and procedural requirements to be considered. In this context, attention is drawn in particular to the need to comply with Building Regulations, Public Health Acts, Fire Regulations, Air and Water Pollution legislation, Environmental Impact Assessment Regulations, and conservation, preservation or heritage issues.

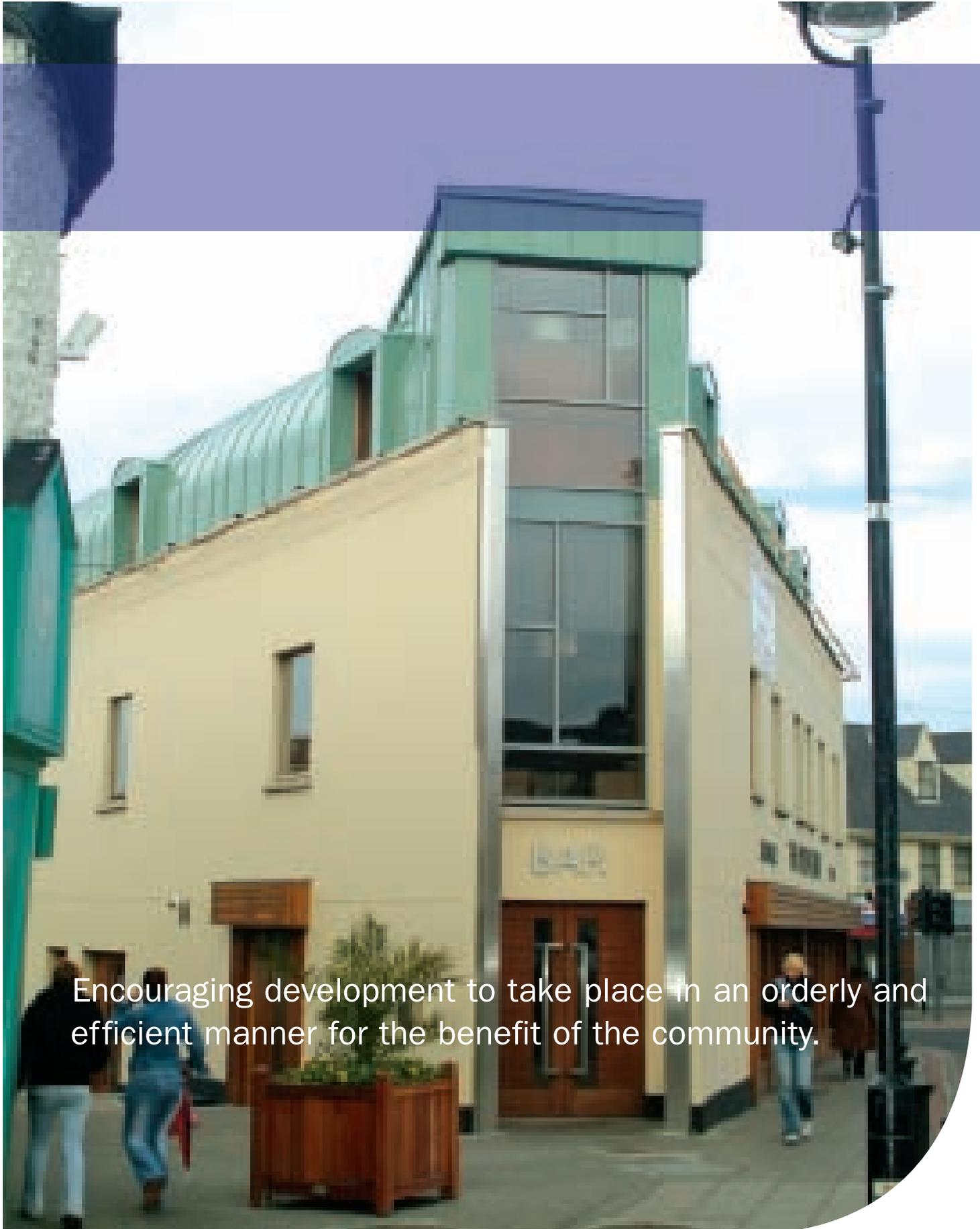
12.1.1 Enforcement

12.1.1.i

In cases where development has commenced or is being carried out without planning permission or in breach of a permission, the Council will initiate enforcement action, in accordance with the Planning and Development Acts, where appropriate.

12.1.1.ii

The Planning Authority, in deciding whether or not it is expedient to take enforcement proceedings, shall be restricted to considering the proper planning and development of the area of the authority (including the preservation and improvement of the amenities thereof), regard being had to the provisions of the Development Plan, the provisions of any Special Amenity Area Order relating to the said area and, in case of non-compliance with a condition, the terms of the permission. Such enforcement may include demolition of any structures as well as the use of the Council's full powers as a planning authority under existing legislation.



Encouraging development to take place in an orderly and efficient manner for the benefit of the community.

12.1.1.iii

The Council will seek to prohibit, restrict, control or seek the removal of unauthorised development, which it considers offends or is likely to offend amenity, or is contrary to other provisions of this Plan. In cases where there is a history of such unauthorised development on the part of the person or body corporate responsible for the development, the Council may take steps to initiate Court proceedings.

12.1.2 Non-Conforming Uses

12.1.2.i

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

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

12.1.2.ii

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

12.1.3 Material Contravention

12.1.3.i

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

12.1.4 Development Contributions

12.1.4.i

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

12.1.4.ii

Public infrastructure and facilities includes the acquisition of land; the provision of open spaces; recreational and community facilities and amenities and landscaping works; bus corridors and lanes, bus interchange facilities (including car parks for those facilities); public transport infrastructure, cycle and pedestrian facilities, and traffic calming measures; the provision, refurbishment, upgrading enlargement or replacement of roads, car parks, car parking places, sewers, waste treatment facilities, drains or watermains; and any matters ancillary to the above.

12.1.4.iii

The Council may require development contributions in accordance with a supplementary development contributions scheme adopted by the Council under Section 49 of the Planning and Development Act 2000 (or other relevant legislation as may be enacted from time to time) towards the cost of public infrastructure projects or services. These include the provision of particular rail, light rail or other public transport infrastructure, including car parks and other ancillary development; and the provision of particular new roads, sewers, waste water and water treatment facilities, drains or watermains and ancillary infrastructure. The Act also makes provision for special contributions for particular works necessitated by a development.

12.1.5 Environmental Impact Assessment

12.1.5.i

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

12.1.6 Applications for Planning Permission

12.1.6.i

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

12.1.6.ii

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

12.2 General Design Considerations

12.2.1 General Requirements

12.2.1.i

It is an objective of the Council to ensure that new development is designed so as to enhance the appearance of the County, to provide an attractive environment and to avoid the creation of nuisance.

12.2.1.ii

Where possible the Council will produce and make available guidelines in relation to 'best practice' in the achievement of sustainability in new developments to assist in the design process.

12.2.1.iii

Design considerations will vary depending on whether a proposed development constitutes infill in an established area or is proposed either in a development area, high amenity/ upland area, or in a rural area. Matters such as layout, building line, height and mass, detailing, location and size of open space and landscaping will be examined in the context of the design emphasis required in different areas.

12.2.1.iv

The appropriate re-use and adaptation of existing buildings and structures will be facilitated and encouraged.





12.2.2 Landscape and Site Features

12.2.2.i

In order to protect and enhance the character and amenities of the County, the Council will require that existing site features such as stands of mature trees, hedgerows, watercourses, other site features and views be properly identified and retained where appropriate on development sites. In addition, the Council will require that new planting or other landscaping appropriate to the character of the area be provided. The existence of significant natural features on a site will influence the layout. Developers should consult the Council at an early stage in advance of submitting proposals required in relation to landscaping and planting proposals.

12.2.2.ii

The developer will be responsible for hard and soft landscaping, including the provision of pedestrian paths, cycle tracks, boundary treatment, public lighting and other facilities. The developer will be required to provide roadside and screen planting where necessary.

12.2.2.iii

Where appropriate, the Council will require a comprehensive tree and hedgerow survey on drawings of a suitable scale. Details of tree and hedgerow survey requirements and of measures necessary to protect trees and hedgerows are to be found in 'Guidelines for Open Space Development and Taking in Charge', 2000 (as may be amended from time-to-time) issued by the Council's Parks Department.

12.2.2.iv

Layouts will be required to facilitate the retention of the maximum number of significant trees, which must be adequately protected before and during development works.

12.2.2.v

Where it is necessary to remove trees to facilitate development, the Council may require the planting of semi-mature trees, saplings or tree seedlings or other plants as a condition of the permission.

12.2.2.vi

Security by means of a financial bond may be required to ensure the protection of existing trees on a development site.

12.2.3 Accommodation of Disabled People

12.2.3.i

In the design of buildings to which the public could be expected to have access, specific consideration will be given to the accommodation of disabled people in accordance with the requirements of the Building Regulations 1991 and the Guidelines published by the National Disability Authority from time to time. Disabled people should have access, independent and unaided, to premises, buildings, public spaces, facilities and services. In this regard, it is the Council's policy to lower or dish footpaths at strategic points and to seek the provision of this as a matter of course in new developments.

12.2.4 High Buildings

12.2.4.i

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

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

12.2.5 Infill Development

12.2.5.i

Infill development concerns areas that are largely built up and where the proposal is not of such a scale that it represents a major addition to or redevelopment of, the existing physical fabric. These existing areas, be they older town or village centres, or established suburban residential, or mixed use areas, possess individual character. The design of new development in these areas must have regard to the existing character and must protect and, where possible, enhance amenity. Such development must have regard to the predominant design features of the area, and to the existence of particular elements such as groups of trees, listed buildings, views, or open spaces. In infill development, the proposed building should relate to the overall character of the area. Particular regard should be had to materials and colours proposed in this context. It is an objective to seek to provide public open space to Development Plan standards in infill areas. However where this is not possible or desirable, the Council may require a financial contribution towards the improvement of existing open space or recreational facilities or for proposed open space.

12.2.6 Childcare/ Creche Facilities

General Requirements

12.2.6.i

Childcare facilities in the County should comply with the provisions of the document 'Childcare Facilities – Guidelines for Planning Authorities' issued by the Department of the Environment in June 2001 and as may be amended from time to time. Provision shall also be subject to the requirements of the Child Care Act, 1991 and Child Care (Pre-School) Regulations, 1996.

12.2.6.ii

The Childcare Facilities Guidelines state that appropriate locations for childcare facilities include:

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

12.2.6.iii

The Guidelines also specify shopping centres and third level colleges as developments where consideration should be given to childcare provision.

12.2.6.iv

Assessment of any proposed childcare facility should include the following:

- The suitability of the site for the type of facility proposed;
- Availability of outdoor play areas and details of management of same;
- Convenience to public transport nodes;
- Safe access and convenient parking for customers and staff;
- Local traffic conditions;
- Number of facilities in the area;
- Intended hours of operation;
- Impact on residential amenity.



12.2.6.v

Department of the Environment Guidelines advise that Planning Authorities should require the provision of at least one childcare facility with a capacity for 20 children for every 75 dwelling units in new housing areas. However, depending on circumstances, this requirement may be varied. In the case of small-scale developments, the Council may require development contributions to enable appropriate provision to be made elsewhere.

Childcare Facilities in Residential Areas

12.2.6.vi

Applications for childcare facilities in existing housing areas will be treated on their merits, having regard to the likely effect on the amenities of adjoining properties and the availability of space for off-street parking and/or suitable drop-off and collection points, outdoor play space, etc.

12.2.6.vii

Within existing residential areas, detached houses or substantial semi-detached properties are most suitable for the provision of full day care facilities. In the case of terraced and semi-detached houses in housing estates, it will normally be a requirement that the childcare facility be operated by the resident of the dwelling, in the interests of residential amenity. In other cases, it may be appropriate to attach a condition that would require some residential content to be maintained in the premises, (not necessarily to be occupied by the operator of the childcare facility).

12.2.6.viii

In new development areas, purpose-built childcare facilities are the preferred solution, and there is no requirement for a residential element.

12.2.6.ix

The provision of sessional or after-school care may be considered in any residential area as ancillary to the main residential use, subject to the criteria outlined above.



Childcare Facilities in Other Locations

12.2.6.x

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

12.2.6.xi

In assessing applications for major employment centres e.g. business and industrial parks, third level colleges, etc. the need for childcare facilities should be considered. In the case of shopping centres, consideration should be given to the need for drop-in childcare facilities for shoppers. As a separate issue, the childcare requirements of staff should be considered. All large-scale shopping centres should provide childcare facilities consisting of both baby-changing and baby-feeding facilities and supervised self-contained play areas for young children. Such facilities should preferably be located at ground floor level. Access for disabled people and older people to all childcare facilities should be encouraged and facilitated.

12.2.6.xii

For more details on childcare provisions see the Local Facilities Section of Chapter 11 on Urban Design.

12.3 Enterprise and Employment

12.3.1 Industry and Warehousing Development

12.3.1.i

Industry and warehousing schemes will be required to present a good quality appearance, helped by landscaping, careful placing of advertisement structures, the screening of open storage areas and unobtrusive loading and parking space. Individual buildings should exhibit a high quality of modern architectural design and finish (including use of colour).

12.3.1.ii

Each industrial or warehouse unit should be provided with adequate space for the loading and unloading of goods (including fuels) in areas clear of the public road and preferably behind the building line.

12.3.1.iii

In the case of development for two or more industrial/warehouse buildings, a uniform design for boundary fences, roof profiles and building lines is essential. Areas between the buildings and the road boundary may include car parking spaces provided an acceptable landscaping scheme is incorporated. Attention is also drawn to the need to comply with air and water pollution legislation.

12.3.1.iv

Access roads to industrial estates will normally have an overall reservation width of 15 metres consisting of a 9-metre carriageway, two 1.5 metre footpaths and 1.5 metre reservations for cycleways. Access details from industrial development onto existing roads will be determined by the Council.

12.3.2 Employment-Intensive Development

12.3.2.i

The suitability of employment-intensive development proposals on sites located in areas zoned for Enterprise and Employment and related uses, (zoning objective "E") will be assessed having regard to the level of employment and the walking distance to a good public transport network. Walking distances of not more than 400 metres to a QBC route or LUAS stop or 800 metres to a heavy rail stop, will generally be considered acceptable for employment-intensive developments in such areas. Proposals for such developments will be required to be supported by a viable mobility management plan that provides a reliable basis for the achievement of acceptable modal shares for both public and private transport within an appropriate time frame. Multi-storey or basement level car parking to serve employment-intensive developments located in areas zoned for enterprise and employment and related uses, (zoning objective "E"), shall only be permitted on sites within the distances from a QBC, LUAS or heavy rail stop specified above. On sites located outside these walking distances car parking shall be provided at surface level only.



12.3.3 Business and Technology Parks

12.3.3.i

Business Parks shall be laid out in an open parkland setting with a high level of landscaping and provision shall be made for pedestrian/cycle paths.

12.3.3.ii

Individual buildings should exhibit a high quality of modern architectural design and finish (including use of colour).

12.3.3.iii

Car parking shall be provided in a discreet, landscaped and well-screened environment with a view to minimising its visual impact, particularly when viewed from the approach roads. Car parking standards shall be 1 space per 40 sq.m. gross floor area. Car parking provision at the rate of 1 car space per 25 sq.m. of gross floor area may be acceptable where the proposed site is not located within convenient walking distance of a high quality public transport network. Any such deviation from the general rate of 1 car space per 40 sq.m. of gross floor area shall be subject to the agreement of the planning authority. Arrangements by agreement with the Council may be made for the phasing of 25% of the required car parking area.

12.3.3.iv

In order to ensure an attractive open parkland layout the building line on all principal road frontages shall generally not be less than 15 metres from the road and the site coverage behind this building line shall not exceed 45%. There shall be a minimum landscaped/planted strip to a width of 5 metres on all principal road frontages.

12.3.3.v

Where a proposed development is located within convenient walking distance of a high quality public transport network as detailed in Section 12.3.2, the above layout requirements may be varied so as to achieve a scale of development and density of employment appropriate to the proximity of the site to a high quality public transport network.

12.3.4 Extractive Industry

12.3.4.i

In dealing with applications for new development, intensification of use or diversification of activity, the Council will have regard to the nature of the

proposal, the scale of activity proposed, the impact on the adjoining road network and its effect on the environment.

12.3.4.ii

It will be a requirement that applications for development within this category will be accompanied by an Environmental Impact Statement and a detailed landscaping plan. The plan should indicate proposed screening for the operational life of the site and set out a programme for the reinstatement of the landscape.

12.3.4.iii

The Council will have regard to the Quarries and Ancillary Activities Guidelines for Planning Authorities, April 2004 published by the Department of the Environment, Heritage and Local Government, or as may be amended from time to time. Any restriction arising as a consequence of the application by the Council of the Guidelines shall not be prejudicial to the provision of rural housing to qualifying applicants nor to any activity permitted under the zoning objective.

12.3.5 Agricultural Development

12.3.5.i

All new and existing agricultural developments will be required to ensure that all effluent and yard run-off is collected and stored within the confines of the development and that the disposal of effluent is undertaken in such a manner as not to cause pollution to watercourses or be unduly harmful to the general and residential amenities of the area.

12.3.5.ii

Agricultural buildings should be designed and positioned so as to blend with the surrounding landscape. They should avoid breaking the skyline and should generally be located within or immediately adjoining an existing complex of such buildings. Colour is also important in terms of assimilating buildings into the landscape and in general, agricultural buildings should be dark-brown, dark-green or grey and roof areas should be non-reflective and darker in shade than side panels or walls. Trees and hedgerows are also important components in screening agricultural buildings in the landscape and where new developments are proposed it shall be a requirement that the development is well-screened using heavy standard native tree species.

12.4 Residential Standards

12.4.i

This section of the Plan should be read in conjunction with Chapter 11 – Urban Design.

12.4.1 Demolition of Habitable Dwellings

12.4.1.i

In order to retain the housing stock of the County, the Council will not normally favour the demolition of habitable houses.

12.4.2 Extensions to Dwellings

12.4.2.i

In all instances the design of extensions should have regard to the need for light and privacy of adjoining properties. The form and design of the existing building should be followed and the extension should integrate fully with the existing building by using similar detailing and window proportions. External finishes should harmonise in colour, texture and materials with the existing building. A pitched roof will be required except in the case of some single storey rear extensions. In general, dormer extensions should not be such as to obscure the main features of the existing roof, i.e. should not break the ridge or eaves line of the roof. Dormer windows should be set back at least three tile courses from the eaves line and should be clad in a material matching the existing roof. The house and its extension should be used as a single dwelling unit.

12.4.2.ii

Where a front extension would have a negative impact on the visual amenity of the streetscape or on the residential amenity of an adjoining property due to overshadowing, the front extension should protrude not more than 1.5 metres forward of the existing building line.

12.4.2.iii

Two storey rear extensions, except those which are exempted development, will not normally be permitted. Such extensions will only be considered where it is demonstrated that the proposed extension will not seriously affect the residential amenity of an adjoining property through overlooking, overshadowing, loss of outlook or other negative impact.

12.4.2.iv

In order to prevent the development of a terracing effect in traditional semi-detached estates, two storey side extensions will normally be recessed behind the front building line.

12.4.2.v

Single storey rear extensions are generally acceptable provided they do not impact on the residential amenity of adjoining properties. In all cases a minimum private rear garden area must be retained.

12.4.3 'Family' Flat

12.4.3.i

A 'family' flat refers to a sub-division or extension of a single dwelling unit to accommodate a member of the immediate family for a temporary period (e.g. older parent or other dependent). The proposed unit shall be linked directly to the main dwelling via an internal access door. It shall be subordinate to the main dwelling and shall generally not exceed 50% of the floor area of the main dwelling. In the case of a two-storey family flat, an internal connecting door will normally be required at both levels. External doors will normally only be permitted to the side and rear of the house. The Council will favourably consider such development where satisfied that there is a valid case provided the proposal does not otherwise detract from the residential amenity of the area. A grant of permission will normally be conditioned that the premises be returned to a single dwelling unit when the flat is no longer required for the family member.

12.4.4 Sub-Division of Dwellings

12.4.4.i

Subdivision of houses into a number of units is only acceptable in suburban areas which are characterised by large houses on relatively extensive sites where populations are generally falling, which are well served by public transport and where sub-division into a number of units would not result in a dramatic alteration in the character of the area.

12.4.4.ii

Where acceptable in principle, the maximum number of units to be permitted in a sub-division will be decided upon having regard to the character of the area, the suitability of the dwelling for sub-division, the availability of services, parking provision and other relevant factors. The Urban Design Chapter contains a detailed breakdown of minimum required dwelling unit sizes.

12.4.5 Backland Development

12.4.5.i

The development of individual “backland” sites (i.e. rear garden areas) can conflict with the established pattern and character of development in an area. It can constitute “piecemeal development” and inhibit the comprehensive re-development of a larger backland area where otherwise reasonable development potential exists. However, where carried out in a planned way, backland development can provide much-needed housing, especially in areas where there are large rear gardens. While the preferred option for such development is a comprehensive re-development of backland areas by a single developer or by a group of landowners coming together to secure a co-ordinated scheme, applications for individual houses in rear gardens will also be considered on their merits.

12.4.5.ii

In all cases, the protection of the residential amenity of existing dwellings and ensuring adequate residential amenity for new dwellings are the primary concerns, along with the extent to which comprehensive redevelopment of backland areas would be compromised. As such, issues of design, layout, separation distances, privacy, shadowing, outlook, garden sizes and depths, traffic and servicing, etc., must be addressed satisfactorily. Parking accommodation for backland development must comply with the minimum standards set out in this Plan. Vehicular movements from shared accesses onto the public road network from each dwelling site must be possible in forward gear (i.e. reversing will not be permitted for safety reasons).

12.4.6 Corner/Side Garden Sites (in Existing Estates)

12.4.6.i

Corner site development refers to sub-division of an existing curtilage to provide an additional dwelling on a wide side garden or corner site. The Council will only favourably consider proposals for the development of corner sites or wide side-garden locations within established areas, where the following aspects are considered satisfactory:-

- density, in accordance with the provisions of the Residential Density Planning Guidelines, 1999 in relation to such development.
- design which integrates with the style of adjoining development and a scale which respects that of adjoining development.
- impact on the character of the streetscape.
- impact on adjoining residential amenity.
- maintenance of Development Plan standards in respect of private amenity space for both the existing and proposed dwelling.
- maintenance of existing front building line and side building lines where appropriate.
- maintenance of existing roof lines.
- proximity to piped public services.

12.4.6.ii

It is considered inappropriate that an existing pair of semi-detached houses be extended by way of an additional house to the side so as to form a terrace effect. Proposals to attach a new dwelling in the side garden of an existing semi-detached house should normally be constructed as a detached unit.

12.4.7 Separation Between Dwellings

12.4.7.i

To provide for adequate maintenance, a minimum of 2.3 metres should normally be provided between the flank walls of each house, pair of semi-detached houses or terrace of houses.

12.4.8 Boundary Treatment of House Sites

12.4.8.i

Where the flank or rear boundaries of house sites abut roads, pedestrian ways or public open space, suitably designed screen walls 1.8 metres in height shall be provided. Where concrete screen walls are proposed they shall be suitably rendered and capped in an acceptable manner. Timber fencing will only be acceptable where located between dwellings within an estate.

12.4.9 Letter boxes

12.4.9.i

Where a letter box is being provided to service a dwelling, the receptacle shall be located at a minimum height of midway on the door panel.

12.4.10 Dwellings in Rural Areas

12.4.10.i

Where accepted in accordance with the Council's policies on rural housing, development in rural areas will be considered in accordance with the following criteria:

Siting and Design

12.4.10.ii

Suburban type development is not acceptable in rural areas, particularly when this would result in ribbon development. The Council will generally require new dwellings to be set well back from the road. The building line will be determined by local topography and existing and natural features but should not be less than 20 metres from the road boundary. The traditional field pattern should be preserved and roadside and field boundary hedges retained or reinstated. A tree and hedgerow planting scheme will generally be required in order to enhance rural amenity. Access roads and driveways should respect site contours. Recessed gateways should be constructed in local materials and in a style indigenous to the area.

12.4.10.iii

The Council will not insist on the use of particular architectural styles except where there is an accepted vernacular. A design which is incompatible with site conditions, to an extent that it would be dominant, intrusive or incongruous in the landscape, will not be permitted. Reconstituted stone finishes will generally be unacceptable. Buildings should not be located on a ridgeline or in an elevated position on a site. The site contours should be respected. Roof types and materials will be controlled in the interest of visual amenity. In the Dublin Mountain Zone new dwellings should be low rise, generally single-storey structures.

12.4.10.iv

While the overall aim of protecting the rural areas is common to the High Amenity, Mountain, Green Belt and Agricultural land use zones, there are differing aspects of siting and design which are particularly important in each type of area. In exercising control over development the Council will, therefore, have regard to the specific aspects of siting and design that are relevant in the individual areas. Guidelines on the siting and design of rural dwellings are set out in Appendix 3 of the Plan.

12.4.10.v

Clustering or grouping of housing is preferable to one-off housing, as a form of rural development. Where clustering cannot be achieved, a site should have a road frontage of at least 60 metres so as to preserve the rural or high amenity quality of the area and to avoid a suburban form of development.

Road Frontage

12.4.10.v

The road frontage of the site should generally be at least 60 metres so as to preserve the rural or high amenity quality of the area.

Vehicular Access

12.4.10.vi

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

Domestic Effluent Disposal

12.4.10.vii

The Council acknowledges the availability of different wastewater treatment systems for the treatment of domestic effluent. A detailed site suitability assessment report should be provided with all planning applications. It should include a visual assessment of the site, a trial hole test and percolation test results, and should be certified by a qualified person. The Site Characterisation Form in Appendix A of the 'Wastewater Treatment Manual on Treatment Systems for Single Houses', (or as may be amended from time to time) published by the Environmental Protection Agency should be used for this purpose, regardless of the type of system proposed.

12.4.10.viii

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

12.4.10.ix

All existing septic tanks and treatment plants should be maintained regularly and not less than once per year. All systems may be subjected to an inspection by the Council or the Health Board, in the interests of pollution control, amenity and public health.

Septic Tanks

12.4.10.x

On sites where the use of a septic tank is proposed, the design of septic tank systems and percolation areas shall generally conform with Standard Recommendations for Septic Tank Systems, SR6:1991, published by National Standards Authority of Ireland, (or as may be amended from time to time), and the requirements of the Council.

12.4.10.xi

Site size should conform with the requirements of SR6: 1991 (or as may be amended from time to time) and should be sufficient to safely dispose of the effluent without the use of adjoining land. Percolation areas should be designed and located so as not to cause pollution to groundwater, watercourses or adjoining land. Consequently, the position of nearby wells and the position and density of percolation areas must be considered in each case.

Treatment Plants

12.4.10.xii

On sites where a treatment plant is proposed, the treatment plant and the percolation area shall comply with the requirements of the 'Wastewater Treatment Manual on Treatment Systems for Single Houses' published by the Environmental Protection Agency or other relevant standard. The treated effluent quality should be at least 20 BOD 30 Suspended Solids before discharge to soil. Minimum distances from wells etc., and other relevant standards must comply with the requirements of the Wastewater Treatment Manual.

Water Supply

12.4.10.xiii

Where no public water main is available, a potable water supply must be provided in accordance with Council requirements.

12.4.11 Development in Historic and Rural Villages

12.4.11.i

Within villages, proposals for development will be considered on their merits, regard being had to the need to:

- protect and / or improve residential amenity;
- protect, provide for and or improve local centre facilities;
- protect the rural character and streetscape of the village in question.

12.4.11.ii

All new residential development in the historic and rural villages of South Dublin should be in sympathy with existing architectural forms, and should be of high quality design and layout, and to an appropriate scale and density, that will ensure a high standard of residential amenity, and enhance and not detract from the visual character of the villages.

12.4.12 Residential Caravan Parks

12.4.12.i

Proposals for Residential Caravan Parks will not normally be considered favourably unless a genuine need can be established for such development.

12.4.12.ii

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

12.4.12.iii

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

12.4.12.iv

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

12.4.12.v

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

12.4.12.vi

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

12.4.13 Holiday Caravan Sites

12.4.13.i

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

12.4.13.ii

For the purposes of development control, the Council regards holiday caravan sites as sites for temporary dwellings. The layout and servicing of such sites will be required to conform to the standards set out in the Bord Fáilte document – "Registration and Renewal of Registration Regulations for Caravan and Camping Sites" (1986) (or as may be amended from time to time).

12.4.14 Pigeon Lofts

12.4.14.i

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

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

12.4.14.ii

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

12.4.15 Taking in Charge

12.4.15.i

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

12.5 Retailing

12.5.1 Assessing New Retail Development

General

12.5.1.i

All applications for significant retail development will be assessed against the criteria specified in the Retail Planning Guidelines for Planning Authorities (or as may be amended from time to time). As a general rule, significant retail development means 500 sq.m. gross of convenience development and 1,000 sq.m. gross of comparison development. However, what is significant will vary from area to area and may include factory outlets or forecourt retailing at petrol filling stations. The Retail Planning Guidelines impose a cap of 3,500 sq.m. on the total net retail sales space of superstores and the convenience goods net retail sales space of hypermarkets delineated on applications drawings. The Guidelines also impose a cap of 6,000 sq.m. for retail warehouses.

Sequential Approach

12.5.1.ii

All significant proposed developments will be subject to assessment through the Sequential Test as follows;

- Sites or premises within defined Level 2 Major Centres or Level 3 District Centres, as appropriate, will be given highest preference. Second highest preference will be given to sites or premises on the edge of Level 2 Major Centres or Level 3 District Centres, as appropriate (defined as 300 to 400 metres walking distance provided there are no major intervening barriers to movement). Least preference will be given to out-of-centre sites.
- In all cases, the site which offers the optimum accessibility options by all transport modes, including walking and cycling will have the highest preference.
- It should be demonstrated that all existing centre options have been fully evaluated and that flexibility has been adopted in regard to the retail format.

Retail Impact

12.5.1.iii

New developments can have an adverse impact on the vitality and viability of established centres. While it is not an objective of the Development Plan to prevent competition, it is an objective to promote healthy town centres in the interest of the proper planning and sustainable development of the area. Where new developments compromise this planning goal, they will be rejected.

12.5.1.iv

In making an application for planning permission for retail development which is considered to be large scale in relation to existing centres, applicants will be required to demonstrate compliance with the Development Plan and that there will not be an adverse material impact on the vitality and viability of any existing centre. In submitting evidence in relation to retail impact the applicant shall address the following criteria and demonstrate whether or not the proposal would:

- Support the long term strategy for the Level 2 and Level 3 centres of the retail hierarchy in the County as set out in the Development Plan, and not materially diminish the prospect of attracting private sector investment into one or more such centres.
- Cause an adverse material impact in one or more Level 2 or Level 3 centres of the retail hierarchy, either singly or cumulatively with recent developments or other committed planning permissions, sufficient to undermine the quality of the centre or its role in the economic and social life of the community.
- Diminish the range of activities and services that the Level 2 and Level 3 centres of the retail hierarchy can support.
- Cause an increase, likely to persist in the long term, in the number of vacant properties in the existing centres.



- Ensure a high standard of access both by public transport, foot and private car so that the proposal is easily accessible by all sections of society.
- Link effectively with Level 2 and Level 3 centres of the retail hierarchy so that there is likely to be commercial synergy.

Design

12.5.1.v

New retail developments should be of a high quality of design and should contribute to a good urban environment and the public domain. Developments should present an attractive frontage which integrates the development with existing streets and public spaces, thus allowing for a synergy between the proposed development and existing uses in the vicinity. Extensive surface car parking to the front of developments, which detracts from the character of a centre and discourages pedestrians, should be avoided.

Accessibility

12.5.1.vi

New retail developments should be accessible by a range of transport options including public transport, private car, bicycle and by foot. Development should be located close to public transport links including, where possible, rail links or QBCs. Provision should also be made for secure parking for cyclists and secure routes

for pedestrians. There should also be an emphasis on access for all, including people with mobility impairments, older people, and those with babies and young children.

12.5.2 Local Centres

12.5.2.i

In Local centres, it is the requirement to maintain a balance of appropriate commercial, service and residential uses. In assessing proposals, regard will be had for the need to maintain and enhance the vitality, viability and character of district and local centres and to the assessment criteria listed in this section.

12.5.2.ii

It will be a requirement that all major new residential development, will be provided with local services, including shopping facilities, on a phased basis in accordance with the rate of housing development, and located within a maximum walking distance to housing of approximately 800 metres.

12.5.3 Shopping Centres

12.5.3.i

Shopping centres must conform to the highest urban design standards. The design must ensure that the proposed centre will be integrated with, and be complementary to, the streetscape or area where it will be located.

12.5.3.ii

Elements to be addressed include:

- (a) the scale, design and enclosure of pedestrian space;
- (b) the provision and design of street furniture, including public art, telephones, seats, litter bins, etc.;
- (c) the provision, within the overall design of the centre, of public facilities, e.g. toilets, childcare areas, access and facilities for disabled people including toilets and parking spaces, advice centres, pedestrian routes to schools, health clinics, etc. The centres, where appropriate, should also include offices, medical and related consultants;
- (d) activities and uses that keep the centre alive both during the day and evening, e.g. stalls, cafes and public houses;
- (e) the inclusion of residential uses, particularly flats and maisonettes, as an integral part of the centre, in order to increase the evening activity and security of the centre;
- (f) ease of access to the centre for public transport, bicycles and pedestrians. In the interests of both ease of access and civic design concerns, the centre should have frontage to the street and should not be surrounded by car parking.

12.5.3.iii

The overall design strategy will normally reflect variety (by the use of differing shop fronts, set backs, signs etc.) within a unified design.

12.5.3.iv

The design and layout of buildings, including materials, should discourage graffiti and other forms of vandalism. Service areas, etc., should be out of sight of surrounding residential and pedestrian areas. Tree planting and landscaping must form part of the overall design of the shopping centre.

12.5.4 Retail Warehousing

12.5.4.i

The Council recognises the special requirements for the retail sale of bulky, non-food, non-clothing goods, the sale of which is not normally feasible in conventional shopping centres. Retail warehouse activities may be considered in appropriate commercial or industrial areas.

12.5.4.ii

In dealing with applications for large scale or specialised retail shopping development, including retail parks, retail warehouses, discount food stores, retail warehouse clubs, factory shops, and factory outlet centres, the Council will have regard to the provisions of the Retail Planning Guidelines for Planning Authorities (DOELG 2000), (or as may be amended from time to time) and to the Council's Retail Strategy, concerning the impact of the proposal on the viability of existing retail outlets.

12.5.4.iii

Applications for non-food, durable goods may be acceptable subject to a number of criteria, as follows:

- a) that it can be satisfactorily demonstrated that a need is met, and the proposal, taken in isolation or in combination with other such developments in the area, will not have an unacceptable impact on retail facilities in the area;
- b) that environmental improvements result from the development,
- c) that it is well designed and integrated with surrounding uses;
- d) that the development is accessible by a wide range of transport options, including public transport, and is designed in such a manner as to facilitate public transport users, cyclists and pedestrians, in addition to the private car.

12.5.5 Restaurants, Takeaways, Nightclubs / Licensed Premises and Betting Offices

12.5.5.i

In order to maintain an appropriate mix of uses and protect night-time amenities in a particular area, the Council will seek to prevent an excessive concentration of the above uses and to ensure that the intensity of any proposed use is in keeping with both the scale of the relevant building and the pattern of development in the area.

12.5.5.ii

The provision of any of the above will be strictly controlled, having regard to the following, where appropriate:

- (a) the effect of noise, general disturbance, hours of operation, litter and fumes on the amenities of nearby residents or adjoining commercial activities;
- (b) the need to safeguard the vitality and viability of shopping areas in the County and to maintain a suitable mix of retail uses;
- (c) traffic considerations;
- (d) the number/frequency of such facilities in the area;
- (e) satisfactory arrangements with the Council in relation to litter control.

12.5.6 Ancillary Use at Petrol Stations

12.5.6.i

The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. In view of the possible conflict between pedestrians and vehicles, the sale of goods from a petrol station may only be permitted as an ancillary small-scale facility which would remain secondary to the use as a petrol filling station and where it would not adversely affect local amenities and established neighbourhood shops and district centres.

12.5.6.ii

The total area devoted to ancillary retail sales within a petrol station shall, in general, not exceed 100m² of net retail sales area, and shall be in scale with the size of the filling station. The forecourt store should be designed so as to be accessible by foot and bicycle, with proper access for delivery vehicles.

12.5.6.iii

Should a larger retail facility be proposed with a wide range of goods, it will be treated as a shop and will be assessed as would an application for a retail shop in the same location, using the sequential approach.

12.5.6.iv

Retailing activities shall be confined to the shop floor area, except in the case of sales of domestic fuel, where some external storage shall be permitted. The external storage of gas cylinders, solid fuel, etc., shall be limited in area, and confined to strictly defined, specifically designed compounds adjoining the shop/forecourt, subject to adequate measures being taken for visual appearance, security, safety and the requirements of the Chief Fire Officer.

12.6 Shopfront Design and Advertising

12.6.1 Advertising

12.6.1.i

Advertising should generally be communicated through the media and not by way of fixed structures, which tend to impact injuriously on amenity, landscapes and the built environment. To protect the amenities and attractiveness of the County, non-essential advertising structures will not be permitted in the following instances;

- in the open countryside,
- on or near a structure of architectural or historical importance,
- in conservation areas,
- on public open spaces,
- in areas of high amenity,
- in upland areas,
- within areas of scenic importance,
- in residential areas, or
- where they would confuse or distract users of any public road.

12.6.1.ii

Prismatic / moving vane signs will not be permitted in any instance where they would represent a traffic hazard by virtue of a distraction to road-users.

12.6.1.iii

Particular attention will be paid to the design and location of new advertising in those areas where the Council intends to implement town and village improvement schemes. This is necessary to maximise the potential environmental benefits of such schemes.

12.6.1.iv

Advertising signs, where permitted, should be simple in design and sympathetic to the surroundings and features of the building on which they will be displayed. The number of signs located on a property should be limited and no sign should be unduly obtrusive or out of scale with the building facade. Control will be exercised to prevent an impression of clutter in any location. The purpose of signs is to guide the public/customers and they should not intrude severely on visual amenity.

12.6.2 Design of Shopfronts

12.6.2.i

The Council promotes high-quality shopfront design throughout the County. It is important that all the County's shopping areas are attractive to shoppers and investors, and an overall image of quality is maintained. The Council favours the use of renewable and recyclable materials such as timber, glass and steel.



12.6.2.ii

Good shopfront design makes a valuable contribution to the environmental quality of urban areas. The Council will control the design of shopfronts in line with the following principles;

- Shopfronts should relate to the architectural characteristics of the building of which they form part. The building design, materials, colour and detailing have an important influence. Such features as existing arches, string courses, plaster detailing or existing fascias and brackets should be considered for retention in the new design. Quality, texture and colour of materials are important considerations in integrating new shopfronts with older buildings.
- If aluminium is used it should be anodised or treated in an appropriate colour. The painting of clay, brick or stone is generally not acceptable.
- In established shopping streets, new shopfront design must respect the scale and proportions of the streetscape by maintaining and enhancing the existing character of development along the street and respecting the appropriate plot width.
- Commercial interests will not necessarily be allowed to use standardised shopfront design, “corporate colours” or materials. Compatibility with individual buildings and with the street scene is considered more important than uniformity between the branches of one company.
- Roller shutters are not exempted development on, or in front of the building line and their erection requires planning permission. Shutters should be provided in such a way that no part of the shutter or its casing extends beyond the face of the building. Where possible the shutter should be recessed to provide for a window display area. Open grille shuttering should be used and in all cases shutters should be treated with a colour to match the colour of the main shopfront materials.

- Provision should be made for roller shutters behind the line of the glazing. Alarm boxes should be sensitive in design and location on the building.

12.6.3 Signs on Shopfronts and Other Business Premises

12.6.3.i

The sign and nameplate should be an integral part of the elevational design. As with shopfront design, the Council will require commercial interests (especially chain outlets) to restrain the use of corporate image advertising, which is considered to be too dominant or out of character.

12.6.3.ii

The use of internally illuminated box fascias and illuminated projecting box signs will be severely restricted, particularly when they are used indiscriminately in relation to the building to which they relate. Where permitted, the daytime appearance of these signs is important and may require lettering or other features to be backlit.

12.6.3.iii

Signs, which project above the level of a building parapet, or otherwise intrude on the skyline, will not be permitted.

12.6.3.iv

Where a sign projects from a building facade, the permitted projections shall depend on the merits of the proposed development having regard to the dimensions of the sign, its relationship to the building, the footpath width and the streetscape generally. Freestanding signs on petrol station forecourts should not extend above the height of the canopy.

12.6.4 Wall Panel/ Poster Board Advertisements

12.6.4.i

Wall panel/poster board advertisements may be permitted on commercial premises in shopping areas. The size of the display panel should relate to pedestrian scale. Larger scale poster panels are generally inappropriate in locations proximate to pedestrians.

12.6.4.ii

A wall panel/poster board should be sited having regard to the symmetry of the wall on which it is to be displayed. Panels should not be placed on buildings above ground floor level.

12.6.4.iii

In circumstances where they will provide temporary screening for derelict and vacant sites or sites where development is taking place, the actual poster board should not exceed 30% of the surface of the wall or screening on which it is mounted.

12.6.4.iv

Subject to availability of location, well-designed advertisement panels may be permitted on builders' hoardings for a specified period. The panels should not extend above the general line of the top of the hoarding and should be evenly spaced at uniform height and width.

12.6.5 Free Standing Advertisement Displays

12.6.5.i

Public information and advertising panels are permissible in situations such as the pedestrian precincts of shopping centres and other areas of commercial activity. They can be effective when grouped in a unified composite that avoids an impression of clutter. The amount of advertising permitted on public information panels will be restricted and shall constitute not more than 50% of the total area.

12.6.5.ii

In the interest of amenity and public safety, the Council will not permit, without a licence, the display of any advertising boards or other advertising devices on public footpaths or other public areas.

12.6.5.iii

The Council will not normally permit the attachment of sundry advertising devices to the facade of any structure, e.g. multi-coloured lights, spotlights, flags, bunting, banners, neon moving message signs, fly posting, barrage/balloon etc.

12.6.5.iv

In relation to bus shelters, the Council will exercise control over their exact location and over the number and scale of advertising panels permitted.

12.6.5.v

In relation to signs for tourist facilities the Council will observe the "Criteria for the Provision of Tourist Attraction and Accommodation Signs" issued by the Minister for the Environment in September 1988 (or as may be amended from time to time).

12.7 Transportation

12.7.1 Parking and Loading Requirements

12.7.1.i

The parking standards outlined in Table 12.1 for cars and other vehicles will normally be applied. Chapter 11 dealing with Urban Design should also be referred to.

12.7.2 Car Parking Provision

12.7.2.i

The following guidelines shall apply with regard to car parking provision in residential areas:

- Development Plan and Residential Density Guidelines (Department of the Environment, 1999) standards apply. Car parking requirements will be determined by public transport provision. In accordance with these guidelines car parking provision should be based on guidance contained in the document “Places, Streets and Movement” (DETR, 1998) and the earlier “Layout of Housing Roads Design Guide” (DOE, Northern Ireland 1988).
- Basement parking will be encouraged at appropriate locations.
- Large car parking areas (i.e. greater than 12 spaces) should not be located on street frontages, in front of buildings, nor on boundaries adjoining residential sites. Such parking should be adequately dispersed and landscaped.
- Where surface car parking is justified, spaces should be
 - i. dispersed,
 - ii. heavily-landscaped and
 - iii. within 20 metres of the building served by the car park.

- Car parking standards will be relaxed in town centre/‘brownfield’ locations and also in suburban areas proximate to public transport nodes and corridors subject to any necessary parking control measures elsewhere. Car parking provision should reflect the desire for mobility while making a more efficient use of land.

12.7.2.ii

One or two car parking spaces per dwelling shall generally be provided off the public road or in purpose-designed on-street parking bays, depending on design. In the case of shared parking of more than 6 spaces serving dwellings with 1 or 2 bedrooms, the standard shall be one space per dwelling for the use of the residents and in addition 50% of that number for the use of visitors giving a total of 1.5 spaces per unit. Each shared parking area should contain one car parking space for disabled drivers. In the case of sheltered housing there shall be a provision of one space for every two dwellings to include spaces accessible to disabled people. In the case of nursing homes and other homes with communal facilities, the standard shall be two spaces for every resident staff unit and one for every four resident bed spaces.

12.7.2.iii

The particular location of a land use, i.e. whether in urban centre or industrial estate, is regarded as a factor in the application of specified standards. So too, is the nature, quality and intensity of employment or service and the exact nature of the proposed use, particularly in retail shopping.

12.7.2.iv

A reduced standard may be acceptable for commercial development located along strategic public transport corridors, generally within 400 metres of a QBC route or LUAS stop or 800 metres of a railway station. The acceptability of a reduced standard will depend on the precise nature of the proposed development (e.g. nature and number of employees, nature of business, level of public activity, etc.).

Table 12.1 General Car parking Standards Related to Land Use

LAND USE	STANDARDS
Auditorium, Theatre, Cinema, Stadium (6)	1 space per 3 seats
Bank, Library (6)	1 space per 20sq.m gross floor area
Bars, Lounges, Function Rooms (including such uses in Hotels etc.) (6)	1 space per 6 sq. m. of public space
Bowling Alley (4)	3 spaces per lane
Church	1 space per 6 seats
Clinics and Group Medical Practices	2 spaces per consulting room
College of Higher Education	To be determined by Council
Dance Hall/Private Dance Clubs/ Discotheques/ Night-club	1 space per 6 sq.m dance floor and sitting out space
Driving Ranges / Golf / Archery Ranges (4)	1 space per 3 m of base line
Dwelling house (detached, semi-detached, terraced)	1-2 spaces per dwelling (depending on design)
Apartment (including duplex)	1-2 spaces per unit (depending on the no. of bedrooms)
Funeral Home	6 spaces
Golf or Pitch and Putt Courses (4)	2 spaces per hole
Holiday Caravan Park	1 space per unit
Hospital	To be determined by the Council
Hotel, Motel, Motor Inn, Guest House (excluding function rooms, bars)	1 space per bedroom
Institutions, Community Centres	To be determined by Council
Manufacturing	1 space per 35 sq. m gross floor area
Marinas (Canal)	1 space per berth (excluding visitor berths)
Nursing Home	1 space per 4 residents
Offices, Office-based Industry (6)	1 space per 40 sq.m gross floor area
Pre-school Facilities / Creches (5)	1 space per 6 - 8 children
Primary and Post-Primary Schools (5)	1 per classroom
Residential Mobile Home Park	1 space per unit
Restaurant /Café (6)	1 space per 6 sq. m. of public space
Retail Warehousing in Commercial Areas	1 space per 20sq.m gross floor area
Retail Warehousing in Industrial Areas	1 space per 35sq.m gross floor area
Science & Technology Based Enterprise / Business Park	1 space per 40 sq.m gross floor area
Shopping Centres and Retail Stores (6)	1 space per 20sq.m gross floor area
Sports Grounds/Sports Club/ Recreation Centre/Gymnasium	To be determined by Council
Vehicle Service Station	1 space per 300sq.m gross site area
Warehousing	1 space per 100sq.m gross floor area

NOTE:

- (1) In the case of any use not specified above the Council will determine the parking requirements
- (2) Parking bays (for shopping centres particularly) will be 2.5 metres wide by 4.75 metres in length.
- (3) Parking bay widths for disabled persons will be a minimum of 3.0 metres wide. One or more spaces per 100 spaces (or part thereof) should be reserved for disabled drivers.
- (4) With regard to sport and recreation developments, a higher standard than indicated may be required for developments remote from public transport facilities.
- (5) Pre-school Facilities, Creches, Primary and Post-Primary Schools shall provide safe drop-off parking bays.
- (6) Within County Town and Town Centre areas (Zoning Objective 'CT' and TC') and directly adjoining the LUAS line and QBC's, the above parking standards may be reduced by up to 20%.

12.7.2.v

Within local, district and town centres the Council may adopt a flexible approach to parking provision where a proposed development would be considered to provide a particularly desirable use which would enhance the attractiveness of the centre. Each case will be considered on its merits subject to the overriding presumption in favour of achieving the zoning objective for the area. As a condition of any permission the Council may require a financial contribution towards the cost of providing car-parking accommodation in the locality.

12.7.2.vi

Within local, district and town centres parking spaces should be located behind buildings wherever possible, to encourage the continuity of streetscapes. Multi-storey and basement car parking will be encouraged in these centres.

12.7.2.vii

Parking spaces on all sites should normally be located on site and should be located where possible behind established building lines and in such a manner as to ensure minimal injury to the amenity of adjoining premises. Where parking is allowed in sight of the general public, adequate landscaping, surface treatment, drainage and maintenance provision and tree planting must be provided to counteract the appearance of the parking areas. Where parking space is proposed in front of existing premises, it is essential that boundary walls or railings are retained, with sufficient planted areas to maintain the visual character of the amenities of the area.

12.7.2.viii

Carparks associated with late night uses, such as licensed premises, restaurants or discotheques must be sited so as to restrict to a minimum level, any noise, disturbance or other loss of residential amenity to any adjoining dwelling.

12.7.2.ix

Consideration will also be given to grouped and dual use parking provision where peak demands do not coincide - especially where day and night uses are combined.

12.7.2.x

Basement car parking should be provided for high-density development, no more than 10% of site coverage should be used for communal surface car parking.

12.7.3 Service Parking

12.7.3.i

In addition to the general car parking standards required, service-parking spaces may also be required. This is for cars or other vehicles necessarily involved in the operation of a business, e.g. delivery and collection of goods or people (e.g. crèche), the carrying out of repair and maintenance services etc. It does not include space for storing vehicles except where this is necessary as part of the business being carried on in the building. The number of service parking spaces required will depend on the nature of the proposed business, and will be determined by the Council in each case. Approved car-parking areas shall not be utilised for the purposes of external storage or commercial display. Each new premises proposed for office, commercial or industrial use must include, within the curtilage of the building, one or more loading bays of an adequate size to cater for its specific needs and the requirements of the type of vehicle serving the premises. Loading arrangements for commercial, retail and business uses, which have frontage onto the Quality Bus Network shall be subject to such controls as the Council may specify depending on individual circumstances, in order to maintain the operational capacity of the network.

12.7.4 Heavy Vehicles

12.7.4.i

The indiscriminate parking of heavy commercial vehicles or machinery in residential areas detracts greatly from the amenities of these areas. The Council policy concerning the prohibition of parking of heavy goods vehicles in residential areas in the South Dublin County Council area will be implemented. It is Council policy to protect and improve residential amenities in all residential areas of the County. The Council will co-operate with all other bodies that exercise control over this type of parking, to eliminate the nuisance created.

12.7.5 Entrances

12.7.5.i

Vehicle entrances and exits must be designed to avoid hazards to pedestrians and passing traffic. In each case where a new entrance onto a public road is proposed, the Council will have regard to the traffic conditions on the road and available sight lines and will impose appropriate conditions in the interest of public safety.

12.7.6 Bicycles

12.7.6.i

The Council will require that secure covered cycle parking facilities be provided for new office blocks, apartment blocks, shopping centres, hospitals, transportation nodes, etc. Such facilities should be within 25 metres of a destination for short term parking (shops) and within 50 metres for long term parking (school, college, office).

12.7.7 Roads and Services

12.7.7.i

The design standards required for carriageway, gradients, footpaths, junctions, road drainage, cul-de-sac, sight lines, boundary walls, vehicular access, service roads, bus lay-bys, rear lanes, pedestrian ways, cycleways, screen walls, public lighting, water supply, drainage and other underground services and street furniture, vary according to the scale, intensity, layout, design and location of proposed

developments. Details of such requirements should be discussed with relevant departments of the Council prior to an application being submitted.

12.7.7.ii

In all new development cables shall be placed underground. This provision shall not apply to temporary cabling necessary for the servicing of development site workshops or offices. Exceptional cases may be justified only with evidence from appropriately qualified professionals.

12.7.7.iii

Pipes, cables, etc., under roads shall be grouped together for easier access and less disruption, to avoid damage from tree roots and to facilitate tree planting, unless otherwise justified by qualified professionals.

12.7.8 Building Lines

12.7.8.i

Building lines are an element of urban design. They can enhance amenity, minimise loss of privacy and overshadowing and facilitate provision of underground services. Uniform setbacks also provide protection from the effects of traffic noise, fumes and vibration and allow the provision of off-street car parking.



12.7.8.ii

In industrial areas, the general building line for new buildings shall not be less than 12.8 metres. This is made up as follows: a 1.8 metre landscaped strip on the frontage, 4.9 metres deep parking bays and 6.1 metre circulation lane. Substantial rear building lines may be specified where new industrial development is proposed backing onto existing residential properties.

12.7.8.iii

At junctions and corners, building lines may be prescribed on more than one frontage.

12.7.9 Public Lighting

12.7.9.i

The Council will require, in all proposed residential development on lands where no public lighting system exists, a plan indicating the location of apparatus and a timescale within which the elements of the system will become operative. This phasing scheme must relate directly to the phasing of house construction so that the public lighting system becomes operative as each phase of the development is completed.

12.7.9.ii

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

12.7.10 Aerodromes

12.7.10.i

The use of land for the purpose of an aerodrome requires planning permission. In considering such applications the Council will have regard to the advice of the statutory bodies responsible for the control and safety of such operations, in addition to considering the proposal in the context of the proper planning and sustainable development of the area and the protection of amenities.

Casement Aerodrome, Baldonnell

12.7.10.ii

Applications for development in the vicinity of Casement Aerodrome will be required to meet the Council's development control criteria. The observations of the Department of Defence will also be taken into account. The Council is aware of the powers of the Minister of

Defence under the Defence Act 1954, particularly those relating to "protected area orders" under Section 36 of the Act.

12.7.10.iii

Schedule 4 of this Plan sets out policy and indicates general restrictions on development in the vicinity of Casement Aerodrome. The restricted areas are indicated on the Development Plan Maps.

Weston Aerodrome, Backweston, Lucan

12.7.10.iv

It is the intention of the Council to prevent encroachment of development around Weston Aerodrome which may interfere with its safe operation.

12.7.10.v

Schedule 5 of the Plan sets out the general restrictions on development in the vicinity of the aerodrome. The restricted areas are indicated on Development Plan Maps at a scale of 1:30,000. These areas are available for closer inspection on Drawing No. EDAX 9702/C09 Revision 1 (to a scale of 1:10,000) prepared by Aer Rianta Technical Consultants and lodged by Weston Aerodrome with the Council in pursuance of a direction issued by the Irish Aviation Authority (NRT.02 - 27/08/1998). Applications for development in the vicinity of the aerodrome will be notified to the Irish Aviation Authority (IAA). The I.A.A. will advise the Council of potential hazards to air navigation.

General Guidance for Development in the Vicinity of Aerodromes

12.7.10.vi

- In the six inner Approach Areas to Casement and Weston Aerodromes (coloured solid red on the Development Plan Index Map) and in the Casement Aerodrome Security Zone (coloured grey on the Development Plan Index Map), no new development is permitted.
- Under the outer Approach Areas graded heights of development may be permitted, to a maximum gradient of up to 1.2% commencing from actual ground elevation at 60 metres from the relevant runway end. [Indicative maximum height guidance is provided on the Development Plan Index Map as to likely possible heights

above mean sea level at various specific distances along the centrelines of these outer Approach Areas].

- Above the 116 metre contour line (and outside the Approach Areas), where any development is being considered, such development should not normally be higher than 15 metres above ground level.
- Below the 110 metre contour line (outside all Approach Areas and the Casement Aerodrome Security Zone, and at least 215 metres laterally from the runway at Weston) development of 20 metres in height would normally be permissible in most areas (from an aviation safeguarding point of view). Additional heights may also be possible below the 110m contour (depending on actual ground elevation) up to the elevations of the lowest Obstacle Limitation Surface (i.e. the Inner Horizontal Surface or the Conical Surface for either Weston or Casement Aerodromes, as indicated on Index Map).
- Between the 110m and 116m contours, the maximum height above ground level for any development would vary from 20 metres (at the 110m and 111m contours) to 15 metres (at the 116m contour).
- The application of ICAO standards will not prejudice the development of zoned lands in Rathcoole.
- Other developments which may not fall into the above broad categories would be subject to individual aeronautical assessment, with the ordnance datum elevations of their highest points being of particular importance.
- Planning applications for proposed developments exceeding 45 metres in height shall be submitted to the Irish Aviation Authority for assessment and comment.

12.8 Water Supply and Drainage

12.8.1 Bohernabreena Catchment

12.8.1.i

Within the catchment area of the Bohernabreena Reservoir, new development will generally be prohibited in accordance with criteria and constraints as set out in the Glenasmole/Bohernabreena Housing and Planning Study, adopted by the Council in 2002, or as may be amended from time to time.

12.8.2 Water Supply and Drainage

12.8.2.i

Developers will be required to provide efficient and economical water main networks and separate surface water and foul drainage systems.

12.8.2.ii

In the case of industrial effluents, developers and property owners shall be required to seek a licence for discharges under the terms of the Water Pollution Acts 1977 and 1990 and relevant Regulations (or as may be amended from time to time).

12.8.2.iii

All significant developments impacting on flood risk areas will be required to provide a Flood Impact Assessment, to identify potential loss of flood plain storage and how it would be offset in order to minimise impact on the river flood regime. In all new developments details of attenuation requirements and Sustainable Urban Drainage Systems (SUDS) shall be discussed with the Council prior to an application being submitted, in order to mitigate flooding risks.

12.8.2.iv

Where appropriate, details of a Sediment and Water Pollution Control Plan will be required to be submitted for the agreement of the Council, prior to commencement of development.

12.9 Environmental Services

12.9.1 Landfill Sites and Refuse Transfer Stations

12.9.1.i

In considering planning applications for privately operated landfill sites the Council will have regard to the provisions of the appropriate European Union Directives together with appropriate national legislation and regulations in respect of disposal of waste and disposal of toxic and dangerous waste. The Irish Aviation Authority will be consulted regarding potential interference to aviation through bird hazard in relation to such facilities. Where permission is granted, stringent conditions will be imposed in the interest of health, safety and preservation of amenities.

12.9.1.ii

A refuse transfer station will only be permitted where it does not materially detract from the relevant land use zoning objective and is at a scale appropriate to its surrounding environment.

12.9.2 Air Quality

12.9.2.i

The Council will have regard to the Local Government (Planning and Development) General Policy Directive 1988 (or as may be amended from time to time) issued by the Minister for the Environment, Heritage and Local Government relating to air quality standards nationally, and to the Air Quality Management Plan for the Dublin Region, in considering applications for planning permissions and such other relevant legislation as may be enacted.

12.9.3 Noise

12.9.3.i

In considering planning applications for residential development in areas adjoining major roads the Council will have regard to any Noise Maps and Noise Action Plans relating to the site location in accordance with the EU Directive on Assessment and Management of Environmental Noise.

12.9.4 Exterior Lighting

12.9.4.i

All proposals for developments that include the provision of external areas ancillary to commercial, industrial or community facilities, including car or commercial vehicle parking, display, or storage areas, shall include details of an exterior lighting scheme.

12.9.4.ii

Exterior lighting schemes on commercial and industrial premises, sports grounds, and other community facilities, shall be designed, installed and operated, so as to prevent nuisance to adjoining occupiers and road users, in the interests of amenity and public safety. Where it is considered appropriate measures shall be included to provide adequate screening of such areas from adjacent areas.

12.9.5 Control of Major Accident Hazards

12.9.5.i

It is an objective of the Council to reduce the risk, and limit the consequences of major industrial accidents. When assessing applications for new development, or the modification of existing development, involving the manufacture and/or storage of dangerous substances in excess of specified thresholds, the Council will have regard to:

- (a) The Major Accidents Directive (Seveso II) (Directive 96/82/EC),
- (b) European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2000 (S.I. No. 476 of 2000) as may be amended from time to time,
- (c) The potential effects of the proposed development on the risks or consequences of a major accident for public health and safety, and
- (d) The need to maintain an appropriate safe distance of such establishments from residential areas, areas of public use, and areas of particular natural sensitivity.

12.9.5.ii

Where the planning authority receives a planning application relating either to the provision of, modification to, or within the consultation distance of, an establishment subject to the Major Accident Regulations, and in the authority's opinion, or in the opinion of any other competent authority, the development would be relevant to the risk or consequences of a major accident in accordance with regulations in place, the planning authority shall notify the National Authority for Occupational Safety and Health, and shall subsequently in addition to normal planning criteria, have regard to advice received in making its decision on that application.

12.9.5.iii

Where generic advice is received from the National Authority for Occupational Safety and Health, in respect of a designated establishment, all relevant development proposals relating to that establishment will in addition to normal planning criteria, be assessed in accordance with such generic advice received, or as may be amended from time to time by the National Authority for Occupational Safety and Health.

12.10 Energy and Communications

12.10.1 Telecommunications Antennae and Support Structures

12.10.1.i

When evaluating planning applications for the provision of such telecommunications installations, the Council will be concerned to ensure the protection of public health and the preservation of residential and visual amenity. Regard will be had to the Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in 1996 (or as may be amended from time to time) and to any other matters considered relevant to the achievement of these objectives.

12.10.1.ii

In particular, the Council will discourage the location of antennae in residential areas and near schools, and will set down and review standards in this regard from time to time. In doing so, South Dublin County Council wishes to provide the maximum protection for the

health and well being of its citizens, and to strike a fair balance between the rights of individual citizens and the general good.

12.10.1.iii

A minimum distance of approximately 100 metres shall be provided between mobile communication masts/ antennae and residential areas/ schools/ hospitals. This requirement shall not apply in the case of planning applications relating to sites where planning permission for such development has previously been granted.

12.10.1.iv

The Council will discourage a proliferation of these masts in the county. To achieve this, the Council will promote co-operation between relevant agencies/ operators, the sharing of space on telecommunications masts, and careful site selection.

12.10.1.v

Co-location agreements are desirable for the granting of planning permission. Where new facilities are proposed applicants will be required to satisfy the Council that they have made a reasonable effort to share facilities or to locate facilities in clusters.

12.10.1.vi

Planning permissions for telecommunications antennae and support structures shall be for a temporary period of not more than five years.

12.10.2 Renewable Energy

12.10.2.i

The Council will respond to planning applications for renewable energy developments on a case by case basis. They will be considered in the context of the Government's strategy taking into account other Council policies on land usage relating to sectors such as agriculture, tourism and outdoor recreational activities, the protection of the scenic areas of the County, and sensitive ecological sites, and any relevant guidelines issued from time to time by the Department of the Environment, Heritage and Local Government or other Government department or agency. As noted in Chapter 7, the Council will prepare a spatial study in conjunction with other relevant agencies and groups to identify suitable sites for renewable energy developments.

12.11 Archaeological and Architectural Heritage

12.11.1 Development in Areas of Archaeological Potential

12.11.1.i

When considering development proposals within Areas of Archaeological Potential and on, or in close proximity to, sites of known archaeological significance, the Council will have regard to the provisions of Section 12 of the National Monuments (Amendment) Act, 1994, or as may be amended from time to time. The Council will also have regard to the observations and recommendations of the Office of Public Works and the Heritage and Planning Division of the Department of the Environment, Heritage and Local Government.

12.11.1.ii

When considering such proposals regard will be had to the nature of sub-surface works which could impact on archaeological remains (e.g. foundation type and design, layout and location of services, road works, landscaping schemes etc.).

12.11.1.iii

The Council may require the developer to submit a report prepared by a suitably qualified archaeologist on the archaeological implications of the proposed development. In appropriate circumstances, the Council when granting permission for development may impose conditions requiring;

- professional archaeological supervision of site excavations.
- the funding by the applicant of archaeological assessment, monitoring, testing or excavation of the site and the submission of a report thereon, prior to the commencement of development.
- the preservation of all or part of any archaeological remains on the site.

12.11.2 Development In Architectural Conservation Areas

12.11.2.i

In Architectural Conservation Areas the Council will have particular regard to;

- the impact of proposed development on the immediate environs of the streetscape in terms of compatibility of character, design, colour and finishes, massing of built form and intensity of site use,
- the impact of proposed development on the existing amenities, character and heritage of these areas,
- the likely impact of the proposed use on the character of the site and its environs,
- the need to conserve the existing residential accommodation within the Architectural Conservation Areas of Lucan, Clondalkin, Tallaght, Rathfarnham and Lower Palmerstown.

12.11.2.ii

Where it is proposed to demolish a structure within an ACA, the onus will be on the applicant to justify demolition and redevelopment as opposed to rehabilitation, renovation and re-use. Where full or part demolition is proposed the effect on the character of the area and adjacent properties will be considered by the Planning Authority.

12.11.3 Development in Relation to Protected Structures

12.11.3.i

In assessing proposals for developments affecting Protected Structures it is the intention of the Council:

- to discourage demolition and unnecessary alteration of Protected Structures,
- to ensure that proposals to extend, alter or refurbish a Protected Structure are sympathetic to its essential character and in accordance with good conservation principles and practice.



- to ensure that all significant development proposals for Protected Structures or that would affect the setting of such structures are referred to the appropriate prescribed bodies, and the Council will have regard to the advice and recommendations received.

12.11.3.ii

Applications in relation to Protected Structures shall generally include an architectural heritage assessment report as part of the planning application documentation. The report shall include a comprehensive assessment of the likely effects of the proposed development on the special character of a protected structure and the area in which it is located.

12.12 Landscape, Heritage and Amenities

12.12.1 Landscape and Site Features

12.12.1.i

In order to protect and enhance the character and amenities of the County, the Council will require that existing features such as specimen trees, stands of mature trees, hedgerows, rock outcrops and water features be properly identified and retained where appropriate on development sites and that new planting or other landscaping appropriate to the character of the area be provided. The existence of significant natural features on a site will influence the layout. Developers should consult the Council at an early stage in relation to landscaping and planting proposals. Landscaping in new developments shall include planting of flora native to the County. For further guidance see the Guidelines for Open Space Development and Taking-in-Charge, 2000, published by the Council (as may be amended).

12.12.2 Trees and Woodlands

12.12.2.i

It is the intention of the Council that new development should be designed and carried out so as to incorporate as far as practicable the amenities offered by existing trees on a site.

12.12.3 Dublin County Council (Lucan Bridge to Palmerstown) Special Amenity Area Order

12.12.3.i

Development in the area covered by the Dublin County Council (Lucan Bridge to Palmerstown) Special Amenity Area Order 1987 shall be subject to the objectives set out in the Schedules to the Order (see Appendix 4 of the Plan).

12.12.4 Development on Lands Adjoining the Lucan Bridge to Palmerstown Special Amenity Area Order

12.12.4.i

In all areas adjoining the boundary of the Special Amenity Area where development may be permitted, particular care shall be taken that any structures and uses permitted do not visually intrude on views from within the Special Amenity Area or otherwise prejudice the achievement of the objectives of the Special Amenity Area Order.

12.12.4.ii

Where existing uses are established adjoining the Special Amenity Area, particular care shall be taken in the design of any alterations or extensions so that they do not detract from the visual amenity of the Special Amenity Area.

12.12.4.iii

It is an objective of the Council to preserve all areas within the Liffey Valley from major housing developments.

12.12.5 Green Belt Areas

12.12.5.i

The use of lands in green belt areas for outdoor recreational purposes is permitted in principle. Where development is allowed by the Council in these areas, stringent conditions governing the height, scale and density of development will be imposed in order to protect the open nature of the lands.

12.12.5.ii

Where residential development is concerned, only individual single storey dwellings on lands comprising at least 4 hectares per dwelling and with a road frontage of at least 200 metres will be favourably considered.

12.12.5.iii

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

12.12.5.iv

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

12.12.6 Areas Sensitive to Forestry

12.12.6.i

Within areas designated as 'Sensitive To Forestry', the Council shall, in assessing any forestry proposal, have regard to the likely impact on;

- views and prospects,
- visual amenity of landscape,
- existing residential amenity,
- impact on existing flora and fauna,
- drainage,
- impact on water supply to reservoirs,
- water pollution,
- access,
- recreational potential.

12.12.6.ii

The Council may require an Environmental Assessment to be carried out in respect of a forest planting proposal within an area sensitive to forestry.

12.12.7 Upland Mountain Areas/High Amenity Areas

12.12.7.i

Within that part of the Dublin Mountains area, which is generally above the 350 metre contour, the Council shall, in the control of development, seek to retain the open natural character of mountain heaths and mountain blanket bogs. In order to preserve the unique character of the Dublin Mountain zone new buildings should be low-rise, generally single-storey structures. Sensitivity in the siting and design of new developments in general will be required in both the High Amenity and Dublin Mountain zones

12.12.7.ii

No advertisement or advertisement structure will normally be permitted in upland areas above the 350m contour. The control of development shall also be exercised with the objective of enhancing the outdoor recreational potential of the area while protecting and sustaining the environmental capacity of the upland landscape.

12.12.7.iii

Within zoned High Amenity Areas or Mountain areas, any new development not related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming will not be permitted.

12.12.7.iv

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



12.12.8 Special Areas of Conservation / Natural Heritage Areas

12.12.8.i

An Environmental Assessment will be required in respect of any development likely to have an impact on a proposed Special Area of Conservation - irrespective of the location of the development. Planning permission would not normally be granted where such assessment shows that the development would have an adverse effect on the integrity of the Special Area of Conservation

12.12.8.ii

Within areas proposed as Natural Heritage Areas (NHA) development control will be exercised with the primary objective being the conservation of the natural heritage; that is the ecological systems, the plant and animal species associated with them and the landscape formed by them.

PART 3

Objectives and
Environmental Appraisal





South Dublin County Council

Development Plan 2004-2010



Chapter 13 Specific Objectives



Chapter 13

Specific Objectives

13.0 Introduction

13.0.i

The Specific Objectives set out in this Chapter detail the works that the Council intends to initiate generally within the six year period from the date of adoption of the Plan. In certain instances medium and long term objectives are also included.

13.1 Housing

13.1.i

It is an objective of the Council to provide central heating in all its dwellings during the Development Plan period.

13.1.ii

The tables below set out existing and proposed Traveller Accommodation, as contained in the Traveller Accommodation Programme. Existing accommodation is divided into the categories 'Permanent Residential Caravan Parks' and 'Traveller-Specific Group Housing'; while proposed accommodation is split into specific locations where sites have been identified and general locations where sites have yet to be selected. Both existing and proposed accommodation sites are indicated on the Development Plan maps.

Table 13.1: Existing Traveller Accommodation

Permanent Residential Caravan Parks	Traveller-Specific Group Housing
Cherryfield, Knocklyon	Kimmage Manor, Kimmage
Owendoher Haven, Ballyboden	Oldcastle Drive, Clondalkin
St. Aidan's, Brookfield	Greenhills Grove, Tymon
Belgard Road, Tallaght	
Turnpike, Red Cow	
Ballyowen Lane, Lucan	
Ballycragh, Firhouse	



Detailing the works that the Council intends to initiate generally within the period of the plan.

Table 13.2: Proposed Traveller Accommodation

Specific Locations	General Locations-Sites yet to be selected
Killinarden, Tallaght	Peamount/Milltown
Kishogue, Clondalkin (replacement for old site)	Brittas
Cookstown, Tallaght	Windmillhill
Kiltipper, Tallaght	Steelstown
St. Aidan's, Brookfield (extension to existing site)	Bustyhill
Hayden's Lane, Lucan	
Rathcoole	
Lynch's Lane, Clondalkin	
Stocking Lane, Rathfarnham	
Fortunestown, Tallaght	
Ballyowen Lane, Lucan (extension to existing site)	
Newcastle	
Fonthill, Clondalkin	
Coldcut, Palmerstown	
Three sites as identified in the Adamstown SDZ Planning Scheme	

13.1.iii

Standard Social housing will also be utilised for the accommodation of Travellers where a preference for such accommodation is expressed and will include individual dwellings to help promote integration between the settled and Travelling communities.

13.1.iv

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

13.2 Town, District and Local Centres

13.2.i

It is an objective of the Council to carry out environmental improvement schemes for the centres set out in Table 13.3 below as resources permit. The Council may, at its discretion, introduce schemes other than those listed in the Table at any time during the currency of the Plan.

Table 13.3: Urban and Village Renewal Programme 2000 - 2006

Urban Areas	Villages	Villages
Clondalkin	Ballyboden	Neilstown/Rowlagh
Lucan	Brookfield/Fettercairn	Palmerstown & Manor Road
Tallaght Village	Deansrath	Rathcoole
	Esker/Newcastle Rd	Rathfarnham
	Firhouse	Saggart
	Greenhills	Walkinstown
	Killnarden	Whitechurch
	Kiltalown/Jobstown	

13.2.ii

It is an objective of the Council to investigate the possibility of including the smaller villages and local centres in South Dublin County, and in particular those included in the table below, in any bid for Urban and Village Renewal funding which is subsequent to the current 2000-2006 Programme.

Table 13.4: Smaller Villages and Local Centres

Villages	Local Centres
Belgard Heights	Limekiln Green
Castletymon	Quarryvale Estate
Fortfield	Rosemount in Ballyroan
Glenview	Springfield
Kilnamanagh	St. Dominic's
Kingswood Heights	St. Peter's Road

13.3 Transportation

13.3.1 Public Transport System

13.3.1.i

The Council will investigate the feasibility of improving the public transport system serving the Templeogue, Rathfarnham, Knocklyon, Ballycullen and Oldcourt areas (including LUAS and Metro), in conjunction with the appropriate agencies.

13.3.2 Quality Bus Network

13.3.2.i

It is an objective to provide for a QBC / cycleway link connecting the Grange Road to the Whitechurch Road. Other parts of the Quality Bus Network will be designated when a programme has been agreed between the Council, the DTO, and the Quality Bus Network Office.

13.3.3 Park and Ride Objectives

13.3.3.i

It is an objective of the Council to facilitate the provision of park and ride at the locations listed in Table 13.5. These sites are to be provided by other agencies in conjunction with the proposed LUAS and the Quality Bus Corridors. Additional locations will be investigated and may be designated during the lifetime of this plan.

Table 13.5: Park and Ride Sites

Location	Proposal
Tallaght	A site will be located on lands directly to the south of Tallaght Hospital, (former CIE site)
Redcow	A site is to be provided in conjunction with a LUAS station and bus interchange location to the southwest of the Naas Road/M50 junction
Lucan	Liffey Valley Centre
Adamstown	Adjacent to Train Station

13.3.4 Road Objectives

13.3.4.i

The road objectives provide for the improvement of the road network to cater for the transportation requirements of the County within the context of the overall transportation policies outlined in the Written Statement.

13.3.4.ii

The overall location and dimensions of proposed new roads, or of improvements to existing roads, which the Council will undertake either in the six year period following the adoption of this Plan or in later years, are indicative only. This also applies to the extent of lands required for junctions.

13.3.4.iii

Where such roads or junctions affect lands available for development, road plans will be prepared and made available for inspection in the Council's offices. These plans will indicate the proposed road line and setbacks required from the proposed roads for development adjoining such roads.

13.3.4.iv

The six year roads programme is shown in as much detail as possible, however variations or adjustments may be necessary. Smaller schemes, such as junction and traffic management improvements, are not shown on the Maps or included in the Written Statement. New roads and junctions may be proposed from time to time as the need is identified. All new schemes will be subject to statutory public consultation procedures.

Table 13.6: 6 Year Roads Objectives

Motorway	M50 Upgrade
National Primary Route	N4 Upgrade, (M50 Junction to M4) N7 Upgrade, (Rathcoole - Co. Boundary)
National Secondary Route	N81 Blessington Road (Extension of the Tallaght By-Pass)
Regional Road/Route District Distributor	Firhouse Road from Ballycullen Road to Old Bawn Road Green Route; Taylors Lane (Boden Park) to Grange Road Greenhills Road to Ballymount Road Lower to Longmile Road (Part of) Knocklyon Road to Firhouse Road City West to Belgard Road (Embankment Route) Walkinstown Roundabout to Calmount Road Adamstown Roundabout ORR to the N4 Adamstown Roundabout ORR to Fonthill Road Link Adamstown Link Road from ORR to SDZ lands Adamstown SDZ to Celbridge Road Lucan/Newcastle Road at Finnstown Outer Ring (N7 Kingswood Interchange to the N81) Fortunestown Lane to City West (Completion of) Ballycullen / Oldcourt Stocking Lane Road Network Newcastle Road (Local Area Plan) Nangor Road Extension from Grange Castle to the Lucan/ Newcastle Road (R120) and south from new junction to Pollyhops with link to Baldonnell Road.
Local Road	Adamstown SDZ Internal Roads Cookstown Road (rear of Fortunestown Local Centre) Greenhills Road to Limekiln Road Esker Lane Barton Road East Extension Barneys Lane to City West Interchange Saggart Road (Local Area Plan) Rathcoole (Local Area Plan) Upgrade junctions in Glenasmole / Bohernabreena Housing and Planning Study area

Six Year Programme**13.3.4.v**

It is an objective of the Council to initiate works on the roads listed in Table 13.6 as part of a six year programme. Designs have been prepared in respect of some of these proposals.

13.3.4.vi

The Council may, at its discretion, introduce roads objectives other than those listed in Table 13.6 at any time within the currency of the Plan.

Long Term Objectives**13.3.4.vii**

Other road objectives shown on the Maps are considered essential to provide a long-term road network of sufficient standard to serve the anticipated future population growth. Some of these roads have been the subject of preliminary design studies and their detailed design will be undertaken and phased according to need.

13.3.4.viii

Where the opportunity arises, roads shown as long term may be brought forward for construction at an earlier date.

Table 13.7: Long Term Roads Objectives

Regional Roads/ District Distributors	<p>North - South Road, West of Adamstown SDZ linking N7 to N4 and on to Fingal* Lucan-Newcastle Road to North-South Road linking N4 to N7 Adamstown / Newcastle Road (R120) Greenogue Road West Newcastle Road (R120) South to Grangecastle Newcastle-Lucan Road Railway Bridge to Milltown Fonthill-Cloverhill Distributor Road</p>
Local Road	<p>Belgard Road / Cookstown Road Belgard Square North to Cookstown Road Cookstown Road to Embankment Route Ballymount Road Lower Robinhood Road Esker Lane to Esker Meadow View Coldcut Road Alymer Road, Kilmactalawy to Westmanstown</p>

* The Council will give priority to, and will fast-track the building of the North - South Road (Western Distributor Road) west of Lucan/Adamstown

Cycle Route Network

13.3.4.ix

It is an objective of the Council to establish the cycle route network listed in Table 13.8 subject to the availability of appropriate approval and finance within the time period of the Plan.

Table 13.8: Proposed Cycle Route Network

Location	Type
Cookstown to City West (Blessington Road)	National Route N81
Killinarden to Lucan By-Pass (Hermitage)	Local Road, Regional Road
Walkinstown Roundabout to Fortunestown	Local Road
Belgard Road (Kingswood) – Fonthill Road/Nangor Road	Local Road, Regional Road
Foxborough to Ronanstown	Local Road
Clondalkin to Naas Road to City Boundary	Local Road, Regional Road
Killeen Road	Local Road
Cappaghmore to Coldcut Road	Local Road, Regional Road
Walkinstown Roundabout to Airton Road	Regional Road
Firhouse Road West	Regional Road
Harolds Grange to Ballyboden Crescent	Regional Road
Killinenny Link Road	Regional Road
Cruagh Road	Regional Road
Old Bridge Road	Regional Road
Glencarrig to Woodlawn Park Drive	Regional Road
Scholarstown Road to Kimmage Road West	Local Road, Park
Limekiln Road to Robinhood Road	Local Road, Regional Road
Harolds Grange to Barton Road West	Regional Road
The Old Hill to Leixlip	Local Road
Chapel Hill, Lucan	Local Road
Ballyowen to Newlands	Regional Road
Nangor Road - Killeen Road to Long Mile Road	Local Road, Regional Road
Firhouse Road to Rathfarnham	Regional Road
Oldbawn to Tallaght	Local Road, Regional Road

13.4 Water Supply and Drainage

13.4.i

It is an objective of the Council to undertake the following projects in relation to water supply and drainage as and when necessary, and subject to the availability of appropriate approval and finance. Other projects to improve the infrastructure of the County in the interests of sustainable development, amenity and public health may be proposed during the period of this plan.

13.4.1 Water Supply

- **Completion of Lucan/Palmerstown Water Supply Scheme**

The provision of a storage reservoir at Peamount Hospital and distribution mains to improve water supply to the Lucan/Palmerstown area.

- **District Metering and Leakage Control**

The conservation of water by reducing leakage in the Greater Dublin Area.

- **Boherboy Water Supply Scheme**

To provide storage reservoirs at Saggart and Kiltalown to service lands at Saggart/Rathcoole/Newcastle/Baldonnell/Ballycullen / Citywest/Ballycragh and Scholarstown areas.

13.4.2 Drainage

Foul Drainage

- **Saggart/Rathcoole/Newcastle Drainage Collection Scheme**

The extension and enhancement of the drainage collection system to service lands at Saggart, Rathcoole and Newcastle.

- **Brittas Sewerage Scheme**

To provide a sewerage scheme for Brittas which will integrate the village into the Greater Dublin Drainage System.

- **Dodder Valley Foul Sewer Improvement Scheme**

To enhance the foul sewer collection system to facilitate existing and future development.

- **Greater Dublin Drainage 9B Sewer Improvement Scheme**

To enhance the foul sewer collection system to facilitate existing and future development.

- **Adamstown Foul Sewerage Scheme**

To provide foul drainage infrastructure to facilitate future development at Adamstown.

Surface Water Drainage / Flooding

- **Naas Road Surface Water Scheme**

To provide surface water disposal for development along the northern side of the Naas Road between Newlands Cross and the Interchange at the M50.

- **Griffeen River Flood Alleviation Scheme**

To facilitate measures to alleviate flooding of properties in the Lucan area and to facilitate future development in the Lucan area.

- **Whitehall Road /Whitehall Gardens/ River Puddle**

To advance measures to alleviate flooding of properties along Whitehall Road and Whitehall Gardens.

- **Tobbermaclug Stream Improvement Scheme**

To advance measures to alleviate flooding within the catchment of the Tobbermaclug Stream and to facilitate future development at Adamstown.

- **Robinhood Stream Improvement Scheme**

To facilitate measures to alleviate flooding of properties in the Robinhood area and to facilitate future development in this area.

13.5 Landscape, Heritage and Amenities

13.5.1 Landscape

Views and Prospects

13.5.1.i

Roads or other public areas from which there is a view worthy of protection are shown on the Development Plan Maps. Prospects (i.e. the object being viewed) are also shown on the maps. It is an objective of the Council to preserve the prospects listed below.

Table 13.9: Prospects for which it is an Objective to Protect

Viewing Points	Prospects
Blessington Road (In the vicinity of Tallaght)	Killakee Mountain, Cruagh Mountain
Blessington Road (Killinarden area)	Sliabh na mBanog, Ballymorefinn Hill
Blessington Road (Killarden area)	Knockannavea, Tallaght Hill
Belgard Road	Cruagh, Killakee Mountain, Mountpelier, Piperstown Hill, Kippure, Seefingan, Corrig Mountain, Seahan
Ballinascorney Road	Ballymorefinn Hill, Sliabh na mBanog, Seahan
Ballinascorney Road (Across Kiltipper)	Knockannavea
Eastern and Western sides of Glenasmole Valley	Glenasmole Valley, hillsides of Sliabh na mBanog, Corrig Mountain Ballymorefinn Hill, Seahan to the west, Killakee Mountain to the east
Naas Road (Brownsbarn area)	Saggart Hill, Verschoyle's Hill
Naas Road (In the vicinity of the Redcow Roundabout)	Kilakee Mountain, Cruagh
Naas Road	Athgoe, Verschoyle's and Tallaght Hill
Garther Lane (Saggart)	Knockannavea, Tallaght Hill
Rathcoole-Lucan Road (R120) (Between Newcastle and Naas Road, vicinity of Commons/Rathcreadan)	Athgoe Hill
Rathcoole-Lucan Road (R120) (in the vicinity of Milltown)	Verschoyle's Hill, Knockannavea, Sliabh na mBanog
Scholarstown Interchange	Knockannavea, Sliabh na mBanog, Piperstown and Mountpelier

13.5.2 Natural Heritage

Special Areas Of Conservation and Proposed Natural Heritage Areas

13.5.2.i

That part of the Wicklow Mountains National Park, which extends into South Dublin and the Glenasmole area have been designated as Special Areas of Conservation. These areas are important as complex, extensive upland sites of ecological, geomorphological and topographical diversity. They incorporate the typical habitats of upland ecosystems and include several rare protected plant and animal species.

13.5.2.ii

The list of proposed Natural Heritage Areas is set out in Table 13.10 and it is an objective of the Council to protect these areas.

Table 13.10: Natural Heritage Areas

Area No.	Site Name and Code of National Parks and Wildlife Service	Interest Type
1	Liffey Valley (00128)	Ecological
2	Grand Canal (02104)	Ecological
3	Dodder Valley (00991)	Ecological
4	Lugmore Glen (01212)	Ecological
5	Slade of Saggart and Crooksling Glen (00211)	Ecological
6	Glenasmole Valley (01209)	Ecological

Note: Detailed site descriptions prepared by the National Parks and Wildlife Service, for sites of ecological interest are available for reference to the public in the Planning Department, South Dublin County Council.

Tree Preservation Orders

13.5.2.iii

The following Tree Preservation Orders have been made in respect of locations in South Dublin County. It is an objective of the Council to ensure the protection of trees included within the Tree Preservation Orders.

Table 13.11: Tree Preservation Orders

Order	Location
Dublin County Council (St. Brigid's, Clondalkin) Tree Preservation Order 1973	St. Brigid's (now Newlands Garden Centre), New Road, Clondalkin
Dublin County Council Tree Preservation (Beaufort Downs, Rathfarnham) Order 1987	Beaufort Downs, Rathfarnham
Dublin County Council Tree Preservation (Quarryvale, Brooklawn) (Liffey Valley No. 1) Order 1990	Townlands of Quarryvale and Brooklawn, Palmerstown.

13.5.3 Amenity

13.5.3.i

It is an objective of the Council to secure the following improvements in relation to amenity facilities in the County.

1. To provide a suitably-located museum for the County.
2. To promote walking and cycling in the Dublin Mountains.
3. To promote and facilitate the development of a network of hiking and walking routes from the suburbs to the Dublin Mountains in conjunction with organisations such as Cospoir.
4. To investigate the production of a Management Plan for the Dublin Mountains that balances the pressure and supports sustainable recreational uses in the mountains in conjunction with other agencies.
5. To endeavour to provide Skateboard Parks in each electoral area within the County.

6. To encourage the provision of suitably designed hotels, hostels and tourism-related facilities in appropriate locations within the County.
7. To secure the provision of major leisure facilities in the County.
8. To consider the utilisation of parks and open spaces to assist in the network of cycleways being provided for commuter use and to develop a system of cycleways within parks for recreational use.
9. To include the provision of litter bins and appropriate signage/notices of By-Laws in the Parks of the County in the interests of health and safety of residents and the protection of the environment.
10. To consider the provision of designated and serviced circus and funfairs sites within parks.
11. To continue the development and extension of the Liffey Valley Park.
12. To secure amenity/viewing lay-bys at Milltown and at Crooksling adjoining the main Brittas Road.
13. To secure the provision of tourist caravan and camping parks at suitable locations throughout the County to accommodate the demand for such facilities.
14. To facilitate and assist in the establishment of a National Park in the Dublin/ Wicklow Mountains.
15. To develop urban forests in the Parks system.
16. To implement the proposals contained in the Liffey Valley Management Plan in conjunction with Fingal County Council.
17. To support the fit out of dressing room facilities for sports clubs.
18. To investigate the need and demand for the provision of sports/ community facilities in the Templeogue, Rathfarnham, Knocklyon and Ballycullen areas.
19. To secure the provision of a Children's Museum in the County.
20. To encourage public accessibility to publicly owned buildings in the County.
21. To provide additional capacity in playing pitches for field sports in the Templeogue area.
22. To endeavour to provide swimming pools to meet identified community needs in South Dublin.
23. To examine the lands at Griffeen Valley, Lucan as a possible location for a Skateboard Park in the Lucan area.
24. To consider the development of clubhouses and changing facilities within public parks, where appropriate.
25. To implement a tourist trail of the villages of Clondalkin, Lucan, Newcastle-Lyons, Rathcoole, Saggart, Brittas and Tallaght.

13.5.4 Established Public Rights Of Way

13.5.4.i

It is an objective of the Council to secure retention of established public rights of way. Among the most important of these are the Grand Canal Way (Waymarked Walk), a short section of the Wicklow Way (Waymarked Walk), and public rights of way in the Dublin Mountains.

13.5.5 Proposed Public Rights Of Way

13.5.5.i

It is an objective of the Council to create additional public rights of way as and when appropriate. In particular the following public rights of way are proposed;

1. Access to the River Liffey including from Mill Lane Palmerstown and Main Street and Chapel Hill, Lucan to the Liffey Weir river bank.
2. To secure a long distance walking route (Dublin Way) from Kiltalown, Tallaght into the mountains to link with the Wicklow Way.
3. To investigate the feasibility of providing public paths along the banks of the River Liffey and the River Dodder.



South Dublin County Council

Development Plan 2004-2010



Chapter 14 Specific Local Objectives



Chapter 14

Specific Local Objectives

14.0 Introduction

14.0.i

The objectives listed below are location specific and are indicated on the Development Plan Maps by way of a hexagon with the relevant number marked inside.

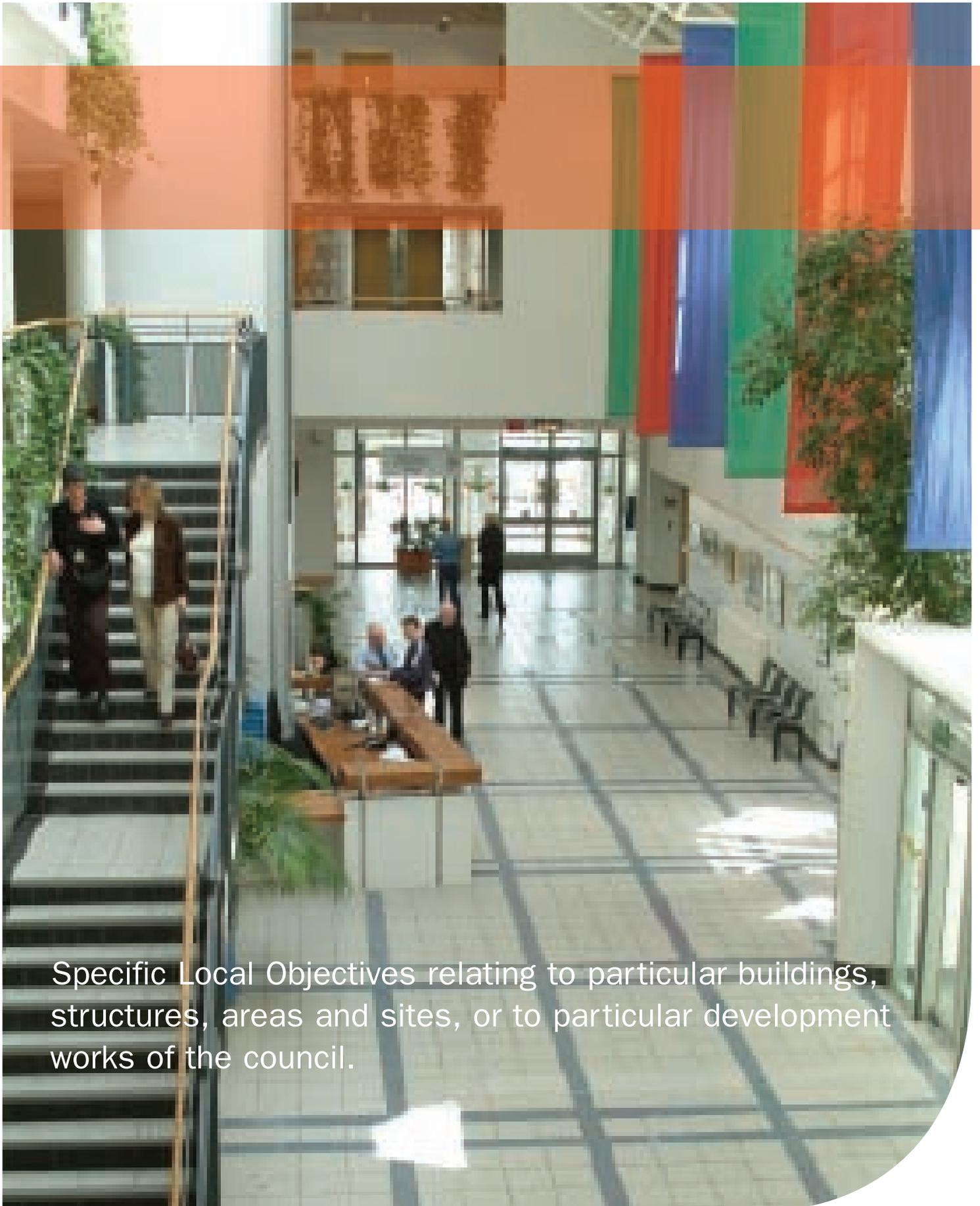
It is an objective of the Council to;

1. Liffey Valley – Amenity

Provide for the amenity development of the Liffey Valley, including;

- *Secure control over some of the lands in the area covered by the S.A.A.O. with a view to the development of a Regional Park with public access to the banks of the River Liffey.*
- *Consult with the E.S.B. with a view to removing or altering power lines in order to minimise their adverse effects on the visual amenity of the area.*
- *Consider in detail the need for additional car-parks in the area and in this regard to seek by negotiations with the owners the improvement of existing car-parks.*
- *Encourage the development of facilities for anglers and canoeists. The Council will consider possible conflicts which might arise between these sports and methods of overcoming these.*

- *Provision of public rights of way and public footpaths in the Liffey Valley.*
 - *Take appropriate steps to ensure the protection of the flora and fauna of the Valley.*
 - *Review the Management Plan for the area as necessary.*
- #### 2. Liffey Valley – Footpath and Cycleway
- Seek the implementation of the provision of a footpath and cycleway across the River Liffey.*
- #### 3. Liffey Valley – Extension of SAAO
- Investigate the feasibility of extending the Special Amenity Area Order to include all of the lands at Lucan Demesne, the Embassy - owned lands, the area behind Lucan BNS, St Edmondsbury, Fonthill, Woodville, the Kings Hospital and Waterstown Park, extending from the River Liffey up to the N4 and bordered by the Leixlip-Lucan Slip Road, Lucan Village Road, the Lucan Hill Road, the Lucan Road from the Church Car Park to Woodies, the N4 onwards towards the Old Lucan Road and onwards as far as Waterstown Park.*
- #### 4. Liffey Valley – Regional Park
- Investigate the provision of a Regional Park in the Liffey Valley as a public amenity on lands at St. Edmondsbury and Woodville.*
- #### 5. Lucan – Church of Ireland School
- Facilitate expansion of the Church of Ireland school in Lucan.*



Specific Local Objectives relating to particular buildings, structures, areas and sites, or to particular development works of the council.

- 6. River Liffey and Grand Canal – Strategy**
Develop a strategy in conjunction with Waterways Ireland and other relevant bodies, to make full use of the amenity of the Grand Canal and the River Liffey in South County Dublin including the promotion of Lucan as a water activity - based tourist destination.
- 7. Palmerstown – Waterstown Park**
Investigate the acquisition of land adjoining Waterstown Park at Palmerstown (Coates land).
- 8. Lucan Village – Urban Design Framework**
Formulate an Urban Design Framework for control of development and for conservation of the central core of Lucan Village having regard to the special historic and architectural character of the area.
- 9. Palmerstown – Planning Study**
To prepare a Local Planning Study for the Palmerstown area.
- 10. N4 – Pedestrian Bridge**
Secure the provision of a high quality pedestrian bridge over the N4 to provide a spacious landscaped boulevard linking Liffey Valley Town Centre to the Liffey Valley High Amenity Area to the north.
- 11. Lucan Area – Planning Study**
Prepare a Local Planning Study for the Greater Lucan area.
- 12. Libraries – Building Programme**
Secure the provision of new public libraries in suitable locations in accordance with an agreed programme. The development of a library in Palmerstown, subject to the acquisition of a suitable site and to satisfying DEHLG criteria, is to be first priority of the Library Building Programme. The Programme will also include libraries in North Clondalkin and the Rathcoole / Newcastle area.
- 13. Palmerstown – Traffic**
Divert unnecessary heavy commercial traffic out of Kennelsfort Road and adjoining residential areas and construct either a fly-over or a traffic roundabout at the junction of Kennelsfort Road/Galway Road to accommodate local traffic between Palmerstown Village and the Greater Palmerstown Residential area.
- 14. Ballyowen Park – Improvements**
Seek to improve the boundary of Ballyowen Park and to enhance the recreational facilities by the provision of an all-weather football pitch complex.
- 15. Palmerstown – Speed Notices**
Provide speed notice signs at strategic entrances to Palmerstown to highlight that motorists are entering a residential area.
- 16. Cooldrinagh Lane – House**
Facilitate the construction of a house for a family member subject to the restrictions regarding one-off rural housing in this Plan.
- 17. Liffey Valley Town Centre – Masterplan**
Ensure that the Liffey Valley Town Centre at Quarryvale is developed in accordance with a detailed master plan to be approved by the Council prior to any major addition to the Centre being permitted, and that all such development is consistent with the approved master plan. The master plan shall provide for upgrading of the urban form of the Town Centre area to provide for the development of new streets and civic spaces, and a range of people - intensive uses appropriate to a town centre, (including retail, commercial, residential, recreational, community and cultural activities) based on high quality urban design.
- 18. Quarryvale Estate – Traffic Calming**
Carry out traffic calming at the entrances to Quarryvale Estate.

- 19. Glenaulin Park – Improvements**
Continue to improve Glenaulin Park as a neighbourhood park for a wide range of both active and passive recreational activities; in particular take measures to enhance the stream running through the northern end of the park.
- 20. North Clondalkin – Horse Project**
Facilitate the development of a horse project in the North Clondalkin Area.
- 21. Griffeen Valley Park – Swimming Pool**
Actively seek the provision of a swimming pool beside Lucan Sports and Leisure Centre at Griffeen Valley Park.
- 22. Collinstown Park – Improvements**
Continue to improve facilities in Collinstown Park to make it a more attractive amenity for the local community.
- 23. Griffeen Valley Park – Extension**
Develop and extend the Griffeen Valley Park from Lucan Village south to the railway line when land acquisitions are completed, and secure a suitable green pedestrian link across the railway from the Griffeen Valley Park to the Grand Canal in conjunction with the development of lands in the vicinity of Hayden's Lane.
- 24. New Railway Stations**
Facilitate the development of new railway stations at Adamstown, Haydens Lane, Kishoge, Fonthill and Cloverhill and encourage the development of a station at Park West (in conjunction with Dublin City Council and Iarnród Éireann) as part of the Kildare Route railway improvement project.
- 25. Balgaddy District Centre**
Within the lands at Balgaddy zoned District Centre (Zoning Objective 'DC') on the Development Plan Maps the use classes and categories as set out in Table No. 10.6 (Chapter 10) will apply when assessing the acceptability or otherwise of development proposals.
- 26. Balgaddy and Clonburris – Local Area Plan**
Include the lands zoned District Centre at Balgaddy in a Local Area Plan for the lands at Clonburris Little and the zoned lands to the west of the Outer Ring Road (Objective boundary shown on Development Plan Maps).
- 27. Cloverhill – Connection to M50 Motorway**
Provide a connection to the M50 Motorway at Cloverhill to serve the industrial and residential areas of North Clondalkin by providing a roads infrastructure to:
- Maintain a southern connection from Palmerstown Woods Estate to Clondalkin Village;
 - Divert heavy commercial traffic out of Clondalkin Village, via the Cloverhill Motorway Interchange.
- 28. Clonburris/Kishogue–Development of lands**
Provide for the sustainable development of the lands focused primarily on rail-based public transport including:
- The provision of rail stations in the vicinity of the Fonthill Road and the Outer Ring Road, with associated park and ride facilities.
 - Satisfactory integration including effective access links to the Fonthill Road and the Outer Ring Road, and to the adjacent areas to the north and south across the railway and the canal.
 - Residential development incorporating the highest standards of living space at appropriate residential densities.
 - A significant element of appropriate employment opportunities, including office-based industry, offices, science and technology based enterprise, retail warehousing, and suitable-scale retail outlets.

- *Community and recreational amenities and facilities to serve the area and the adjoining residential communities, including educational and childcare facilities, and development that maximises the amenity potential of the canal-side setting of the lands.*
- 29. Cloverhill Road - Development of lands**
Development on lands at Cloverhill Road shall
- (a) be subject to an area plan*
 - (b) be low rise (no more than three storeys in height)*
 - (c) be two storeys in height backing onto Moorfield and Palmerstown Woods*
 - (d) not have a density greater than 37 dwellings per hectare (15 dwellings per acre)*
 - (e) incorporate the preparation of a full traffic study to ensure that any upgrading of roads or bridges is carried out prior to any development.*
- 30. Clondalkin Railway Station – Retention**
Retain and develop the existing railway station at Clondalkin in conjunction with the Kildare Route Project to cater for the needs of the existing and future population of the area.
- 31. Lynch's Lane – Development of lands**
Develop lands at Lynch's Lane for residential use to include a mix of social, affordable and private housing that would involve a high percentage of housing for single households and for older people. The site shall be developed in conjunction with works to upgrade the Canal in the vicinity of the 12th lock as a local amenity. The development to be carried out as a public private partnership involving the Council.
- 32. Lynch's Lane – Allotments**
Prior to the development of the existing allotment site at Lynch's Lane, set aside a site in the general Lucan area for allotment plots to be run on a co-operative basis to replace the existing plots on the lands at Lynch's Lane, in such a manner as will cause no discontinuity in the availability of plots to the plottolders.
- 33. 12th Lock Canal Bridge**
Retain and protect the character of the 12th Lock Canal Bridge.
- 34. 9th Lock - Development of lands**
Facilitate the development of an hotel and any associated sports / leisure facilities and / or apartments (lands south-east of Ninth Lock, Clondalkin).
- 35. Ballymakailly – Development of lands**
- (a) Secure the provision of a substantial band of dense tree planting along the western side of an improved R120 Road (except at access points) and around the rear and sides of the curtilages of the existing houses fronting the road, as part of any redevelopment of the lands zoned for Employment and Enterprise Use at Ballymakailly.*
 - (b) The existence and amenity of the dwellings alongside and adjacent to these lands shall be recognised and allowance shall be made for the provision of limited infill housing on lands attached to these dwellings.*
- 36. Camac River – Amenity**
Secure the provision of an open space area and public walkway along the Cammock River and ensure that the open space area and Watery Lane are fronted onto and overlooked by housing.
- 37. Clondalkin – Theatre**
Provide for a theatre in conjunction with future development at Clondalkin.

- 38. St. Cuthbert's Park – Improvements**
Continue to improve the standard of facilities in St. Cuthbert's Park, Deansrath, by the further improvement of pathways, boundaries, seats and recreational facilities.
- 39. Grange Castle Business Park**
Provide for high quality developments, which are entirely appropriate to and fully compatible with the development of the Grange Castle Business Park.
- 40. LRT – Extension**
Promote the extension of the proposed Light Rail Transit System(LRT) from:
- a) *the Naas Road (N7) to Clondalkin.*
 - b) *Tallaght Town Centre to Citywest and Oldbawn.*
- 41. 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.
- 42. Clondalkin - Round Tower**
Provide for an integrated cultural, heritage and park development of lands at the Round Tower, Tower Road, Clondalkin in sympathy with, and complementary to the adjacent National Monument.
- 43. Baldonnell / Peamount Area**
Examine the feasibility and infrastructure requirements associated with the possible future development of lands in the Baldonnell / Peamount area to the west and south of existing zoned lands, having regard to the development needs of the County.
- 44. Nangor Road – Realignment**
Provide for the realignment of the Nangor Road.
- 45. Monastery Road – Development of lands**
No residential development or works related to such development shall be constructed on the lands at Monastery Road until such time as the fly-over bridge to the LUAS Red Cow Depot is constructed. The following mixed uses to be permitted in principle: Community Facility, Crèche, Enterprise Centre, Health Centre, Offices in excess of 100 sq.m, Recreational Facility and Shop-Neighbourhood. The site to be subject to a site development brief to be agreed with Members prior to any development taking place.
- 46. Robinhood Industrial Estate – Upgrading**
Upgrade Robinhood Industrial Estate to a high standard, in particular the external road network, to the standards expected of a business located in the area, subject to the availability of finance.
- 47. Peamount Hospital**
Facilitate the development of Peamount Hospital as a centre of excellence in the provision of a range of high quality health and social care services, seek to retain the TB and chest units and develop the facility as a general hospital to serve the ever expanding population of its catchment area.
- 48. Boot Road, Clondalkin – Motor Businesses**
Facilitate the development of motor businesses to the rear of Boot Road Clondalkin in line with health and safety standards relevant to the motor trade, and protect the residential amenities of adjacent dwellings.
- 49. Enterprise and Employment Zones – Masterplans**
Prior to the commencement of any development on the lands at Baldonnell, Greenogue and West of Grange Castle Golf Course, zoned in this Development Plan for Enterprise and Employment purposes, Masterplans shall be prepared and agreed with the Council for their overall development and the control of new development shall be

carried out in accordance with the terms of these Masterplans. Any office floorspace which is ancillary to industrial or warehousing uses shall not exceed 20% of the total floor area of any such developments.

50. West of County – Regional Park

Consider the provision of a regional park in the western sector of the County.

51. Grange Castle Golf Course – Adjoining lands

Development on the eastern boundary of lands adjoining Grange Castle Golf Course shall be of high quality siting, design and finish, and shall have regard to the location of the Golf Course.

52. Newlands Cross – Grade Separated Junction

Construct a grade-separated junction at Newlands Cross, to include an appropriate local traffic and segregated pedestrian facility at ground level with the N7 through traffic below grade.

53. Grange Castle Golf Course – Improvements

Continue the improvement of Grange Castle Golf Course by the extension of the course from 18 holes to 27 holes and the provision of a club house with changing rooms and catering facilities.

54. Corkagh Park – Improvements

Provide for the further development and extension of Corkagh Park including the completion of the public fishery, upgrading of children's playground, provision of public toilets and changing rooms, development of rose garden, restoration of farm buildings and walled garden, completion of new playing pitches and improved public access from the outer ring road.

55. Corkagh – Cultural/Heritage/Folk Park

Develop a cultural/heritage/folk park at the former Gun Powder Mills and Oldmills, Corkagh.

56. Greenogue – Completion of New Road

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.

57. Dodder Valley Linear Park – Improvements

Provide for the continued development of the Dodder Valley Linear Park, including;

- Continued development of a walk along the River Dodder and extension of the network of pedestrian footpaths.
- Development of a heritage park located at Firhouse Weir, incorporating the historic weir, sluices, city watercourse and surrounding lands.
- Restoration of the Old City Watercourse from Firhouse Weir and along its length within the Dodder Valley Park, returning to the River Dodder in the vicinity of the new bridge over the river near Spawell.
- Enhancement of the waterfall and bridge at Oldbawn.
- Development and expansion of the Dodder Valley Linear Park in association with the development of the adjoining convent lands.
- Development and extension of the Dodder Valley Linear Park by securing public access along the river bank from Oldbawn to Bohernabreena.
- Development of lands at Tymon South in the Dodder Valley for active and passive recreation.

- Take appropriate measures to ensure protection and enhancement of wildlife habitat diversity in the Dodder Valley.
 - Examine the feasibility of providing alternatives such as boardwalks/stepping stones/earth paths along the Dodder River, to add variety and interest and to protect habitats.
 - Provision of pedestrian bridges where appropriate.
 - Provide for the regeneration of the natural habitat on the Dodder riverbank behind Spawell House and investigate the provision of a natural or minimal intervention access to this area.
 - Facilitate the protection of hedgerows and undergrowth.
- 58. Rathfarnham Castle – Gateway**
Relocate former entrance gateway of Rathfarnham Castle to Castle Grounds.
- 59. Tymon Park – Improvements**
Provide for the further development and upgrading of Tymon Park, including:
- Upgrading of existing children's play facilities and establishment of a second play facility at the eastern side of Tymon Park.
 - Development of a network of signed walking routes.
 - Upgrading of car park and lakes at Willington entrance.
 - Enhancement of visitor facilities and interpretative media to encourage and facilitate the use of Tymon Park as an environmental educational resource.
- 60. Greenogue – Provision of New Road**
The developer of this land to provide for a distributor road at his own expense to serve the development of the industrial lands at Greenogue, Newcastle and to link College Lane and Aylmer Road. This is to be carried out in conjunction with the development of the lands.
- 61. Willington – Pedestrian Facilities**
Preserve the Willington area as a community location and create pedestrian walkways and not simply pedestrian crossings, in the vicinity of the large Willington Roundabout, to enhance the area and indicate to visiting drivers that they are passing through a residential area.
- 62. Rathfarnham – Urban Design Framework**
Prepare an Urban Design Framework to integrate Rathfarnham Castle with Rathfarnham Village. The framework to include the historic curtilage of Rathfarnham Castle including Rathfarnham Castle Gate.
- 63. Newcastle – Backlands North of Main Street**
Examine development of backlands to north of Main Street Newcastle for residential/village centre uses.
- 64. Newcastle – Burgage Plots**
Where possible, preserve and articulate the planimetric layout of surviving burgage plots on lands in the environs of Newcastle – Lyons village.
- 65. Rathfarnham Castle – Tourist Amenity**
Facilitate the development of Rathfarnham Castle as a tourist amenity, including redevelopment of the courtyards and walled gardens in Rathfarnham Castle Park.
- 66. Tymon – Retirement Village**
Investigate the provision of a retirement village with a six year objective on the lands bordering Tymon Road North, Tymon North Grove and St. Aongus Grove.

- 67. Kingswood Village – Development of Lands**
Provide that any development in Kingswood Village be structurally and aesthetically to the highest standard and that the local centre uses are appropriate in the village area.
- 68. Templeogue – Residential Development**
Provide that 20 residential units shall be constructed on the site in conjunction with the ceding into public ownership of that part of the lands required to implement the Council's objective to develop the Dodder Valley Linear Park and that the ceding of the portion of the lands for a walkway along the Dodder be agreed previously in consultation with Parks and Planning Departments.
- 69. Newcastle – Archaeological Heritage**
Protect the archaeological heritage of Newcastle.
- 70. Tallaght Town Centre – Masterplan**
Prepare a masterplan to guide the future development of Tallaght Town Centre as the County Town, and facilitate the development of the extended town centre. The plan shall provide for the development of new streets and civic spaces and a park, and a range of people intensive uses appropriate to a town centre, (including retail, commercial, residential, recreational, community and cultural activities) based on high quality urban design. The plan to set out phasing / sequencing and implementation methods, including relocation of existing uses, and to be prepared prior to town centre development being permitted in the area rezoned for town centre uses. (Objective boundaries shown on Development Plan maps).
- 71. Tallaght Town Centre – Approach Roads**
Enhance approach roads to Tallaght Town Centre i.e. Belgard Road, Tallaght By-Pass, Greenhills Road and Old Bawn Road.
- 72. Bancroft Park – Improvements**
Provide for the development and upgrading of Bancroft Park including;
- Upgrading of entrances to the park and establishment of an internal network of pedestrian footpaths.
 - Upgrading of facilities for active and passive recreation.
- 73. Belgard Road – Development of Lands**
Maximise development potential of lands along Belgard Road in the areas zoned 'CT'.
- 74. Balrothery - Denning's Garage**
Facilitate a modest extension to existing authorised uses at Denning's Garage, Balrothery.
- 75. Balrothery Estate – Density**
Ensure that the density of any future developments on the private lands at the South West side of Balrothery Estate (two cottages) shall be limited to the density already in Balrothery.
- 76. Tallaght - Institute of Technology**
Facilitate the expansion of the Institute of Technology campus (in particular frontage development along the Belgard Road and the Old Blessington Road).
- 77. Tallaght Town Centre – Traffic Management Plan**
Prepare a traffic management plan to eliminate extraneous traffic in Tallaght Town Centre.
- 78. Tallaght Village – Amenities**
In co-operation with the relevant landowners, provide the following amenities in Tallaght Village:
- a) a pedestrian connection between Old Blessington Rd and Greenhills Rd. through the grounds of the Institute of Technology and the Priory.

- b) a town park on the Priory land adjoining Old Blessington Rd.
- 79. Tallaght Village – The Priory**
Facilitate the provision of a residential institution in the grounds of the Priory, Tallaght.
- 80. Tallaght – Country Market**
Designate a site at Tallaght Town Centre to facilitate local trading and country market days with locally made produce available.
- 81. Tallaght – Arts Centre and Library**
Develop an Arts Centre and extension to the County Library on lands at the South Dublin County Council Headquarters.
- 82. Firhouse - Former Carmelite Convent**
Provide for residential development on approximately 2 hectares of land in the vicinity of the former Carmelite Convent, Firhouse in conjunction with the bringing into public ownership of part of the Dodder Valley lands as public open space.
- 83. Tallaght Village – Improvements**
Continue the civic upgrading and refurbishment of Tallaght Village including the completion of the scheme of environmental improvement works, and the implementation of traffic calming, providing for the exclusion of traffic other than buses or for access purposes.
- 84. Brookfield Road – Local Centre**
Facilitate the expansion of the local centre at Brookfield Road, incorporating mixed uses including micro-enterprise and housing, having regard to the amenity of adjoining residential properties. (Sites opposite Rossfield shops).
- 85. Bolbrook Enterprise Centre**
Facilitate training facilities and micro-enterprise at Bolbrook Enterprise Centre.
- 86. Tallaght Town Centre – Speed Limits**
Introduce reduced speed limits within and adjoining the gateways to Tallaght Town Centre for the purpose of creating a pedestrian friendly town centre area. Speed limits to include 30 mph zone within the gateways, and 40 mph zone on the external approaches to the gateways.
- 87. Tallaght Town Centre – Upgrading and Traffic Calming**
Prepare and implement a plan for major environmental upgrading and traffic calming of the N81 between the junctions at Greenhills Road extension and Old Blessington Road, maintaining existing vehicular traffic flows, to link the Town Centre with the residential lands/ Sean Walsh Park/and employment zones to the south. The plan to include gateway features at appropriate road junctions, a reduced road carriageway, and a landscaped pedestrian boulevard.
- 88. Saggart - Garter Lane – Trees**
Enhance the rural aspect of the approach to Saggart Village through the retention of the trees which border Garter Lane from Bianconi Avenue (Citywest Business Park) to Fortunestown Lane.
- 89. Tay Lane – Rural Character**
Preserve the rural character and unique equine amenity at Tay Lane, Rathcoole.
- 90. Tallaght Town Centre – New Pedestrian Bridge over N81**
Investigate the provision of a second pedestrian bridge over the N81 at Whitestown Way in conjunction with the development of a Masterplan for the County Town of Tallaght.
- 91. Tallaght Town Centre – Sean Walsh Park**
Provide for the future development of Sean Walsh Park for active and passive recreational facilities, and not to include the development of major commercial leisure facilities.

- 92. Knocklyon – Credit Union**
Provide for the development of a Credit Union in the Knocklyon Area on land excluding amenity or residential areas.
- 93. Ballyboden Village – Masterplan**
Prepare a Masterplan for the future development of the Ballyboden Village area, including the identification of development sites for a sustainable village centre and the assessment of needs in terms of public/private facilities. The Masterplan to seek to provide for the effective integration of the existing shopping centre in the new village centre, and to be prepared within one year of the adoption of the Development Plan.
- 94. Firhouse Road – Improvement Works**
Advance a scheme and actively pursue the necessary funding from Central Government and other sources, including development levies and other capital funds, to secure the necessary improvement works to the Firhouse Road.
- 95. Rathcoole – Commercial Development**
Locate any future expansion of commercial development within the curtilage of the commercial core of the village of Rathcoole in order to enhance and sustain it.
- 96. Saggart – Mill Road – Amenities**
Conserve the trees lining the avenue from the Mill Gates at Mill Road, Saggart, together with those on the northern portion of the Mill lands, where their condition justifies it. Provide a small park on the lands, together with a pedestrian link to the park between Rathcoole and Saggart. Encourage establishment of a heritage/craft centre in some of the Old Mill buildings.
- 97. Tallaght Town Centre – Sean Walsh Park**
Upgrade Sean Walsh Park and provide a link along the Whitestown stream to the upland areas via Whitestown Industrial Estate and Killinarden Park.
- 98. Saggart Village – Architectural Conservation**
Examine Saggart Village to ascertain if it merits designation as an Architectural Conservation Area.
- 99. Saggart - Swiftbrook Mills – Open Space**
Ensure that the proposed new public open space in the Swiftbrook Mills development be developed as a natural link with Rathcoole Park and with pedestrian access from Mill Road along Mill Avenue paired with cycle-ways.
- 100. Saggart – Local Area Plan**
Prepare a Local Area Plan for the Saggart Village core in consultation with the local community. The Plan to establish a defined boundary to the village so as to retain its rural aspect and status.
- 101. Saggart – Proctor's Cottage**
Facilitate the development of the cottage known as “Proctor's Cottage” as a tourist facility featuring industrial heritage and to include live-in accommodation for a manager and that this be carried out in consultation with Saggart Arts & Heritage Group.
- 102. Whitechurch Road – Residential Development**
Limit any proposed development on the site of approximately 1.27ha to not more than 6/8 houses and that the curtilage of the Protected Structure “Whitechurch Lodge” be taken into account when assessing any developments in this area.
- 103. Owendoher River – Linear Park**
Provide for the development of a linear park along the Owendoher River and provide or facilitate the provision of access to and along the river banks, and where appropriate or a suitable crossing of the river and seek to re-open the bridges over the Owendoher River at Ballyboden Road to encourage use of the River as an amenity.

104. Rathcoole – Keating’s Park – Interchange

Examine the feasibility of providing an interchange on the N7 at Keating’s Park, following the construction of the Rathcoole Relief Road and in the context of the operation of the Steelstown Interchange. Any such feasibility study will include an aeronautical study with regard to the operation of Casement Aerodrome, including consultations with the Department of Defence. The design of any street lighting shall be shielded to avoid interference with overflying aircraft.

105. Rathcoole – Kiltel Road – Height Restrictions

Development on these lands shall not exceed 10 metres in height, with possible additional height restrictions depending on ground elevation, and shall provide for noise insulation where appropriate.

106. Killinarden Park – Improvements

Continue the improvement of Killinarden Park with drainage of football pitches, additional seats and tree planting.

107. Old Bawn – Amenity

Investigate the development of lands at Oldbawn for amenity purposes, in conjunction with the development of land adjacent to the Old Mill public house.

108. Knocklyon/Ballycullen – Recreational Open Space

Provide for the development of recreational open space for the Knocklyon /Ballycullen area.

109. Rathcoole – Distributor Road

The proposed new Local Distributor road to the south of Rathcoole to be constructed in one phase.

110. Dublin Mountains - A1 Zoned Lands – Density and Height Restrictions

Restrict the construction of high-density, high-rise development on the A1 zoned lands in the vicinity of the Dublin Mountains, and in permitting new housing development have due regard to the high amenity value and close proximity of the Dublin Mountains.

111. Edmondstown Mill – Development

Facilitate sensitive development within the site of Edmondstown Mill that would retain and protect the architectural and technical importance of the protected structure.

112. Ballycullen/Stocking Lane Distributor Road

Ensure the provision of a cycle track and bus bays along the proposed Ballycullen - Stocking Lane distributor road.

113. Edmondstown – Residential Development

Facilitate the development of the lands at Edmondstown, north of the M50 boundary, for high quality (not more than 4 houses per acre) low density residential development having regard to access and location and to the boundaries with, and the protection of the existing amenity and function of, Edmondstown Golf Course.

114. Thomas Davis GAA Club – Residential Development

Development of land for residential purposes on the Thomas Davis GAA Club lands at Kiltipper shall be carried out in association with the provision of all-weather playing pitches and a full-sized GAA pitch, and shall be to the same standard and density as the adjoining residential development of Ellensborough.

115. Oldcourt – Conditions on Development

Apply the following conditions to development at Oldcourt:

- a). Access through the existing residential developments of Oldcourt Cottages and Ely Manor Estate will not be permitted.

- b). *The proposed access road to serve the development to be located contiguous to the existing residential development of Oldcourt Cottages.*
- c). *The public open space to serve the scheme to be located to the east of the proposed access road. The public open space must be easily accessible to and must serve as public open space for Oldcourt Cottages.*
- d). *In any such development, single storey dwellings only will be permitted in the area of the site(s) facing existing residential development.*

116. Stocking Lane – Woodtown Manor House – Development

Facilitate a hotel development and associated leisure uses at the existing Woodtown Manor House, Stocking Lane, Rathfarnham subject to:

- *due consideration being given to ensuring the conservation of historic, architectural and archaeological features of existing buildings and site;*
- *the agreed principle of prohibiting clusters of development above the 120 metre contour being strictly observed, and*
- *that any grant of permission to develop the hotel and leisure element of the site include a provision for the adequate upgrading of Stocking Lane to meet the requirements of the extra traffic generated by such development.*

117. Slade Valley – Amenity

Conserve the attractive rural environment of the Slade Valley area:

- *Recognise the Slade Valley as a place of special interest with an emphasis on its potential for tourism through the promotion of such activities as fishing, walking, pony*

trekking, art, nature studies and other appropriate activities.

- *Facilitate the development of a Heritage Trail through Slade Valley from Saggart Village using existing rights of way and in consultation with relevant landowners.*

118. Tallaght – Public Golf Course

Facilitate the provision of a public golf course facility to serve the Tallaght area.

119. Rockbrook Park School – Educational Facilities

Facilitate expansion of educational facilities on the lands at Rockbrook Park School.

120. Friarstown – Allotments/Recycling Facility

Facilitate on former landfill site at Friarstown

- (a) *development of allotments, and*
- (b) *new green materials recycling centre.*

121. Glenaraneen – Forge and House

Ensure that the forge which has historical, cultural and heritage significance in the area of Glenaraneen, Brittas be preserved, and also provide for the retention of one bungalow only plus boiler house, and pump house to be serviced with a new biocycle treatment plant on the said site at Glenaraneen, Brittas, and that the necessary sewage treatment, planting, etc. be implemented. That this site be agreed with the Council.

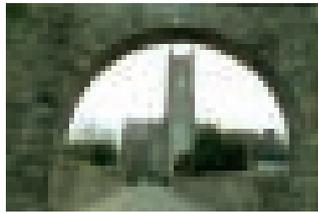
122. Brittas Village – Planning Study

To carry out a study of the Brittas Village area, in consultation with local residents, local representatives and agencies with an interest in the area, in accordance with the principles of community development outlined under Section 4.3.2 of the Written Statement, and having regard to the implications of the proposed Natural Heritage Area designations on the area and of infrastructural provision in the area and in order to ensure the long term viability of the local community.

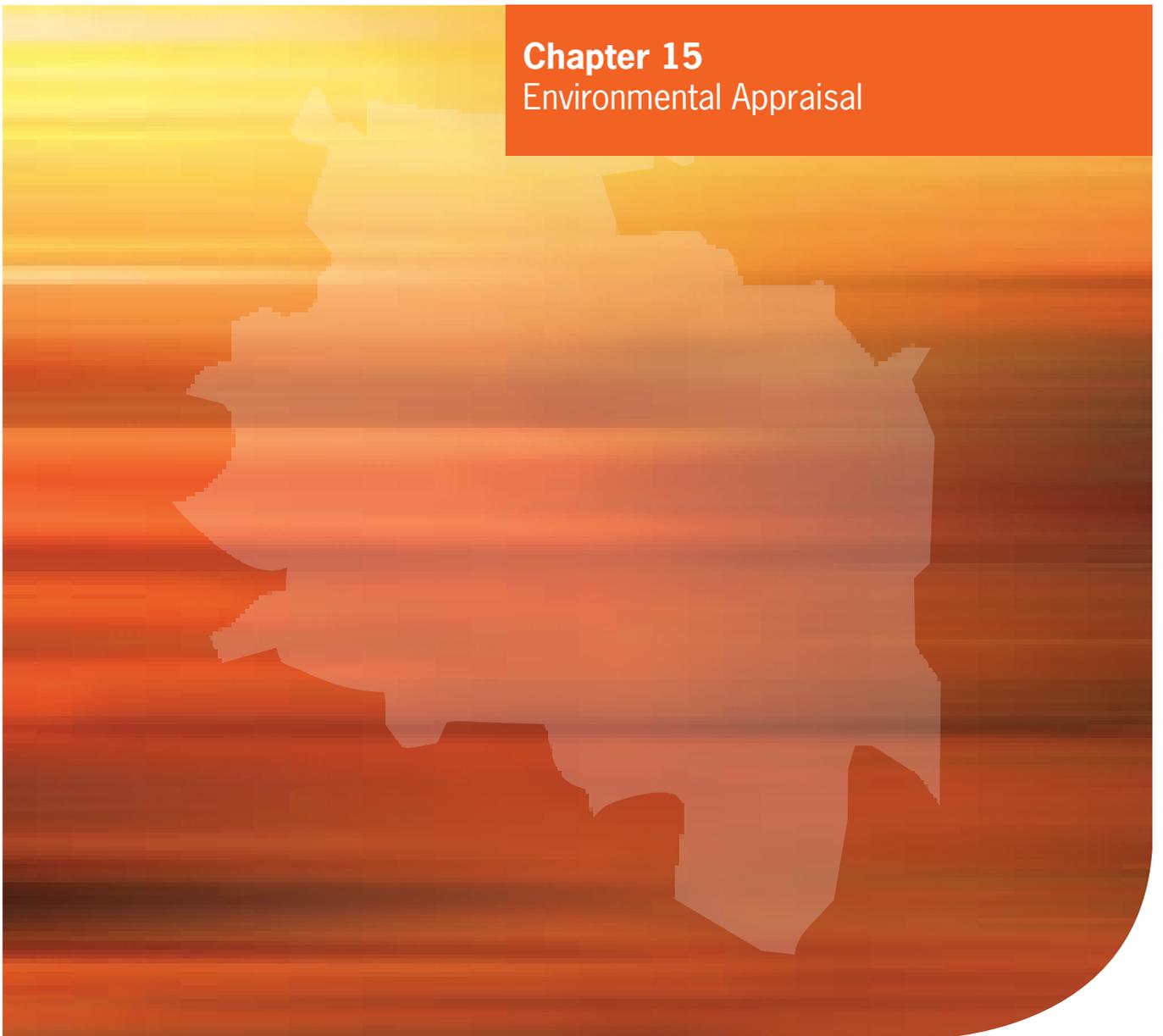
The study to identify existing habitable and derelict housing, to examine how the needs of local families for additional housing, including the numbers, type and form of such housing, might be accommodated in the study area, in accordance with the principles of sustainable development and also indicate how effluent from new housing development would be treated. The study also to investigate the provision of possible local employment facilities in Brittas. The study to be completed within a period of one year of the making of the Development Plan.

123. Brittas Village - Development

That Brittas be allowed to develop in the same manner as all other towns and villages in the County. That a reasonable development boundary be established for the study of the Brittas Village area to be carried out under SLO 122 having regard to the necessity for a new treatment plant, the requirements of local applicants from the Brittas area for affordable housing and the ageing population base of Brittas, and that this study be prioritised.



Chapter 15
Environmental Appraisal



Chapter 15

Environmental Appraisal

15.0 Introduction

15.0.i

The Planning and Development Act requires that Development Plans include “information on the likely significant effects on the environment of implementing the Plan”. This requirement is in anticipation of the EU Directive on Strategic Environmental Assessment (SEA) which comes into operation on 21st July, 2004. All regional and local authorities commencing the preparation or review of regional planning guidelines, development plans or certain local plans after the EU Directive comes into force will be required to prepare a formal Strategic Environmental Assessment of their guidelines or plans.

15.0.ii

SEA is similar to the project based Environmental Impact Assessment (EIA) in that both procedures attempt to assess in a systematic way the likely consequences for the environment of implementing proposals and to propose methods of minimising potential adverse environmental impacts. Unlike EIA however, SEA occurs earlier in the planning and development process and is applied to the preparation of plans or programmes rather than to individual projects.

15.0.iii

Experience of SEA in Ireland is limited and techniques are still evolving. Guidelines on the preparation of SEA have yet to be issued by the Department of the Environment, Heritage and Local Government. However the appraisal set out below is based on the

requirements of the EU Directive, experience gained in preparing appraisals for other plans in South Dublin and work carried out on development plans by other local authorities.

15.1 Appraisal Process

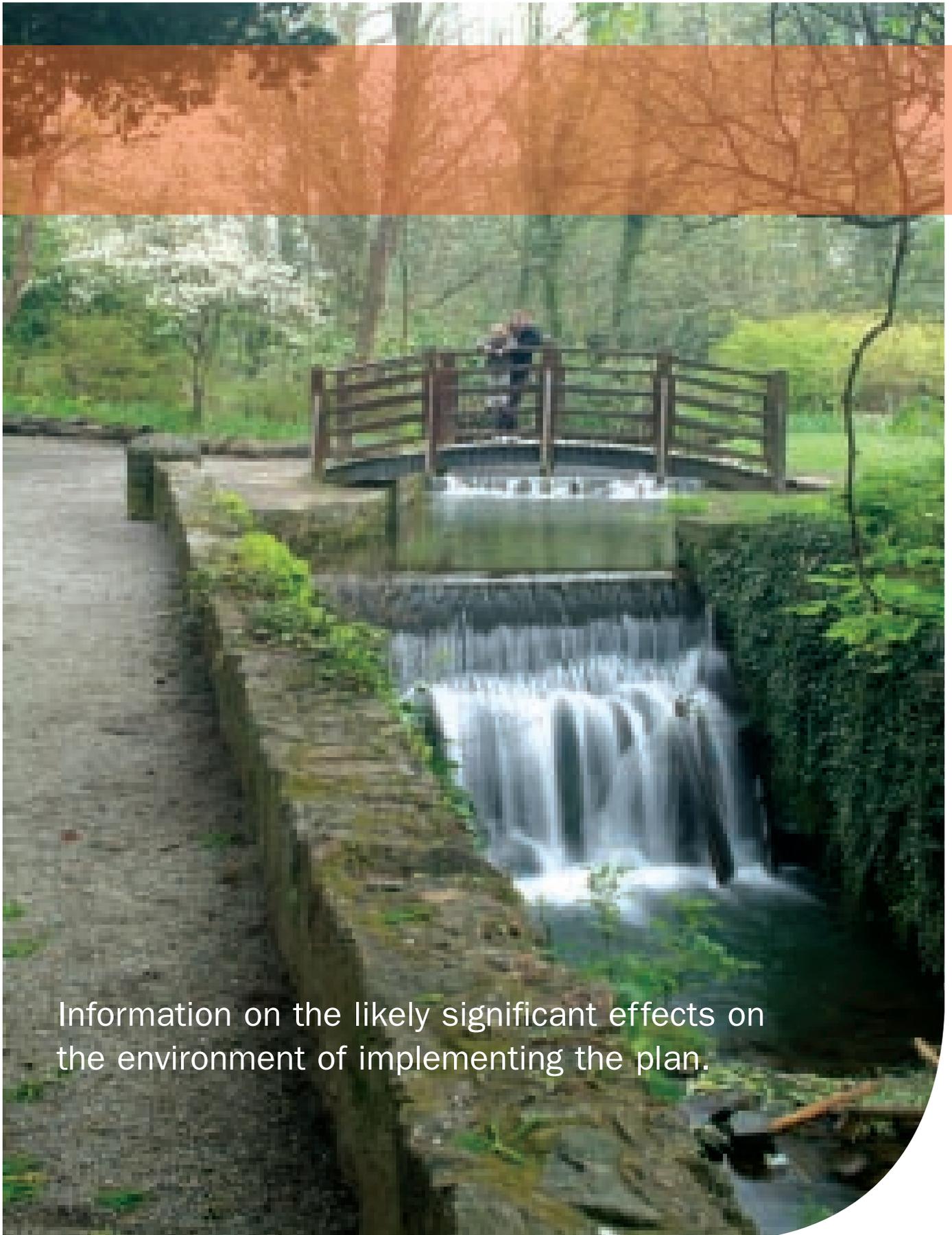
15.1.i

The appraisal process set out in the Plan follows a number of steps which are outlined below:

- (a) Defining the purpose and scope of the appraisal.
- (b) Setting a series of environmental and sustainable development aims.
- (c) Appraising the main planning goals and strategic aims against these environmental and sustainable aims.
- (d) Appraising the effects of implementing Development Plan policies.
- (e) Establishing indicators to facilitate monitoring associated with the implementation of the adopted Plan.

15.1.ii

For the purpose of the Development Plan the appraisal process focuses on appraising the strategy and aims of the Plan. The Environmental and Sustainability Criteria which have been identified and used to assess the Plan are as follows;



Information on the likely significant effects on the environment of implementing the plan.

- A. Minimise the consumption of natural non-renewable resources.
- B. Protect and enhance natural heritage and biodiversity.
- C. Protect and enhance built and cultural heritage and material assets.
- D. Encourage sustainable forms of transport.
- E. Encourage energy efficiency.
- F. Protect the quality of the landscape.
- G. Promote the involvement of the local community in decision making and encourage social inclusion.
- H. Protect the environment and minimise waste and pollution.

15.1.iii

To illustrate the outcome of the impact assessment process a matrix approach has been adopted. This cross references the main planning strategy and aims against the environmental and sustainability criteria.

15.1.iv

Symbols are used to express the conclusions made on whether the planning goals and aims are compatible or not with the environmental and sustainability criteria. The symbols used are as follows:-

- O** No significant effect.
- B** Beneficial effect/likely beneficial effect.
- Ø** Some deterioration in environmental quality
- ?** Uncertain or unpredictable effect.

15.2 Assessment of Main Planning Strategy and Aims

15.2.i

This section applies to the main planning strategy and aims of the Plan. These are assessed in relation to the Environmental and Sustainability Criteria. The results of the assessment as indicated in the matrices below show that the goals and strategic aims of the Plan are generally positive or neutral in relation to the Environmental and Sustainability Criteria.

Table 15.1: Assessment of Main Planning Strategy

Main Planning Strategy	Environmental and Sustainability Criteria							
	A	B	C	D	E	F	G	H
Enhance quality of life for all based on - high quality employment opportunities, residential environments, built and natural environments and infrastructural and community facilities.	O	B	B	B	B	O	B	O
Minimise adverse impact of development, promote balanced sustainable development, conservation of finite resources, avoid sprawl.	B	B	B	B	B	B	B	B
Protect natural and built assets.	B	B	B	B	B	B	B	B
Maximise potential of County having regard to its strategic location and in the context of the development needs of the Dublin Region.	Ø	O	B	B	B	O	B	O
Promote social inclusion and involvement of community on planning and sustainability issues.	B	B	B	B	B	B	B	B

Table 15.2: Assessment of Planning Aims

Planning Aims	Environmental and Sustainability Criteria							
	A	B	C	D	E	F	G	H
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.	Ø	O	O	B	?	O	B	?
To facilitate the development of sustainable communities together with a high quality built environment through good placemaking, by reducing as far as possible the need to travel, particularly by private car, by promoting mixed-use development and the efficient use of land and public investment in infrastructure in order to facilitate viable local services and public transport.	B	O	O	B	B	O	B	?
To facilitate the enhancement of 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.	B	O	O	B	B	O	B	?
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.	O	O	O	B	?	B	B	O
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.	O	O	B	B	O	O	B	O
To facilitate the development of a strong retailing sector and to support the future vitality and viability of the existing retailing centres in the County.	O	O	O	O	O	O	B	O
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.	B	O	O	B	B	O	O	B
To develop, improve, protect and enhance the range and accessibility of water and drainage infrastructural services that promotes sustainable development in the County.	B	O	O	O	O	O	O	B
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.	B	O	O	O	?	B	O	B
To protect and conserve buildings, areas, structures, sites and features of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.	O	O	B	O	O	O	O	O
To protect the landscape of the county in a way that ensures features of natural heritage are protected, important wildlife habitats are conserved, watercourses are safeguarded from pollution; the beauty of the landscape is maintained and enriched; and recreational use is facilitated in a sensitive manner.	O	B	O	O	O	B	?	B
To 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.	B	B	O	?	?	B	B	B
To ensure the orderly and sustainable development of the county through the setting out of development control objectives and standards and zoning lands for a variety of uses.	B	B	B	B	B	B	B	B

15.3 Appraisal of the Effects of Implementing Development Plan Policies

15.3.i

The result of the appraisal of the effects of implementing Development Plan policies is summarised in the matrix below. The numerical scores indicate the number of main policy objectives that have been assessed as being likely to have beneficial, negative, neutral or undetermined effects in relation to the Planning Aims. The appraisal indicates that the policy objectives set out in the Development Plan are generally positive or neutral in relation to the Environmental and Sustainability Criteria.

15.4 Monitoring

15.4.i

In accordance with Section 15 of the Planning and Development Act 2000 which requires the Council to secure the implementation of the objectives of the Development Plan, the Manager will within two years of the making of the Plan submit a report to the Members of the Council on the progress achieved in securing the objectives in the Plan.

15.4.ii

Indicators to facilitate monitoring associated with the implementation of the adopted plan will be developed following the adoption of the Plan as part of the monitoring exercise and having regard to relevant guidelines and best practice.

Table 15.3: Assessment Scores by Planning Aims

Planning Aims	Assessment Scores			
	β	∅	0	?
A. Minimise the consumption of natural non-renewable resources	13	8	51	2
B. Protect and enhance natural heritage and biodiversity	10	8	56	0
C. Protect and enhance built and cultural heritage and material assets	15	6	47	6
D. Encourage sustainable forms of transport	15	9	48	2
E. Encourage energy efficiency	10	2	56	6
F. Protect the quality of the landscape	10	13	51	0
G. Promote the involvement of the local community in decision making and encourage social inclusion	10	0	64	0
H. Protect the environment and minimise waste and pollution	14	5	55	0

- β Beneficial effect/likely beneficial effect
- ∅ Some deterioration in environmental quality
- 0 No significant effect
- ? Uncertain or unpredictable effect.

PART 4

Schedules





South Dublin County Council

Development Plan 2004-2010

Schedule 1: Record of Monuments and places



Schedule 1

Record of Monuments and Places

These structures are protected under the National Monuments Acts and comprise of:

- Recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994.
- Major sites of archaeological importance in South Dublin in State Ownership or Guardianship.
- National Monuments which are the subject of preservation orders in South Dublin.
- Zones of Archaeological Interest in historic towns.

All sites are identified by the relevant reference numbers on the Development Plan Maps, which are derived from the Record of Monuments and Places for Dublin published by Duchas, The Heritage Service in 1998 and are listed below in numerical order.

Planning applications for development which might affect, or be unduly close to, or which might obstruct any scheme for improvement of the surroundings of or any means of access to a Recorded Monument, Site or a Zone of Archaeological Interest will be referred to the bodies prescribed in the Planning and Development Acts and Regulations.

Recorded Monument Reference	Address/Location	Description
DU017-006	Woodville	Castle Site
DU017-014	Backweston	Fishery
DU017-015	Cooldrinagh	Enclosure Site
DU017-017	Barnhill Cross Roads, Lucan	Holy Well
DU017-018	Laraghcon	Castle Site
DU017-019	Lucan	Town
DU017-021	Adamstown Road, Lucan	Earthwork & Souterrain
DU017-025	Mill Lane, Palmerstown	Ring-Barrow
DU017-027	Tobermaclugg	Holy Well
DU017-029	Adamstown, Lucan	Tower House 'Site of'
DU017-031	Balgaddy, Lucan	Holy Bush Site
DU017-032	Neilstown Road, Clondalkin	Castle Site & Dwelling Site(s)
DU017-035	Clonburriss Little, Clondalkin	Potential Site
DU017-036	Cappagh, Clondalkin	Enclosure Site
DU017-037	Nangor, Clondalkin	Castle Site
DU017-040	Lealand Avenue, Clondalkin	Enclosure Site
DU017-041	Clondalkin	Town
DU017-043	Woodford Drive, Clondalkin	Ringfort Site
DU017-045	Backweston	Dwelling
DU017-067	Neilstown Road, Clondalkin	Castle Site
DU017-075	Cooldrinagh	Ring Barrow & Iron Working
DU017-077	Red Cow, Naas Road, Clondalkin	Earthwork, Possible Site
DU020-001	Ringwood	Ringfort (Rath/Cashel)
DU020-002	Newcastle Farm, Newcastle	Ringfort (Rath/Cashel) Site of
DU020-003	Newcastle	Village
DU020-00301	Newcastle North, Newcastle	Motte
DU020-004	Newcastle Demesne	Enclosure Site
DU020-005	Athgoe, Newcastle	Hill-Top Earthen Enclosure
DU020-006	Highdownhill, Newcastle	Barrow
DU020-007	Castlewarden	Holy Well
DU020-010	Bustyhill	Souterrain (Possible)

Recorded Monument Reference	Address/Location	Description
DU020-011	Colmanstown	Tower House Site & Field System
DU021-002	Hynestown	Castle 'Site of' & Earthwork(s)
DU021-004	Kilbride, Baldonnell	Castle 'Site of'
DU021-006	Kilbride/Kilcarbery (Also In Baldonnell Lower)	Leacht Cuimhne
DU021-007	Nangor	Castle Site, Earthwork Site
DU021-009	Corkagh Park, Clondalkin	Well (Possible Site)
DU021-011	Corkagh Park, Clondalkin	Castle 'Site of' & Moated Site
DU021-012	Corkagh Park, Clondalkin	Settlement Possible
DU021-014	Newlands Cross, Clondalkin	Gateway Site & Date Stone Site
DU021-016	Belgard (Also In Brideswell Commons & Newlands Demesne)	Road
DU021-018	Cornerpark	Enclosure 'Site of'
DU021-020	Baldonnell Little	Ringfort (Rath/Cashel) 'Site of'
DU021-021	Collegeland	Ringfort (Rath/Cashel) 'Site of'
DU021-023	Brownsbarn	Fulachtafiadh
DU021-024	Cheeverstown	Tower House, Well Possible, Bawn Possible
DU021-025	Belgard	Ringfort (Rath/Cashel) Possible
DU021-027	Rathcreedan, Newcastle	Mound Site
DU021-028	Greenogue, Rathcoole	Burial Possible
DU021-029	Commons, Rathcoole	Ringfort Site
DU021-030	Rathcoole	Village
DU021-03004	St. Brigid's Well, Rathcoole	Holy Well
DU021-032	Collegeland, Rathcoole	Field System Site
DU021-033	Rathcoole	Ringfort (Rath/Cashel) 'Site of'
DU021-034	Saggart	Village
DU021-035	Cheeverstown Road, Tallaght	Castle Site
DU021-037	Tallaght	Town
DU021-039	Newtown Lower	Ring Barrow
DU021-040	St. Catherine's Well, Crockshane, Rathcoole	Holy Well
DU021-043	Slade	Holy Well
DU021-045	Boherboy	Holy Well
DU021-047	Coolmine, Saggart	Cairn
DU021-049	Crooksling	Cairn Site
DU021-050	Crooksling/Slade	Linear Earthworks
DU021-051	Corbally, Saggart	Holy Well
DU021-052	Lugmore, Saggart	Ring Barrow
DU021-054	Lugmore, Saggart	Ring-Ditch(s)
DU021-055	Killinarden, Tallaght	Holy Well Site
DU021-056	Knockmore Avenue, Tallaght	Ringfort (Rath/Cashel)
DU021-057	Oldbawn Avenue, Tallaght	Dwelling, Watermill Site 'Site of'

Recorded Monument Reference	Address/Location	Description
DU021-058	Killinarden, Tallaght	Mound
DU021-059	Killinarden, Tallaght	Ringfort (Rath/Cashel) 'Site of'
DU021-060	Killinarden /Ballymana, Tallaght	Church Site Tradition & Graveyard
DU021-061	Bohernabreena	Church Site
DU021-072	Kiltalown House, Kiltalown	Pale Ditch, Church Site,
DU021-081		Linear Earthworks,
DU021-090		Standing Stone Possible
DU021-089	Kilnamanagh	Settlement Site
DU022-002	Greenhills Road	Flat Cemetery
DU022-005	Kilnamanagh, Tallaght	Castle 'Site of', Church, Holy Well, Ecclesiastical Enclosure, Graveyard
DU022-006	Birchview Lawn, Kilnamanagh	Well, Possible Site
DU022-007	Tymon Park, Tallaght	Castle 'Site of'
DU022-008	Tallaght, Castle Park	Moated Site
DU022-009	Templeogue Road, Templeogue	Ecclesiastical Remains, Gravemarker, Grave-Slab (2)
DU022-011	Templeogue Wood, Templeogue	Mound
DU022-020	Scholarstown, Rathfarnham	Ringfort (Rath/Cashel)
DU022-027	Bohernabreena	Ringfort (Rath/Cashel)
DU022-029	Edmondstown	Flat Cemetery
DU022-038	Butterfield Avenue, Rathfarnham	Ecclesiastical Remains
DU022-044	Rathfarnham (Pearse Bros.) Bridge, Rathfarnham	Watermill & Bridge 'Sites of'
DU022-047	Oldbawn, Tallaght	Bridge Site
DU022-059	Templeogue Road, Templeogue	Well Possible
DU022-070	Woodview Cottages, Rathfarnham	Watermill Site
DU022-099	Butterfield Avenue, Rathfarnham	Watermill Site
DU022-103	Firhouse Road, Firhouse	Dwelling
DU024-002	Knockandinny, Crockaunadreenagh	Cairn Site & Ring Barrow Site
DU024-003	Calliaghstown Lower, Rathcoole	Burial Ground Site & Font Site
DU024-004	Crockaunadreenagh	Cross Site Possible
DU024-005	Knockananiller Summit, Slievethoul, Rathcoole	Cemetery, Two Passage Tombs & Ring Barrow Site
DU024-006	Crockaunadreenagh, Coolmine, Saggart	Mound ' Site of'
DU024-007	Crockaunadreenagh, Saggart	Mound Site, Ring Barrow Site Possible
DU024-008	Lugg, Brittas	Ring Barrow
DU024-009	Lugg, Saggart	Enclosure, Ring Barrow Possible
DU024-010	Crooksling, Saggart	Ring-Barrow Site
DU024-011	Crooksling, Brittas	Ring Barrow
DU024-014	Crooksling, Brittas	Ring-Barrow, 'Site of'
DU024-015	Crooksling, Brittas	Barrow
DU024-016	Raheen (Newcastle Barony)	Mound Site
DU024-017	Mountseskin, Brittas	Dwelling(s)
DU024-018	Mountseskin, Brittas	Mound
DU024-019	Corbally, Saggart	Enclosure Site

Recorded Monument Reference	Address/Location	Description
DU024-020	Lugmore, Saggart (Also Partly In Mountseskin & Ballymana)	Ring Ditches Possible
DU024-021	Mountseskin	Ring Barrow Site
DU024-022	Mountseskin	Ring-Barrow Site
DU024-023	Mountseskin	Mound
DU024-024	Mountseskin	Cairn
DU024-025	Ballinascorney Upper, Mountseskin	Cairn
DU024-026	Ballinascorney Upper (Also Partly In Mountseskin)	Cairn
DU024-027	Ballymana	Cairn & Stone Circle
DU024-029	Ballymana	Mound Possible
DU024-030	Ballinascorney Upper	Passage-Tomb
DU024-031	Ballinascorney Upper	Barrow
DU024-032	Ballinascorney Upper	Hut Site
DU024-033	Ballymana	Enclosure Site
DU024-034	Slievethoul	Passage-Tomb
DU024-035	Slievethoul	Passage-Tomb Possible
DU024-036	Glenaraneen, Rathcoole (Within Brittas Pond)	Crannog
DU024-037	Raheen, Brittas	Cairn 'Site of'
DU024-040	Mountseskin, Brittas	Mound Site
DU024-041	Ballinascorney Upper	Enclosure
DU024-042	Ballinascorney Upper, Brittas	Ring-Barrow
DU024-043	Glassamucky	Mound Site
DU024-044	Ballinascorney Upper	Ring Barrow Site
DU024-045	Ballymorefinn	Cashel
DU024-046	Ballinascorney Upper, Brittas	Passage-Tomb Possible
DU024-047	Ballinascorney Upper, Brittas (Near Mountain Top)	Passage Tombs (2) & Megalithic Structure
DU024-065	Belgard Deer Park	Mound
DU024-066	Ballinascorney Upper, Brittas	Enclosure
DU024-067	Ballinascorney Upper	Tumulus
DU024A001	Badgerhill, Kill	Ringfort (Rath/Cashel) 'Site of'
DU024A002	Badgerhill, Rathcoole	Earthwork Unclassified
DU025-001	Mountpelier	Passage-Tombs (2)
DU025-002	Woodtown	Portal Tomb
DU025-004	Cruagh, Rockbrook, Rathfarnham	Cist Site
DU025-018	St. Ann's Holy Well, Glassamucky Brakes	Holy Well
DU025-019	Piperstown	Groups of Cairns (8) & Habitation Sites (7)
DU025-020	Mountpelier, Tallaght	Enclosure Site, Ringfort Site
DU025-022	Killakee	Wedge-Tomb
DU025-034	Cunard	Field System
DU025-035	Cunard	Enclosure
DU025-036	Glassamucky Brakes	Hut Site, Stone Circle Possible (2)
DU025-037	Cunard/Glassamucky Brakes	Enclosure
DU025-056	Castle Kelly	Castle Site
DU025-057	Glassamucky	Cemetery Site



South Dublin County Council

Development Plan 2004-2010

Schedule 2: Record of Protected Structures



Schedule 2

Record of Protected Structures

The structures listed below are those considered to be of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.

In general, the description of the structure used in the list refers to the original use of the structure(s). The current use is normally indicated where considered relevant to the listing. The descriptions of the items is derived from the National Inventory of Architectural Heritage for South Dublin County or from previous County Development Plans.

The listed items are shown on the Development Plan Maps by means of a rectangle with reference number. Due to the scale of the Maps the position of the symbol may not give the precise location of the listed item. (Development Plan Maps should be read in conjunction with this Schedule).

Where house names may have changed recently, the former name may be provided in the list. Likewise, in any case where a building or structure is mapped but not listed, it shall be deemed to be listed. Those Protected Structures, which are also Recorded Monuments (RM), are protected under the National Monuments Acts and the Planning Acts. The qualities of archaeological and architectural interest are not mutually exclusive and certain structures can have both qualities and be protected by both sets of Acts.

Note:

In relation to a Protected Structure or proposed Protected Structure, the meaning of the term structure includes the interior of the structure, the land lying within the curtilage of the structure, any other structures lying within that curtilage and their interior, all fixtures and features which form part of the interior or exterior of that structure. The protection also extends to any features specified as being in the attendant grounds. Therefore, the entire site is a protected structure, including all existing buildings on site including their exteriors, interiors, fixtures and fittings. The protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000 and any amendments to the Act.

Map Ref. Number	Address/Location	Description
001	Anna Liffey Weir, Lucan	Fishery Site & Weir (RM)
002	Hermitage Golf Club, off Lucan Road	Detached Multiple-Bay Two-Storey Country House
003	St. Edmondsbury House, Old Lucan Road	3 Storey House, Porch with Colonnades, & Out-offices
004	Leixlip Bridge, Leixlip	Stonebridge & Former Bridge Site (RM)
005	Leixlip Road, Lucan	Ashlar Limestone Gate Piers
006	Lower Road, Palmerstown	Metal Bridge over River Liffey
007	Fonthill/Palmerstown	Disused Mill Race
008	St. Edmondsbury, off Lucan Road	Barn & Coach House
009	Salmon Leap Inn, Leixlip	Public House
010	Off Lucan Road, St. Edmondsbury	Detached Two-Bay Two-Storey House & Stable Block
011	1a Mill Bank, Lucan	Semi-Detached Single-Bay Single-Storey House with Dormer Attic
011	2a Mill Bank, Lucan	Semi-Detached Single-Bay Single-Storey House with Dormer Attic
011	Rose Cottage, 3a Mill Bank Lucan	Semi-Detached Single-Bay Single-Storey House with Dormer Attic
011	4a Mill Bank, Lucan	Semi-Detached Single-Bay Single-Storey House with Dormer Attic
012	Walled Garden, Lucan Road, St. Edmondsbury	Walled Garden
013	Wall & Bell Tower, off Lucan Road, St. Edmondsbury	Uncoursed Rubble Limestone Boundary Wall with Attached Bell Tower
014	Leixlip Road, Lucan	Granite Milestone
015	1 Millbank Cottages, Lucan	2 Storey House Terrace
015	2 Millbank Cottages, Lucan	2 Storey House Terrace
015	3 Millbank Cottages, Lucan	2 Storey House Terrace
015	4 Millbank Cottages, Lucan	2 Storey House Terrace
015	5 Millbank Cottages, Lucan	2 Storey House Terrace
015	6 Millbank Cottages, Lucan	2 Storey House Terrace
015	7 Millbank Cottages, Lucan	2 Storey House Terrace
015	8 Millbank Cottages, Lucan	2 Storey House Terrace
015	9 Millbank Cottages, Lucan	2 Storey House Terrace
015	10 Millbank Cottages, Lucan	2 Storey House Terrace
016	Hill's Mills, Lucan	Chimney
017	Brooklawn (Kings Hospital), Old Lucan Road	2 Storey Georgian Style House
018	Cooldrinagh Lane, Lucan	Single-Storey Former Farm Outbuilding
019	Palmerstown	Weir
020	Stewarts Crafts, Lucan Road Lower, Lucan	Detached Three-Bay Two-Storey Red Brick Building
021	Cooldrinagh Lane, Lucan	Pair of Ashlar Limestone Gate Piers with Capping Stone
022	1 Weirview Cottages, Lucan	2 Storey House Terrace

Map Ref. Number	Address/Location	Description
022	2 Weirview Cottages, Lucan	2 Storey House Terrace
022	3 Weirview Cottages, Lucan	2 Storey House Terrace
022	4 Weirview Cottages, Lucan	2 Storey House Terrace
022	5 Weirview Cottages, Lucan	2 Storey House Terrace
022	6 Weirview Cottages, Lucan	2 Storey House Terrace
022	7 Weirview Cottages, Lucan	2 Storey House Terrace
022	8 Weirview Cottages, Lucan	2 Storey House Terrace
022	9 Weirview Cottages, Lucan	2 Storey House Terrace
022	10 Weirview Cottages, Lucan	2 Storey House Terrace
022	11 Weirview Cottages, Lucan	2 Storey House Terrace
022	12 Weirview Cottages, Lucan	2 Storey House Terrace
022	13 Weirview Cottages, Lucan	2 Storey House Terrace
022	14 Weirview Cottages, Lucan	2 Storey House Terrace
022	15 Weirview Cottages, Lucan	2 Storey House Terrace
022	16 Weirview Cottages, Lucan	2 Storey House Terrace
022	17 Weirview Cottages, Lucan	2 Storey House Terrace
022	18 Weirview Cottages, Lucan	2 Storey House Terrace
022	19 Weirview Cottages, Lucan	2 Storey House Terrace
022	20 Weirview Cottages, Lucan	2 Storey House Terrace
023	Off Lower Lucan Road	Power Station
024	Fonthill House, Fonthill	House
025	James MacCarten Memorial, The Old Hill, Chapel Hill, Lucan	Carved Limestone Memorial Slab Date 1807
026	1 Cooldrinagh Lane, Lucan	End-of-Terrace Three-Bay Two-Storey House
026	2 Cooldrinagh Lane, Lucan	Terraced Three-Bay Two-Storey House
026	3 Cooldrinagh Lane, Lucan	End-of-Terrace Three-Bay Two-Storey House
027	Riversdale House, Lucan Road, Palmerstown	3 Storey House
028	St. Edmondsbury House, Lucan	Gate Lodge, Pillars & Gates
029	Mill Lane, Palmerstown	Victorian Style Mills, Lead & Copper Mill/Scutch Mill
030	Laraghcon, Lucan	Weir, Salmon Pass, Sluice Gates & Fishery Site (RM)
031	Lucan Bridge, Lucan	Bridge & Bridge Site (RM)
032	St. Joseph's Presentation Convent, Lucan Road	Detached Two-Storey Convent
033	Milestone, Lucan Road	Granite Milestone
034	Coldblow Bridge, off Mill Lane Lucan	Bridge & Piers of Old Bridge (RM)
035	Rose Cottage, Mill Lane, Palmerstown	2 Storey House
036	Former Tram Depot & Power Station, Lucan Rd	Industrial Building
037	St. Mary's R.C. Church, Lucan Road	Detached Gable-Fronted Church
038	7 The Mall, Main Street, Lucan	2 Storey House Terrace
038	8 The Mall, Main Street, Lucan	2 Storey House Terrace
038	6 The Mall, Main Street, Lucan	2 Storey House Terrace
038	5 The Mall, Main Street, Lucan	2 Storey House Terrace
038	4 The Mall, Main Street, Lucan	2 Storey House Terrace
038	3 The Mall, Main Street, Lucan	2 Storey House Terrace
038	2 The Mall, Main Street, Lucan	2 Storey House Terrace
038	1 The Mall, Main Street, Lucan	2 Storey House Terrace

Map Ref. Number	Address/Location	Description
039	Off Mill Lane, Palmerstown	Ecclesiastical Remains, Stone Church (Ruin), Graveyard & Holy Tree (RM)
040	Cooldrinagh House, Leixlip	3 Storey Georgian Style House "Becket's Hotel"
041	Lucan Barn (Former Riversdale Stables), Palmerstown	Barn
042	Cottages 1-8, Mill Lane, Palmerstown	Cottage Terrace
043	Rivermount, Mill Lane, Palmerstown	2 Storey House with Basement
044	Ogee-Arched Doorway, Main Street, Lucan	Ogee-Arched Doorway Set In Random Limestone Wall
045	C. of I. National School, Main Street, Lucan	2 Storey School
046	St. Philomena's Church, Old Lucan Road, Palmerstown	Detached Gable-Fronted Church
047	Lucan House, Lucan Demesne	Monuments, Lodges, Demesne Walls & Gates
048	The Robins Nest, 12 Upper Main Street, Lucan	End-of-Terrace Four-Bay Three-Storey Former House
049	Lucan Cooperative Society, Main Street, Lucan	2 Storey Building
050	11 Upper Main Street, Lucan	Terraced Five-Bay Three-Storey House
051	Palmerstown Mills, Palmerstown	Stone Boiler House
052	15 Main Street, Lucan	Mid-Terraced Three-Bay Two-Storey House
053	St. Andrew's Church, Main Street, Lucan	Gothic Style Church with Steeple & Castellations, Railings & Gates
054	Lucan Demesne	Weir
055	Mill Lane, Palmerstown	Victorian Style Oil Mill Remains
056	2 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	3 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	4 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	5 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	6 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	7 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	8 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	9 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
056	10 Sarsfield Terrace, Main Street, Lucan	Victorian Style House Terrace
057	Presbyterian Church, Main Street, Lucan	Church Façade
058	Lucan Physiotherapy Clinic, 1-2 Vesey Terrace, Lucan	Pair of Terraced Red Brick Two-Storey Houses
059	Griffeen House, 3 Vesey Terrace, Lucan	End-of-Terrace Two-Bay Two-Storey Red Brick House
060	Mustard Mills, Palmerstown	Brick & Stone Mills
061	Lucan House, Lucan	Three Storey House
062	Vesey Bridge, Main Street, Lucan	Single Arch Road Bridge over River
063	Vesey Arms, Main Street, Lucan	Pair of Semi-Detached Three-Bay Two-Storey Houses
064	Off Mill Lane, Palmerstown	Detached Three-Bay Two-Storey House
065	Quarryvale House, Old Lucan Road	House
066	Avondale, Old Lucan Road, Quarryvale/ Palmerstown	Detached Four-Bay Single-Storey Gate Lodge, Gates & Piers
067	Dispensary Lane, Lucan	Semi-Detached Four-Bay Two-Storey House
067	Ard Garon, Dispensary Lane, Lucan	Semi-Detached Three-Bay Two-Storey Building

Map Ref. Number	Address/Location	Description
068	O'Neill's Public House, Main Street, Lucan	3 Storey Public House with Red Brick Façade
069	Main Street, Lucan	Canalised Section of River Between Griffeen Bridge & Vesey Bridge
070	Sunnyside, Old Lucan Road, Quarryvale	Detached Multiple-Bay Two-Storey Former Gate Lodge
071	Drumlargen, Old Lucan Road, Quarryvale	Detached Five-Bay Single-Storey House with Single-Storey Outbuilding to Rear
072	Lucan House Demesne, Main Street, Lucan	Stone Castle, Church & Graveyard (Ruin) (RM)
073	Lucan Methodist Church, Dispensary Lane, Lucan	Detached Gothic Revival Church
074	Deadmans Inn, Old Lucan Road	Granite Milestone
075	Dispensary Lane, Lucan	Detached Three-Bay Two-Storey Clerical Dwelling
076	Milestone, Old Lucan Road, Palmerstown Lower	Granite Milestone
077	Deadmans Inn, Old Lucan Road	Public House (Two Storey Part Fronting onto Old Lucan Road)
078	Mill Lane, Palmerstown (Stewarts Hospital)	Detached Three-Bay Two-Storey Red Brick House (Former Superintendent's House)
079	Junction of Lucan Road/Adamstown Road, Lucan	Detached Two-Bay Single-Storey House with Attic
080	Griffeen Bridge, Lucan	Bridge
081	Round House, Lucan	2 Storey Rendered House with 2 Semi-Circular Wings
082	Palmerstown Barn, Palmerstown	Barn (Barn & Stableyard of Stewart's Institute)
083	Gerry Cosgrave Travel, Leixlip Road, Lucan	Semi-Detached Three-Bay Two-Storey House
084	Gardenville, Primrose Lane, Lucan	Detached Two-Bay Two-Storey House on a Corner Site
085	The Garda Station, Lucan	2 Storey Detached Garda Station
086	Palmerstown House, Stewarts Hospital, Palmerstown	Detached Multiple-Bay Four Storey Former Country House "Stewarts"
087	The Lucan County, Lucan Bypass, Lucan	Detached Three-Storey Five-Bay Former Hotel with Six-Bay Wing To Side Elevation
088	Griffeen Lodge, Adamstown Road, Lucan	House
089	Lucan Spa Hotel, Lucan	Detached Multiple-Bay Two & Three-Storey Hotel & Former Spa
090	Orchard House, Galway Road, Lucan	Icehouse
091	Cannonbrook House, Lucan	House
092	Buck House, Mill Lane, Lucan	Detached Three-Bay Single-Storey Former Gate Lodge
093	Lucan Demesne	Stone Oratory (RM)
094	Ball Alley House, Lucan	Detached Eight-Bay Two-Storey Public House
095	1 The Crescent, Lucan	2 Storey House Terrace & Railings
095	1a The Crescent, Lucan	2 Storey House Terrace & Railings
095	2 The Crescent, Lucan	2 Storey House Terrace & Railings
095	3 The Crescent, Lucan	2 Storey House Terrace & Railings
095	4 The Crescent, Lucan	2 Storey House Terrace & Railings
095	5 The Crescent, Lucan	2 Storey House Terrace & Railings
095	6 The Crescent, Lucan	2 Storey House Terrace & Railings
095	7 The Crescent, Lucan	2 Storey House Terrace & Railings
095	8 The Crescent, Lucan	2 Storey House Terrace & Railings
095	Westwinds, The Crescent, Lucan	2 Storey House Terrace & Railings

Map Ref. Number	Address/Location	Description
096	Ballyowen Cottage, Ballyowen Lane, Lucan	Detached Seven-Bay Single-Storey House with Two-Storey Parallel to Rear
097	Footbridge, Lucan	Single-Arch Limestone Footbridge
098	Celbridge Road, Lucan	Lime Kiln
099	Primrose Hill House, Lucan	2 Storey House
100	Esker Church, Lucan	Stone Church (Ruin), Monument & Graveyard(RM)
101	Esker House, Esker Bridge, Lucan	Detached Five-Bay Two-Storey Farm House & Outbuildings
102	Greenfort Avenue, Irishtown	Tower House (RM)
103	King John's Bridge, Esker, Lucan	Bridge (RM)
104	Westonpark House, Celbridge Road, Backwestonpark	Detached Two-Storey House (RM)
105	Ballyowen Lane, Lucan	Fortfield House (Ruin) & Building Site (RM)
106	Backweston House, off Celbridge Road	Detached Three-Bay Two-Storey House
107	Somerton, Finnstown, Lucan	Detached Five Bay Single Storey House
108	St. Helen's, Finnstown, Lucan	2 Storey House
109	Airlie House, off Tandy's Lane, Lucan	Detached Three-Bay Two-Storey House
110	Aderrig, Lucan	Ecclesiastical Remains, Church (Ruin), Graveyard & Enclosure Possible (RM)
111	Aghderrig Farm, Lucan	Three-Bay Two-Storey House & Out Buildings
112	Finnstown House, Lucan	2 Storey House & Castle
113	Neilstown Lodge, Neilstown Road, Clondalkin	Timber lancet windows set within flanking screen walls of entrance gateway to former Gate Lodge
114	Coolevin House, Lucan-Newlands Road, Clondalkin	Detached Multiple-Bay Single-Storey House
115	Former Railway Station, Cloverhill Rd, Clondalkin	2 Storey House
116	Ballyfermot Bridge, Gallanstown	Stone Bridge
117	5 Ballymanaggin Lane, Clondalkin	Semi-Detached Three-Bay Two-Storey House
117	6 Ballymanaggin Lane, Clondalkin	Semi-Detached Three-Bay Two-Storey House
118	12th Lock Grand Canal, Ballymakaily	Stone 2 Storey Industrial Building
119	Lock House, 12th Lock Grand Canal, Ballymakaily	Victorian Style House
120	Grange Cottage, Grange, Clondalkin	Detached Six-Bay Single-Storey Farm House & Outbuildings
121	7 Ballymanaggin Lane, Clondalkin	Semi-Detached Four-Bay Single-Storey House
121	Annes Brook Cottage, 8 Ballymanaggin Lane, Clondalkin	Semi-Detached Four-Bay Single-Storey House
122	Omer Lock House, 11th Lock, Cappagh	Remains of House
123	10th Lock, Cappagh, Clondalkin	Single-Stage Canal Lock
124	1 Ninth Lock Road, Ballymanaggin, Clondalkin	Semi-Detached Three-Bay Two-Storey House
124	2 Ninth Lock Road, Ballymanaggin, Clondalkin	Semi-Detached Three-Bay Two-Storey House
125	12th Lock, R120, Lucan	Single-Stage Canal Lock, 12th Lock
126	3 Ballymanaggin Lane, Clondalkin	Semi-Detached Four-Bay Single-Storey House
126	4 Ballymanaggin Lane, Clondalkin	Semi-Detached Four-Bay Single-Storey House
127	Leck Bridge, 12th Lock Grand Canal, Ballymakaily	Bridge with Stone Capping
128	11th Lock, Cappagh, Clondalkin	Single-Stage Canal Lock
129	9th Lock, Ballymanaggin, Clondalkin	Two-Stage Canal Lock
130	9th Lock Road, Clonburris Great, Clondalkin	Detached Three-Bay Two-Storey Former Lock Keeper's House

Map Ref. Number	Address/Location	Description
131	Gollierstown Bridge, Gollierstown	Stone Bridge
132	Grange Castle, Clondalkin	Stone Tower House (Ruin) (RM)
133	Kilmahuddrick	Stone Church (Ruin), Graveyard, & Moated Site Possible (RM)
134	Aras Chronain, Watery Lane, Clondalkin	Detached Four Bay Two Storey House
135	Deansrath Castle	Stone Castle(s) (Ruin) (RM)
136	Riverside, Nangor Road, Clondalkin	Semi-Detached Five Bay Two Storey House
137	1 Millview, Nangor Road, Clondalkin	End of Terrace Two Bay Single Storey House with Dormer Attic
137	2 Millview, Nangor Road, Clondalkin	Terraced Two Bay Single Storey House with Dormer Attic
137	3 Millview, Nangor Road, Clondalkin	End of Terrace Two Bay Single Storey House with Dormer Attic
138	Tower Road, Clondalkin	Stone Round Tower, Church & Cross (RM)
139	St. John's Church, Tower Road, Clondalkin	Church (RM)
140	Tower Road, Clondalkin	Church 'Site of' (RM)
141	St. John's Cottages, Tower Road, Clondalkin	2 Storey House Terrace (3) & Front Boundary Walls
142	Deansrath House, Clondalkin	House
143	Patrick Massey Funeral Home, Orchard Lane, Clondalkin	Semi-Detached Three Bay Two Storey Building
144	St. John's National School, Tower Road, Clondalkin	School
145	Hazelhatch & Celbridge Station, Hazelhatch	Pair of Cylindrical Rock Faced Granite Gate Piers
146	The Black Lion, Orchard Lane, Clondalkin	Semi-Detached Five Bay Two Storey Public Hse
147	Tully's Castle, Clondalkin	Stone Castle (Ruin) (RM)
148	Clondalkin	Mill Pond
149	Public Library, Monastery Road, Clondalkin	2 Storey Library
150	Hazelhatch & Celbridge Station, Hazelhatch	Detached Three-Bay Single-Storey Former Station Building
151	Hazelhatch & Celbridge Station, Hazelhatch	Single-Span Iron Footbridge over Railway
152	Road Bridge over Rail, Hazelhatch & Celbridge Station, Hazelhatch	Stone Bridge
153	Convent Road, Clondalkin	Detached Multiple Bay Single Storey Former Gate Lodge
154	Moyle Park House, off Convent Road, Clondalkin	Detached Former Country House
155	Milltown	Detached Four-Bay Two-Storey Farm House
156	Oak Lodge, New Road, Clondalkin	Detached Three Bay Single Storey over Basement House
157	Loughtown Lower	Ecclesiastical Enclosure & Holy Well (RM)
158	Presentation Convent & Church of Immaculate Conception, Clondalkin	Church & Convent
159	St. Luke's C. of I. Church, Peamount Hospital, Newcastle	Detached Four-Bay Gable-Fronted Church
160	Milltown	Pair of Cylindrical Rendered Limestone Gate Piers
161	The Manor, Peamount Hospital, Newcastle	Detached Three-Bay Two-Storey Farm House
162	Ringwood House, Hazelhatch, Newcastle	House

Map Ref. Number	Address/Location	Description
163	Peamount Hospital, Newcastle	Detached Five-Bay Three-Storey Former Country House (Peamount Hospital Complex)
164	McEvoy's, Hazelhatch Bridge, Hazelhatch	Detached Three-Bay Single-Storey with Attic
165	Former Fairview Oil Mills, Corkagh Park, Clondalkin	Stone Mills (Ruin) & Mill Site Possible (RM)
166	St. Finian's R.C. Church, Peamount Hospital, Newcastle	Detached Gable-Fronted Corrugated Iron Cladded Church
167	Hazelhatch Bridge, Hazelhatch	Detached Three-Bay Two-Storey over Basement House
168	Hazelhatch Bridge, Hazelhatch	Stone Bridge
169	Bank House, Hazelhatch Bridge, Hazelhatch	Detached Five-Bay Two-Storey House
170	St. Brigid's Well, Rockfield Drive, Brideswell Common, Clondalkin	Ecclesiastical Remains, Holy Well & Inscribed Stone, Children's Burial Ground Site (RM)
171	Hazelhatch Bridge, Newcastle	Detached Two-Bay Single-Storey Former Blacksmith's Forge
172	Newlands Farm, Naas Road	Farm Building (Brick Built)
173	Kilcarbery House, off Nangor Road, Kilcarbery	House
174	Formerly Newlands Villa, Newlands, Naas Road	House
175	Ballymount, Clondalkin	Archaeological Complex, Manor, Gatehouse, Mound, Belvedere (Ruin) & Road Site (RM)
176	Corkagh Demesne, Clondalkin	Section of Watercourse with Single Arch Rubble Stone Bridge
177	Northbrook House, Kimmage	House
178	Keeloges, Newcastle	Detached Three-Bay Two-Storey over Basement Former Farm House
179	Corkagh Demesne, Clondalkin	Group of Five Terraced Three Bay Single Storey Cottages
180	Castle Bagot House, Kilmactalway	House
181	Corkagh Demesne, Clondalkin	Detached Multiple Bay Two Storey Stable Building
182	Kilmactalway	Ecclesiastical Remains, Church, Font, Graveyard & Enclosure (RM)
183	Church of The Holy Spirit, Limekiln Lane, Greenhills	Detached Gable Fronted Trapezoidal Plan Church
184	Kilbride	Stone Church (Ruin) & Graveyard, Ringfort (Rath/Cashel), Earthwork(s) (RM)
185	Holy Ghost Missionary College, Whitehall Road, Kimmage	Three-Bay, two-storey-with attic, Tudor-Revival, house
186	City Watercourse, Templeogue/Kimmage	Mill, Weir, Mill-Race & Mound Possible (RM)
187	Corkagh	Mill Pond
188	Casement Aerodrome, Baldonnell	Detached Multiple Bay Single Storey Officers Mess
189	Casement Aerodrome, Baldonnell	Two Storey T-Plan Airbase Administration Block
190	Casement Aerodrome, Baldonnell	Detached Concrete-Framed Basilica-Plan Roman Catholic Church
191	Colganstown House, Newcastle	House & Outbuildings
192	Baldonnell House, Baldonnell	3 Storey House
193	Pearse Bridge, Rathfarnham Road	Single Arch Road Bridge over The River Dodder
194	Dodder Road Lower, Rathfarnham	Two Stage Weir In The River Dodder
195	Former Corkagh Mills, Kilmateed, Corkagh	Mill

Map Ref. Number	Address/Location	Description
196	Former Corkagh Mills, Kilmateed, Corkagh	Mill
197	Whitehall, Ballymount Road, Kingswood	House (2 Storey & Single Storey)
198	Kilmateed House, off Naas Road, Corkagh	2 Storey House, Out-Offices & Grounds
199	Former Powder Mills, Kilmateed, Corkagh	Stone 2 Storey Mill
200	St. Pius X, R. C. Church, College Drive, Terenure	Detached Cruciform Plan Byzantine Style Church
201	The Roman Arch, Dodder Road Lower, Rathfarnham	Stone Gate with Balcony & Engravings
202	Baldonnell House, Baldonnell	2 Storey House
203	Alymer Bridge	Stone Bridge
204	Kilmateed, Corkagh	Mill Pond
205	Corkagh	Former Gun-Powder Store
206	Belgard Castle	Castellated House, Stone Tower House, Out-Offices & Gazebo (RM)
207	Tynan Memorial Cross, Belgard Road, Tallaght	Carved Stone Celtic Style Memorial Cross
208	Ashfield House, Rathfarnham	3 Storey House
209	Lyons Lodge, Skeagh	Detached Single-Storey Former Gate Lodge
210	Fortfield Lodge, Hyde Park, Templeogue	Detached Three Bay Two Storey over Basement House
211	12a Crannagh Road, Rathfarnham	Circular Dovecote
212	Rathfarnham Castle Lodge, Rathfarnham	House & Gateway
213	Main Street, Rathfarnham	Ecclesiastical Remains, Stone Church (Ruin), Church 'Site of', Graveyard, Grave-Slab(s)(RM)
214	Bushy Park House, Rathfarnham	House
215	Main Street, Rathfarnham	Old Courthouse
216	C. of I. Church & 9 Main Street, Rathfarnham	Church with Tower & House, Walls, Gates & Railings
217	Tourville Lodge, Church Lane, Rathfarnham	Detached Five Bay Two Storey Former Gate Lodge
218	Main Street, Rathfarnham	End of Terrace Corner Sited Three Bay Single Storey with Dormer Attic, Former Sexton's House
219	Kingswood Country House & Restaurant, Kingswood	House, Boundary Walls, Gates & Grounds
220	16 Daly's Terrace, Main Street, Rathfarnham	End-of-Terrace Two-Bay Two-Storey House
220	17 Daly's Terrace, Main Street, Rathfarnham	Terraced Two-Bay Two-Storey House
220	18 Daly's Terrace, Main Street, Rathfarnham	End-of-Terrace Two-Bay Two-Storey House
221	Rathfarnham Castle, Rathfarnham	4 Storey Stone Castle with Porch, Colonnades & Roof Ornamentation (RM)
222	Cypress Grove, Templeogue	3 Storey House & Dwelling Site (RM)
223	St. Finian's Church of Ireland, Newcastle	Church & Cross (RM)
224	Butterfield House, Rathfarnham	3 Storey House with Decorative Chimneys
225	St. Finian's Church of Ireland Church, Newcastle	Medieval 4 Storey Tower House with Arched Doorway (RM)
226	The Old Glebe, Newcastle	House, Tower House (RM)
227	Newcastle North	Detached Three Bay Single Storey House
228	Old Orchard, Butterfield Avenue, Rathfarnham	House
229	The Loft, Newcastle	Detached Five Bay Two Storey House
230	Newcastle National School, Newcastle	Detached Two Bay Two Storey Former Primary School

Map Ref. Number	Address/Location	Description
231	Yellow House, Rathfarnham	3 Storey Public House of Coloured Brick, Ornamented Façade, Curved Design
232	St. Finian's Roman Catholic Church, Newcastle	Church, Graveyard & Gates
233	St. Bridget's, Willbrook Road, Rathfarnham	House & Gates
234*	Athgoe Road, Newcastle North	Thatched Dwelling (McEvoy's Public House)
235	Old Naas Road, Brownsbarn	Square Granite Milestone
236	Church of Annunciation, Rathfarnham	Church (Gothic Style with Flying Buttresses & Decorated Pillars), Boundary Walls, Railings & Gates
237	Courthouse, Willbrook Road, Rathfarnham	Granite Single Storey Courthouse
238	Newcastle Farm, Newcastle	Detached Five Bay Two Storey Farm House & Range of Outbuildings
239	Old Bridge Road, Templeogue	Mill, Weir
240	Templeogue House, Templeogue	2 Storey Castle & Tower (RM)
241	Newcastle South, Newcastle	Stone Castle (Ruin), Tower House Possible (RM)
242	Cheeverstown House, Templeogue	3 Storey House
243	St. Finian's Well, Newcastle	Stone Holy Well & Lintel (RM)
244	Templeogue Road, Templeogue	Stone Archway (Old Stone Archway over Part of Old City Watercourse)
245	Washington House, Washington Lane, Rathfarnham	Detached Three-Bay Two-Storey House
246	City Watercourse, Firhouse	Mill Race, Weir & Sluice (RM)
247	Newcastle Lodge, Newcastle	House
248	Newcastle House, Newcastle	2 Storey House, Out-offices & Gates
249	Templeogue	Church & Graveyard (RM)
250	Orchardstown House, Washington Lane, Rathfarnham	2 Storey House (Georgian Style)
251	Beaufort House, Rathfarnham	House, Gates (2 Sets)
252	Loreto Abbey, Rathfarnham	Lodges (2) & Wrought Iron Gates
253	Loreto Abbey, Rathfarnham	4 Storey House, Chapel with Tower, Turrets
254	Abbey View, 23 Grange Road, Rathfarnham	Detached Four-Bay Two-Storey House
255	1 St. Patrick's Cottages, Grange Road, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
255	2 St. Patrick's Cottages, Grange Road, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
256	Washington Lodge, 33 Grange Road, Rathfarnham	Detached, Five-Bay Two-Storey with Attic, Georgian House
257	Riversdale House, Ballyboden Road, Rathfarnham	Detached Two Storey House, Gates, Piers & Arched Bridge
258	The Mill House, Whitechurch Road, Rathfarnham	House
259	15 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	16 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	17 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	18 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	19 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	20 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	21 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	22 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	23 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House

*Map Ref. No. 234 deleted from RPS by decision of Council on 13 June 2005.

Map Ref. Number	Address/Location	Description
259	24 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	25 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	26 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	27 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
259	28 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
260	Spawell House, Templeogue	3 Storey House, Barn & Well Possible (RM)
261	Royal Garter Stables, Naas Road	Stone Stables
262	St. Mark's Youth & Family Centre, Cookstown Road, Tallaght	Detached Three-Bay Two-storey House
263	3 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	4 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	5 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	6 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	7 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	8 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	9 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	10 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	11 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	12 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	13 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
263	14 St. Patrick's Cottages, Rathfarnham	Semi-Detached Three-Bay Single-Storey House
264	Church of The Holy Spirit, Marian Road, Rathfarnham	Detached Cruciform Plan Catholic Church
265	Old Bella Vista Paper Mills, Templeogue	2 Storey Stone Mill Building
266	Charleville House, Firhouse Road, Knocklyon	2 Storey House
267	Rosebank, Ballyboden Road, Rathfarnham	Bridge, Railings over Bridge, Gateway, Gates, Post Box
268	St. Basil's Training Centre, Greenhills Road, Tallaght	Detached Ten-Bay Single-Storey Building
269	The Priory, Tallaght	Tallaght Castle Gate (RM)
270	St. Mary's Dominican Priory, Tallaght Gothic Revival Priory	Detached Multiple-Bay Three-Storey with Attic
271	St. Maelruan's Church, Tallaght & Monastic Enclosure (RM)	Stone Church, Tower, Font, Cross, Graveyard
272	Blessington Road	Pair of Semi-Detached Single-Storey Houses with Attic
273	St. Mary's Dominican Church, Tallaght	Detached Gable-Fronted Gothic Revival Church
274	Off Firhouse Road, Firhouse	Cross (Stone Cross Dated 1867)
275	Ballyroan House, Ballyroan	3 Storey House
276	Old Mill, Ballyboden Road	Renovated Mill Remains, Bearing Blocks, Watercourses, Driveway & Gate
277	Silveracre, Sarah Curran Avenue, Rathfarnham	House & Gateway
278	Rose Villa, Whitechurch Road/Sarah Curran Avenue, Rathfarnham	House, Outbuildings & Boundary Walls on Road Frontages
279	Ballyboden Road	Cast-Iron Milestone
280	Rathcreedan House, Rathcreedan	Detached Three Bay Two Storey Country House
281	Willbrook House, Whitechurch Road, Rathfarnham	House, Gateway & Railings
282	Ballyroan House Lodge, off Hillside Park, Ballyroan	House
283	2 Homeville, Knocklyon	Terrace of Three Cottages

Map Ref. Number	Address/Location	Description
283	3 Homeville, Knocklyon	Terrace of Three Cottages
283	13/14 Homeville Court, Knocklyon	Terrace of Three Cottages
284	Carmelite Monastery of The Assumption, Firhouse Road, Firhouse	Detached Three-Bay Single-Storey Former School-House
285	Sally Park, Ballycullen Road, Templeogue	House & Gateway
286	Bolton Hall, Ballyboden Road	2 Storey House with Wings & Gateway
287	St. Mary's Convent, Santa Maria College, Ballyroan Crescent	Detached Three-Bay Two-Storey over Basement Former Convent
288	Firhouse Road, Firhouse	Cottage, Front Gates, Railings & Walls To Front (Cottage Adjacent To Convent)
289	Rathfarnham Priory, Rathfarnham	House (Ruin)
290	Saggart House, Saggart	House & Gateway
291	Prospect House, Knocklyon	House, Outbuildings & Walls
292	Tassagart, Saggart	Tower House, Walled Stable Yard, Outbuildings, Gateways (RM)
293	St. Enda's, Rathfarnham	3 Storey Georgian Style House, with Classical Style Columns & Steps, Gateway & Gate Lodge
294	Idrone House, Idrone Avenue, Knocklyon	2 Storey House
295	Knocklyon Castle, Templeogue	3 Storey Castle with Towers (RM)
296	Grange Golf Club, Rathfarnham	Entrance Pillars, & Iron Arch over with Lettering
297	Knocklyon House, Knocklyon	3 Storey House (Containing Colonnades)
298	Eden Public House, Grange Road, Rathfarnham	House
299	Carnegie Library, Ballyboden	2 Storey Library (Stone & Red-Brick)
300	Newbrook House, Taylor's Lane, Ballyboden	Detached Two-Storey House
301	Boden Park House, Scholarstown Road, Rathfarnham	House, Gates & Walls
302	Saggart Lodge, Saggart	Stone House
303	Athgoe Park, Athgoe	Stone Tower House (Ruin) & House with Wall, Gates, Stables & Outbuildings (RM)
304	Ros Mor, Scholarstown Road, Rathfarnham	House, recessed gateway, gates & outbuildings
305	Rathcoole House, Main Street, Rathcoole	House, & Adjacent Underground Passage
306	236 Whitechurch Road, Rathfarnham	Stone Faced House
306	237 Whitechurch Road, Rathfarnham	Stone Faced House
306	636 Whitechurch Road, Rathfarnham	Stone Faced House
306	637 Whitechurch Road, Rathfarnham	Stone Faced House
306	638 Whitechurch Road, Rathfarnham	Stone Faced House
306	639 Whitechurch Road, Rathfarnham	Stone Faced House
306	640 Whitechurch Road, Rathfarnham	Stone Faced House
306	641 Whitechurch Road, Rathfarnham	Stone Faced House
306	642 Whitechurch Road, Rathfarnham	Stone Faced House
306	643 Whitechurch Road, Rathfarnham	Stone Faced House
306	644 Whitechurch Road, Rathfarnham	Stone Faced House
306	645 Whitechurch Road, Rathfarnham	Stone Faced House
306	646 Whitechurch Road, Rathfarnham	Stone Faced House
306	647 Whitechurch Road, Rathfarnham	Stone Faced House
306	648 Whitechurch Road, Rathfarnham	Stone Faced House
306	649 Whitechurch Road, Rathfarnham	Stone Faced House
306	650 Whitechurch Road, Rathfarnham	Stone Faced House
306	651 Whitechurch Road, Rathfarnham	Stone Faced House

Map Ref. Number	Address/Location	Description
306	652 Whitechurch Road, Rathfarnham	Stone Faced House
306	653 Whitechurch Road, Rathfarnham	Stone Faced House
306	654 Whitechurch Road, Rathfarnham	Stone Faced House
306	655 Whitechurch Road, Rathfarnham	Stone Faced House
306	656 Whitechurch Road, Taylor's Lane, Rathfarnham	Stone Faced House
306	657 Whitechurch Road, Taylor's Lane, Rathfarnham	Stone Faced House
306	658 Whitechurch Road, Taylor's Lane, Rathfarnham	Stone Faced House
306	659 Whitechurch Road, Taylor's Lane, Rathfarnham	Stone Faced House
307	Mount Michael, The Rookery, Scholarstown Road, Rathfarnham	Detached Three-Bay Two-Storey over Basement House
308	Marlay Grange, Rathfarnham	House
309	Cemetery, Saggart	Arch Surmounted By Cross at Cemetery Entrance
310	Church of Ireland, Rathcoole	Church, Graveyard & Walled Enclosure (RM)
311	Rathcoole Garda Station, Rathcoole	Detached Five-Bay Two-Storey Garda Station
312	Main Street, Rathcoole	Semi Detached Three Bay Single Storey House
313	Rectory/Glebe House, Main Street, Rathcoole	House
314	Mill Road, Saggart	Gates & Mill Wall (Forming Old Entrance & Boundary to Swiftbrook Mills)
315*	Main Street, Rathcoole	Semi Detached Four Bay Two Storey House
316	Rathcoole Health Centre, Rathcoole	Detached Five Bay Two Storey House
317	The Coffee Shop/Frenz Hair Studio, Main Street, Rathcoole	Terraced Three Bay Two Storey with Commercial Units to Ground Floor
318	Hillview, Main Street, Rathcoole	Semi Detached Three Bay Two Storey House
319	Library Building, Rathcoole	Court of Petty Sessions
320	Old Forge Bed & Breakfast, Mill Road, Saggart	Former Terrace of Four Two-Bay Two-Storey Houses
321	An Poinn Stil, Rathcoole	Detached Three Bay Two Storey Public House
322	Scholarstown House, Scholarstown Road, Rathfarnham	2 Storey House
323	Main Street, Rathcoole	Detached Five Bay Two Storey House
324	Main Street, Rathcoole	Detached Six Bay Single Storey Former National School
325	Saggart	Limestone Church, Tower & Drinking Trough
326	The Rathcoole Inn, Main Street, Rathcoole	2 Storey Thatched Public House
327	Rookwood, Stocking Lane, Rathfarnham	2 Storey Georgian Style House
328	Saggart Catholic Church, Garters Lane	Church Site, Stone Head Crosses, Grave Slab, Bullaun & Finial (RM)
329	Rathcoole (Near Main Street)	Detached Three Bay Single Storey House with Dormer Attic
330	Former Paper Mill, Saggart	Chimney & Storage Building
331	Castle Road, Saggart	House, Farmhouse
332	Saggart	Mill Pond & Mill Tail Race
333	Ballyboden Waterworks, Stocking Lane, Ballyboden	Reservoir
334	Whitechurch, Rathfarnham	Ecclesiastical Remains, Church (Ruin), Graveyard, Font, Graveslab(s), Cross Fragment, Bullaun (RM)
335	Saggart	2 Storey Former School House
336	Forest Hills, Rathcoole	Font (Possible) (RM)
337	Castle Road, Saggart	Mill Pond & Aqueducts (3)

*Map Ref. No. 315 deleted from RPS by decision of Council on 13 June 2005.

Map Ref. Number	Address/Location	Description
338	Whitechurch Lodge, Whitechurch Road, Rathfarnham	2 Storey Georgian Style House
339	City Weir, Old Bawn, Tallaght	Weir
340	Prospect House, Stocking Lane, Ballyboden	House
341	Colmanstown	Church 'Site of' (Ruin), Graveyard, & Souterrain Site (RM)
342	Kiltalown House	Georgian Style House, Out-Offices & Gateway
343	Edmondstown Park, Edmondstown Road, Rathfarnham	2 Storey Georgian Style House
344	Keating's Park House	Detached Three Bay Two Storey House
345	Moravian Cemetery, Whitechurch Road, Rathfarnham	Moravian Cemetery, Entrance Gateway with Cast-Iron Gates
346	Stone Bridge, Castle Road, Saggart	Single Arch Granite Bridge
347	Crockshane	Detached Five Bay Single Storey Farm House
348	Allenton Road, Old Court Manor, Tallaght	Ecclesiastical Remains, Stone Church (Ruin) & Graveyard (RM)
349	Boherboy, Saggart	Standing Stones (Pair of) (RM)
350	Allenton Road, Old Court Manor, Tallaght	House, Foundations of 17th/18th C., Stone Medieval Tower (Ruin) & Associated Structures(RM)
351	Edmondstown Park, Edmondstown Road, Rathfarnham	Victorian Style Industrial Mill (Former Cloth Mill/Factory)
352	Whitechurch	Cross Base Fragment (Opposite Whitechurch New Church) (RM)
353	Woodtown Park Lodge, Stocking Lane, Rathfarnham	Detached Three-Bay Single-Storey Classical Style Gate Lodge
354	Whitechurch Church of Ireland, Rathfarnham	Stone Church, School, Graveyard & Gateway
355	Woodfield House, Crockshane	Detached Three-Bay Two-Storey House
356	Glenville House, Kiltipper Road	Linear Group of Three Former Farm Buildings
357	Coolmine	Ecclesiastical Remains & Chapel Site (RM)
358	Windmillhill, Rathcoole	Stone Windmill (Ruin) (RM)
359	South of Edmondstown Primary School, Rathfarnham	Stone Mill (Ruin) (Former Paper Mill)
360	Ballycullen Road, Firhouse	Cross (Stone Cross Dated 1868)
361	Woodtown Park House, Rathfarnham	3 Storey Georgian Style House
362	St. Columille's Well, Ballycullen Road	Holy Well (RM)
363	Woodtown Manor House, Rathfarnham	House
364	New House, Stocking Lane, Rathfarnham	Detached single-storey over basement brick Modernist Building c.1960
365	St. Anne's Parish House	Detached Three-Bay Two-Storey Parish House
366	St. Anne's R.C. Church, Bohernabreena Road	Detached Gable-Fronted Cruciform Plan Church
367	Kilmashogue	Pair of Standing Stones (RM)
368	The Gate Lodge, Steelstown, Rathcoole	Gate Lodge
369	Rockbrook Park School, Edmondstown Road, Rathfarnham	Detached Five-Bay Two-Storey over Basement Former Country House & Mews Building
370	Lugg/Slade	Stone Bridge of Four Consecutive Arches (RM)
371	Rockbrook Mill, Edmondstown Road, Rathfarnham	Detached Multiple-Bay Former Paper Mill (Ruin)
372	Crockaunadreenagh	Road
373	Lugmore	'Cist'
374	Orlagh College, Ballycullen Road	3 Storey House & Entrance Gates

Map Ref. Number	Address/Location	Description
375	Newtown Upper, Rathcoole	Ecclesiastical Remains, Church, Graveyard, Children's Burial Ground, Enclosure (RM)
376	Cruagh Cemetery	Ecclesiastical Remains, Circular Stone Church, Round Tower, Graveyard, Font, Inscribed Stone (Ruin) (RM)
377	Beehive Lodge, Kilakee Road, Rathfarnham	Detached Three-Bay Single Storey Gate Lodge
378	Cruagh Lodge Stud	Detached Four-Bay Single-Storey Gate Lodge
379	Farmersvale House, Farmersvale	House
380	Kilakee Road, Kilakee	Stables, Tower & Gates
381	Crooksling	Holy Well 'Site of', Inscribed Stone Cross (RM)
382	Johnstown	Mill Wheel, Orchard Yard, Stable Yard, Gate & Gateway, Middle Lodge & Outbuildings (Part of Johnstown Estate)
383	Kilakee	2 Standing Stones (RM)
384	Lord Massey's Woods, Kilakee	Buildings and features associated with former Kilakee House, including former gardens, bridges and walls
385	Lord Massey's Woods, Kilakee	Original Military Road Remains
386	Ballymana	Standing Stone Site (Four Large Stones & Several Smaller Stones) (RM)
387	Ballymana	Stone Circle (RM)
388	Hell Fire Club, Stone Structure at Top of Mountpelier	Two Passage Tombs, Dwelling (Ruin) (RM)
389	Raheen	Standing Stone (RM)
390	Part of Johnstown Estate, Calliaghstown Lower, Rathcoole	Blacksmith's Forge & Granite Mounting Block
391	Glassamucky	Group of Farm Buildings Comprising a Two-Bay Two-Storey Farm House
392	Hawthorn, Ballinascorney Lower	Detached Three-Bay Two-Storey Farm House
393	Glenaraneen	Detached Three-Bay Two-Storey House
394	Kearney's Cottage, Piperstown	Detached Four-Bay Single-Storey Cottage
395	Bohernabreena Reservoir, Bohernabreena	Reservoirs & Ancillary Structures, Dams, Waterways
396	Ballinascorney Upper	Monolithic Granite Celtic Style Cross
397	Glenaraneen	Mill Dam/Pond, Millpond
398	Ballinascorney House, Ballinascorney Upper	Stone House Remains, Yard & Outbuildings & Entrance Gates
399	Blessington Road, Brittas Big	Detached Three-Bay Two-Storey Georgian House
400	St. Anne's Chapel, Glassavullaun	Ecclesiastical Remains, Stone Church (Ruin), Font, Graveyard (RM)
401	Glassavullaun	Detached Four-Bay Single-Storey House & Outbuildings
402	Glassamucky Mount	Cross-Inscribed Stone
403	Castlekelly New Bridge	Multiple-Span Stone & Concrete Road Bridge
404	Castlekelly Bridge	Two-Arch Road Bridge over Old Course of River Dodder
405	Glassamucky Mount	Bullaun (RM)
406	Castlekelly	Stone Bridges with Waterfall
407	Cunard	Portal Tomb (RM)
408	Glenasmole Lodge, Castlekelly	House, Entrance & Finn MacCool's Stone
409	Near Mountain Top, Ballinascorney Upper	Passage Tombs (2) & Megalithic Structure (RM)



South Dublin County Council

Development Plan 2004-2010

Schedule 3: Definitions of Use Classes



Schedule 3

Definitions of Use Classes

Abattoir

A building or part thereof or land used as a slaughter house. This includes facilities for meat processing and storage and also lairage.

Advertisements and Advertisement Structures

Any work, letter, model, balloon, inflatable structure, kite, poster, notice, device or representation employed for the purpose of advertisement, announcement, or direction, and any structure such as a hoarding, scaffold, framework, pole, standard, device or sign (whether illuminated or not) and which is used or intended for use for exhibiting advertisements, or any attachment to a building or structure used for advertising purposes .

Aerodrome/Airfield

A defined area of land (or water), including any buildings, installations or equipment, intended to be used either wholly or in part for the arrival, departure or surface movement of aircraft.

Agriculture

Use of land or buildings for the purposes set out in Section 2 (1) "agriculture" of the Planning and Development Act, 2000.

Bed and Breakfast

A dwelling house of which part of the bedroom accommodation is available for overnight rental by members of the public. Breakfast may be provided as part of the service but not other meals.

Betting Office/Turf Accountant

Premises for the time being registered in the Register of Bookmaking Offices kept by the Revenue Commissioners under the Betting Act, 1931 (No. 27 of 1931).

Boarding Kennels

A building or part thereof or land used for the temporary accommodation of dogs/cats for reward.

Caravan Park - Holiday

The use of land for the accommodation of vehicle caravans or temporary chalets during the period from 1st March to 31st October each year

Caravan Park - Residential

The use of land for the accommodation of caravans designed specifically for year round human habitation.

Car Park

A building or part thereof or land (not being part of a public road) used for the parking of mechanically propelled vehicles, excluding heavy commercial vehicles.

Cash and Carry Outlet

A building or part thereof or land used for the sale of goods in bulk to traders on a cash-and-carry basis.

Cemetery

Land used as a burial ground. A 'lawn' cemetery is a burial ground in which the headstones are placed in a horizontal position.

Church

Any structure habitually used as a place of public worship or for religious instruction. Where a building or part of a building, on the same site as a place of public worship or on an adjoining site, is used in connection with that place of public worship, such a use shall be deemed to be a related use.

Commercial Recreational Undertaking

A building, part thereof or land used for recreational purposes on a commercial basis.

Community Centre

A building or part thereof used for (community) activities organised primarily by the local community and to which the public may be admitted on payment of a charge or free of charge.

Concrete/ Asphalt Plant etc.

A structure or land used for the purpose of manufacturing concrete, asphalt, etc., and related products in or adjacent to a quarry or mine.

Crèche or Nursery School

Use of a building or part of a building for the provision of day care facilities for the care and education of children below primary school entry age and for after-school care.

Cultural Use

Use of a building or part thereof or land for cultural purposes to which the public may be admitted on payment of a charge or free of charge.

Dance Hall or Discotheque

A building or part thereof where the primary function is the provision of dancing facilities.

Doctor/Dentist. etc.

Use of part of the dwelling house in which the Practitioner resides for the provision of medical or professional services. Group practices are excluded from this definition. (see Health Centre).

Education

The use of a building or part thereof or land as a school, college, technical institute, academy, lecture hall or other educational centre. Where a building or part of a building on the same site as an educational building or on an adjoining site is designed for use or used as a residence for the staff or the pupils of that educational building such a use shall be deemed to be educational.

Embassy

A building or part thereof or land used by a foreign government for diplomatic purposes. Where a building or part of a building on the same site as an embassy or on an adjoining site is used as a residence for the staff of that embassy such a use shall be deemed to be ancillary to the embassy.

Enterprise Centre

Use of a building or part of a building or land for small scale (starter-type / micro-enterprise) industries and/or services usually sharing grouped service facilities.

Funeral Home

A building or part of a building used for the laying out of remains, the holding of burial services and the assembling of funerals. A building, or part thereof, used solely for making funeral arrangements is regarded as an office.

Garden Centre

The use of land, including buildings, for the cultivation, storage and/or the display and sale of horticultural products and the display and sale of related goods and equipment.

Guest House

A building or part thereof where sleeping accommodation and meal services are generally available to residents only.

Halting Site/Group Housing

A halting site is an area with ancillary structures provided by the Council for occupation by members of the Travelling Community with their caravans and motor vehicles but excluding horses. Group housing is housing accommodation specifically designed to meet the special needs of the Travelling Community.

Health Centre

A building or part thereof or land used for the provision of local medical, dental, prophylactic or social assistance services for the local community and including group practices and clinics.

Heavy Vehicle Park

A building or part thereof or land (not being part of a public road) used for the temporary parking (overnight or weekend) of heavy goods vehicles, excluding the storage of containers or trailers unattached from a cab.

Home Based Economic Activity

Service type activities carried on for profit by the occupier of a dwelling, such use being subordinate to the use of the dwelling as a residence.

Hospital

A building or part thereof or land used for general medical treatment. This excludes specialised hospitals, nursing homes and residential buildings for staff if not adjoining the hospital.

Hotel/ Motel

A building or part thereof where sleeping accommodation, meal services and other refreshments are available to residents and non-residents. Function rooms may also be incorporated as part of the use.

Household Fuel Depot

Use of a structure or land for the storage of solid fuel or bottled gas for retail sale.

Industry: Extractive

The winning of all minerals and substances in or under land of a kind ordinarily worked by underground or open-cast mining.

Industry: Light

The use of a building or part thereof or land for industry in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit and may include a service garage but not a petrol station.

Industry: General

The use of a building or part thereof or land for any industry other than a light industry or a special industry and includes a service garage but not a petrol station.

Industry: Special

The use of a building or part thereof or land for any industry which requires special assessment due to its potential for detrimental environmental effects.

Motor Sales Outlet

A building or part thereof or land used for the display and sale of motor vehicles, agricultural machinery and implements.

Nursing Home

A building or part thereof used for the care of older and/or convalescing people.

Office-Based Industry

Office-based industry activities are concerned with the output of a specified product or service, including; data processing, software development, information technology, technical and consulting, commercial laboratories/ healthcare, research and development, media recording and general media associated uses, publishing, telemarketing. Other uses not specified above may be included in the future at the discretion of the planning authority.

Offices

A building in which the sole or principal use is the handling and processing of information and research or the undertaking of professional, administrative, financial, marketing or clerical work and includes a bank or building society but not a post office or betting office.

Open Space

Means any land, whether enclosed or not, on which there are no buildings or of which not more than one-twentieth part is covered with buildings and the whole of the remainder of which is laid out as a garden or is used for purposes of recreation or lies waste and unoccupied.

Petrol Station

A structure or land used for the purpose of the selling by retail of petrol, fuel oils, lubricating oils and liquefied petroleum gas generally for use in motor vehicles. It does not include a service garage or motor sales outlet or retail shop for goods not related to the motor trade.

Private Club

A building or part thereof and or land used by a club primarily for its members and not ordinarily open to the public.

Private Garage

A building or part thereof or land used for the overnight storage of private cars where no sales or services are provided.

Public House

A building or part thereof or land licensed for the sale of intoxicating liquor to the public for consumption on the premises.

Public Services

A building or part thereof or land used for the provision of "Public Services". "Public Services" include all service installations necessarily required by electricity, gas, telephone, radio, telecommunications, television, drainage and other statutory undertakers; it includes public lavatories, public telephone boxes, bus shelters, bring centres, green waste composting facilities, etc.

Recreational Building (Commercial)

A building or part thereof which is available for use by the public on payment of a charge.

Recreational Facility/Sports Club

A building or part of a building which may be available to the public on payment of a charge or free of charge in the use of which no excessive noise is produced and which may contain a theatre, a cinema, an art gallery or exhibition hall (other than for trading purposes), an assembly hall, a social centre, a community centre, a swimming pool, a bowling alley or a squash centre but may or shall exclude dance halls, band halls, discotheques or similar uses. It may also include facilities for other physical activities in the form of structured games or play for the purpose of recreation or amusement.

Refuse Landfill/Tip

The use of land for the disposal of solid wastes or refuse generally of a non-toxic chemical nature by landfill.

Refuse Transfer Station

A structure or land usually enclosed and screened and which is used for the temporary storage of waste materials pending transfer to a final disposal facility, or for re-use. The definition includes a baling station, recycling facility, civic amenity facility, materials recovery facility, and materials recycling facility.

Residential

The use of a building or part thereof including houses, flats, apartments, bed sitters, residential caravans, etc., designed for human habitation.

Residential Institution

A building or part thereof or land used as a residential institution, and includes a monastery, convent, hostel, old peoples' home and isolation hospital.

Restaurant

A building or part thereof where the primary function is the sale of meals and refreshments for consumption on the premises.

Retail Warehouse

A large single-level store specialising in the display and retail sale of bulky non-food, non-clothing household goods, such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations.

Retirement Home

Housing accommodation specially designed for older people in which dining, recreation, hygiene and health care facilities are shared on a communal basis.

Rural Industry- Cottage

Small scale industrial undertakings located in a rural area and related directly to the residence of the principal industrial undertaker.

Rural Industry - Food

The use of a building or part thereof or structure or land located in a rural area for the purpose of the intensive or large scale production or processing of food and related activities. This includes piggeries, hen batteries, mushroom farms, creameries, etc.

Science & Technology Based Enterprise

Knowledge based processes and industrial activities, having formal and operational links with third level educational institutions or research centres, in which research, innovation and development play a significant part and which lead to and accommodate the commercial production of a high technology output.

Scrap Yard

Land used for the reception, dismantling, packing and storing of scrap metal before transport for processing and recycling elsewhere.

Service Garage

A building or part thereof or land used for the maintenance and repair of motor vehicles but not H.G.V.s.

Shop – Discount Food Store

Single level, self-service stores normally between 1,000 – 1,500 metres square of gross floorspace, selling a limited range of goods at competitive prices.

Shop - Local

Single shop units of not more than 100 square metres servicing local needs.

Shop - Major Sales Outlet

Shops (excluding retail warehouses) which are larger in scale than neighbourhood shops, or are very specialised and therefore serve a wider area including District Centres and Town Centres.

Shop - Neighbourhood

This category includes smaller shops giving a localised service in a range of retail trades or businesses such as sweets, groceries, tobacconist, newspapers, hairdresser, undertaker, ticket agency, dry cleaning and laundry depots and mini markets and designed to cater for normal “neighbourhood requirements”.

Transport Depot

Use of a building or land as a depot associated with the operation of transport business to include parking and servicing of vehicles, particularly H.G.Vs.

Veterinary Surgery

Use of a building or part thereof or land as a clinic or surgery for the treatment and care of animals. Animals may be housed on the premises for short periods for treatment purposes but not as part of a boarding kennel operation.

Warehousing

A building or part thereof where goods are stored or bonded prior to distribution and sale elsewhere. It may include the storage of commercial vehicles where this is ancillary to the warehousing function.

Wholesale Outlet

A building or part thereof or land used for the sale of goods by wholesale to traders only. Processing and manufacturing of such goods is excluded.



South Dublin County Council

Development Plan 2004-2010

Schedule 4: Casement Aerodrome Baldonnell



Schedule 4

Casement Aerodrome, Baldonnell

Explanatory Note

The County Council policy with respect to Casement Aerodrome Baldonnell differs in two material respects from the policy outlined by the Department of Defence at the time of adoption of the County Development Plan.

The differences are as follows;

- 1. The Department of Defence has stipulated that all existing runways at Casement Aerodrome are categorised as instrument approach runways. However, Council policy excludes runway 05 from this category, and categorises it as a visual approach runway because of the land contours in the approach path.*
- 2. The Department of Defence requires that no new buildings or developments including carparks, workshops, haybarns etc. be permitted on lands lying under the runway approach surfaces at Casement Aerodrome, for a distance of 1,350 metres (4,430 feet) outwards from the future thresholds of the runways. However, Council policy reduces this distance for runway 05 (Rathcoole end) and runway 23 (Corkagh Park end) to that shown on Development Plan Maps i.e. 1,100 metres (3,610 feet).*

S.4.0 County Council Policy, Casement Aerodrome

Casement Aerodrome was constructed in 1917/18 and has since remained in continuous aviation use. It is the only fully equipped military airbase in the State and has served as the main centre of Air Corps operations since 1922. As the principal Air Corps base, it facilitates the vast majority of military training and operational aircraft movements. Approximately 1,250 military personnel and 100 civilians are based at the aerodrome and as such it is a major employer in the area. The last major expansion of the airfield took place in 1954/56 when the existing concrete runways were constructed. In the period from 1977 to 1986 a major upgrading programme was undertaken to modernise aerodrome installations and to facilitate the operation of military passenger carrying aircraft operating to the equivalent of public transport category.

It is a general policy and objective to do everything possible to ensure the safety of military air traffic, present and future, throughout the State and in particular, air traffic at and en route to and from Casement Aerodrome. The policy also has full regard for the safety of persons on the ground as well as the necessity for causing the least possible inconvenience to local communities. The achievement of this policy and objective necessitates, inter alia, some restrictions on building developments in the environs of the aerodrome. The extent of the restriction necessary in any particular instance depends on its purpose. In some cases more than one purpose may have to be served in which case a combination of the restrictions that will satisfy all the purposes to be served is necessary.

In general, restrictions are necessary;

- (a) to maintain the airspace around the aerodrome free from obstacles so as to permit aircraft operations to be conducted safely,
- (b) to reduce the slight risk to persons on the ground and the increased risk to occupants of an aircraft in the event of the aircraft accidentally touching down outside the aerodrome boundary while taking off or approaching to land,
- (c) to eliminate potential sources of interference with the operation of electronic navigation aids,
- (d) to obviate possible hazards to aircraft through the generation of smoke, dust or fumes which may reduce visibility,
- (e) to control the locations of any activities which may be an attraction to birds,
- (f) to limit the extent, height and type of external lighting which may confuse pilots in the clear interpretation of aeronautical lights or which may cause dazzle or glare,
- (g) to diminish the nuisance caused to the local communities by aircraft noise insofar as this is practicable.

In the case of (a) above, the dimensions and slopes of the International Civil Aviation Organisation (ICAO) obstacle limitation surfaces that define the limit to which objects may project into the airspace around aerodromes are stated in Annex 14 Aerodromes.

ICAO standards are applied as policy by the Department of Defence at Casement Aerodrome.

The most relevant of the ICAO limitation surfaces are the approach, transitional, inner horizontal and conical surfaces for all runways. These surfaces have been established in relation to Casement Aerodrome for the purpose of this policy.

The existing main runway 11/29 at Casement is categorised as a Code 4 instrument approach runway and runway 05/23 is a Code 3 visual approach runway, with provision being made for possible upgrading to instrument status.

In accordance with ICAO regulations, an instrument approach surface (for runways in excess of 1,200 metres) originates 60m beyond the runway threshold, has an inner edge width of 300m and diverges at a rate of 15% at each side. The surface extends outwards from the threshold for an overall distance of 15km. Restrictions relating to the areas lying under the approach surfaces are detailed later in the policy. At the sides of the runway flight strip there are transitional surfaces which slope upwards and outwards at 14.3% (1 in 7) to a height of 45m above the aerodrome elevation where they meet the inner horizontal surface. The inner horizontal surface is an obstacle limitation surface extending to 4km (in all directions) from the centerline of the runway (or runway strip) at an elevation of 45m above the aerodrome datum elevation. The inner horizontal surface does not apply where it is above the runway approach and transitional surfaces.

All of these surfaces have been established for Casement and no new objects shall be permitted to penetrate them. The full extent of the restricted areas around Casement is shown on the Development Plan Maps (**Please see Explanatory Note to this Schedule**).

With regard to (b), if an aircraft should accidentally touch down, it is most likely that this would happen during landing or take-off of a flight. The point of accidental touchdown would in all probability be within or not far outside the boundary of the aerodrome and more or less in line with the runway that the aircraft is approaching or leaving. If an incident of this nature were to take place in the approach area of an instrument runway, it would be apt to be more serious, relatively speaking, than if it took place in the approach to a non-instrument runway, because instrument runways are normally used by the larger types of aircraft and serve by far the most traffic. They are also available in weather conditions that would preclude the use of a non - instrument runway.

Having regard to the slight risk to persons on the ground and the increased risk to the occupants of an aircraft in the event of aircraft accidentally touching down on approaching or leaving a runway, it is highly desirable that the lands lying under the runway approach surfaces, particularly instrument runway approach surfaces, should be kept as free as possible of buildings for some distance outwards from the aerodrome boundary. For that reason, it is policy that no new buildings or developments including workshops, haybarns etc. be permitted on lands lying under the runway approach surfaces at Casement Aerodrome, for a distance of 1,350 metres (4,430 feet) outwards from the future thresholds of runways 11/29 and 1,100 metres (3,610 feet) from runways 05/23. These approach areas are shown on the Development Plan Maps **(Please see Explanatory Note to this Schedule)**.

For safety and security reasons, it is also policy that no new development be permitted within the restricted area shown on the Maps and which comprises the aerodrome and lands immediately adjoining the aerodrome boundary. It is appreciated that there are already some buildings in both of these areas but the majority of these pre-date the airport or are in areas where heretofore restrictions did not apply. It is desirable that the existing situation should not be permitted to worsen.

However, objection to the grant of planning permission for domestic extensions to existing dwellings located within restricted areas will not be made provided that

- (a) the area of the extension is not considered excessive and in any event does not exceed a fifty percent increase in the floor area of the existing building;
- (b) the building is used as a domestic residence only and the proposal does not constitute a change in use, e.g. to bed and breakfast, hotel, or any use of a commercial nature;
- (c) the height of the building is not increased.

Elsewhere in the inner zone, no buildings or structures exceeding 20m in height above ground level should be permitted, with further height restrictions related to the ICAO transitional surfaces (which are not shown on the Development Plan maps) from a distance of around 300m (depending on ground elevation) to the runway centrelines, graded down to zero at the edges of the flight strips. However, in view of the volume of helicopter operations and the level and variety of aircraft training movements and for safety and security reasons, planning applications for structures such as high mast lighting, antennae etc. in the inner zone in close proximity to the aerodrome or the runway approaches will be the subject of a special examination to ensure that their construction would not be undesirable for safety, security or operational reasons.

With regard to (c) the electronic aids normally provided to assist in the navigation of aircraft include surveillance and precision approach radars, instrument landing systems, omnidirectional radio ranges, distance measuring equipment, VHF transmitter/ receivers and locators, all of which are sited within or near the aerodrome.

Since the response of electronic equipment can differ greatly depending upon the characteristics of the particular site where it is installed, it is not possible to provide a single set of criteria necessary for its interference-free operation in all cases.

Insofar as the radar installations are concerned, it is necessary that the highest points of buildings or structures in close proximity of the radar antenna should be kept below the level of the radar tower platform. To minimise reflection problems it is necessary that buildings and other structures in the neighbourhood of a radar antenna be constructed of non-metallic materials having low reflectivity at microwave frequencies. No building should block the line of sight from a radar antenna to the airspace in approaches to runways and other critical airspace which can only be identified by the aerodrome Air Traffic Control Service.

An instrument landing system comprises a localiser antenna sited on the extended centerline of the landing runway 200-300m beyond its remote end, and a glide path transmitter sited 150m to one side of the runway, opposite a point on the runway in the region of 300m to 450m inwards from the landing threshold. The minimum building restrictions necessary to obviate interference with the operation of the localisers, glide path transmitters and markers/locators are a matter for the Department of Defence.

Birds are a potential hazard to aircraft during all phases of flight and for that reason the disposal of garbage, offal etc. on lands in the environs at an aerodrome, and any other activity that could attract birds to the environment, including man-made features, is objectionable. Accordingly, the locations of refuse dumps or refuse transfer stations in the vicinity of aerodromes need to be regulated in consultation with the Department of Defence. The County Council should also make known the locations of their own proposed dumps or privately owned and licenced dumps. These requirements exist within an 8 statute mile (13 km) radius circle centred on the aerodrome and no landfill to be within an 8km radius.

Bright external lights above a horizontal plane through the light fittings may be confusing to pilots of aircraft and are likewise objectionable in the vicinity of an aerodrome. Industrial processes that would generate smoke, dust or steam in such volume as would restrict visibility are to be avoided in the neighbourhood of the runway approaches.

Applications by statutory bodies for overhead electricity lines, cross country pipelines and generating stations also warrant special consideration by the Department of Defence.

It is not possible to lay down guidelines for improving safety on existing roads near runway ends. However, in recognition of the slight risks posed by roads crossing runway approaches, particularly where lighting of the roads is included or proposed in the future, the local planning authority should consult the Department of Defence about any proposal to build a new road or to improve an existing road where it is planned to run close to the end of or cross the line of any runway. All

such roads should be equipped with lighting which does not shine above the horizontal plane.

Casement Aerodrome is the only secure military aerodrome in the State. The requirement for such a facility has been underlined by its use for the highest level intergovernmental tasks and for sensitive extraditions. The arrivals area is not overlooked from any building in close proximity and consequently, there is a requirement to continue the limitation of development in that area and in close proximity to the aerodrome boundary.

The development of lands for residential purposes in areas that are or will be exposed to a high level of aircraft noise is very undesirable from the point of view of both the Department of Defence and future residents. Speculative builders may not be fully aware of the noise nuisance to which residents in these areas would eventually be exposed and individuals and families could unknowingly purchase dwellings only to learn later of the extent of the nuisance and of the inconvenience to which they would be put if it should subsequently be found necessary to insulate their dwellings against noise. The necessity for noise insulation in dwellings being exposed to high levels of noise should be avoided by prohibiting or severely curtailing their construction in areas that are or will be exposed to a high noise level.

A preliminary forecast of aircraft noise in the vicinity of Casement Aerodrome has been prepared for the guidance of the planning authorities and other interested parties. In the forecast, the future level of aircraft noise to which the various parts of the lands in the environs of the aerodrome will be exposed has been calculated. The area within which aircraft noise may be significant is indicated on the Development Plan Maps.

If unrestricted residential developments are permitted in areas that are or will ultimately be subject to a high level of aircraft noise, it may be that local residents would seek to impose severe restrictions on aircraft that could seriously interfere with the operation and development of air traffic at the aerodrome.

It is policy that residential development within the noise contour be limited and that in the event of the grant of permission, the occupants be advised that without adequate sound insulation, the level of aircraft noise at the site may be intrusive or annoying.

The same considerations do not generally apply to commercial and industrial developments because of the background noises usually associated with such activities and because such activities are usually carried out in daylight hours and are not normally affected by the problem of noise at night-time. In some cases, however, it might be necessary to incorporate sound insulation in the construction of the buildings to the extent necessary to reduce exterior noise to an acceptable level for the conduct of business within the building.

In conclusion, it is policy to facilitate the continued safe operation and development of air traffic at Casement. It is a requirement therefore that the policy of prohibiting or restricting development within the designated areas around Casement Aerodrome be rigorously enforced. These areas are indicated on the Development Plan Maps **(Please see Explanatory Note to this Schedule)**.



South Dublin County Council

Development Plan 2004-2010

Schedule 5:

Weston Aerodrome, Lucan



Schedule 5

Weston Aerodrome, Lucan

S.5.0 Introduction

S.5.0.i

This Safeguarding Policy must be read in conjunction with Drawing Number EDAX 9702/C09 Revision 2 (to a scale of 1:10,000) prepared by Aer Rianta Technical Consultants. This Aerodrome Safeguarding Map has been lodged by Weston Aerodrome with South Dublin County Council in pursuance of a direction issued by the Irish Aviation Authority (NR T.02 dated 27.08.98) in pursuance of Articles 5 and 21 of the Air Navigation (Aerodromes and Visual Ground Aids) Order 1970 (S.I. 291 of 1970) as adopted by Section 75 of the Irish Aviation Authority Act 1993 (No. 29 of 1993). Details from this drawing are reproduced on Development Plan Index Map.

S.5.0.ii

Where the Weston Aerodrome Safeguarding area overlaps with that of Casement Aerodrome, Baldonnell the more stringent requirement of the two shall apply. In most instances this would be the criteria relevant to Casement Aerodrome (See Schedule 4 of this document).

S.5.1 Approach Zone

(a) Solid Red Area.

Generally, no buildings, overhead lines or structures to be erected. Permission may be granted for small individual buildings, or structures or additions to existing buildings provided their highest point does not penetrate the approach surface as defined below.

(b) Hatched Red Area.

The maximum elevation of any building, overhead line or structure should not penetrate the approach surface as defined below.

NOTE: The approach surface is a plane surface commencing at ground level at the runway ends as detailed on drawing no. EDAX 9702/C09 and rising upwards and outwards within the Approach Zone boundaries at a gradient of 4 per cent (slope of 1:25).

S.5.1.i

Within the Approach Zone all planning applications for buildings, overhead lines or structures with the potential to infringe the approach surface will be referred to the Irish Aviation Authority. The I.A.A. would normally object to any obstacle extending above a 1.2% gradient from the flight strip on a runway approach.

S.5.2 Inner Horizontal Zone and Conical Zone

Restricted Area excluding the Approach Zone.

S.5.2.i

There are variable restrictions on height of buildings, overhead lines or structures depending on location within the Inner Horizontal Zone. The highest point of any structure should not penetrate the transitional surface as defined below.

NOTE: The transitional surface is a plane surface commencing at ground level at the runway side boundaries and rising upwards and outwards at a gradient of 20 per cent (slope of 1:5), to an elevation of 91.3m OD where it meets the Inner Horizontal Surface (at 45m above the aerodrome elevation), which extends horizontally at that level, to a radius of 2.5km.

S.5.2.ii

Beyond the Inner Horizontal Zone is a Conical Zone which extends to a further 1,100m on all sides, with varying height restrictions rising (at 1 in 20) from 91.3m OD to 146.3m OD.

S.5.2.iii

Within the Inner Zone all planning applications for buildings, overhead lines or structures within 265m of the runway centreline (or extended centreline), or exceeding 25 metres in height (as measured on site) will be referred to the Irish Aviation Authority.

S.5.3 Noise

S.5.3.i

The approximate boundary of the zone in which aircraft noise may be significant is indicated by a blue solid line on Drawing No. EDAX 9702/CO9. Noise is not uniform throughout the zone. It is more significant in the vicinity of the runway thresholds and in the line of runways. Buildings likely to be most affected by noise include residences, schools, hospitals, and conference centres. The noise contour indicated represents a level of 57dB(A) Leq16.

S.5.4 Siting Of Industrial Development/ Refuse Dumps

S.5.4.i

Industrial development in the vicinity of the aerodrome should not involve processes which produce atmospheric obscuration, or attract bird concentrations, which might interfere with aircraft operations.

S.5.4.ii

Proposed refuse dumps within a radius of 8km of the centre of the aerodrome should be notified to the Irish Aviation Authority.

S.5.5 Criteria For The Protection of Radio Facilities and Radio Nav aids From Interference

- (1) Industrial processes which involve radio frequency energy, e.g. induction furnaces, radio frequency heating, radio frequency welding, transmission masts, etc., should not cause interference to radio nav aids.
- (2) ESB or Eircom overhead lines serving the Aerodrome or Nav aid sites should be buried underground for a minimum distance of 100 metres, from the edge of the runway strip or from the radio installations NDB/ DME facility, VHF Communications Antennae, etc. - at the aerodrome, whichever is the greater. Overhead lines beyond 100m should approach from a direction perpendicular to the runway centreline and be referred to the Irish Aviation Authority for assessment.

S.5.6 General

S.5.6.i

Detailed criteria relating to the subject of Obstacle Limitation Surfaces appropriate to various classifications of airport runways are contained in Annex 14 to the Convention on International Civil Aviation, as published by the International Civil Aviation Organization.



South Dublin County Council

Development Plan
2004-2010

Schedule 6:
Housing Strategy 2004-2010



Schedule 6

Housing Strategy 2004 - 2010

NOTE:

This document is prepared in accordance with Part V of the Planning and Development Act 2000 as Amended and forms part of and should be read in conjunction with the South Dublin Development Plan 2004 - 2010.

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1. Introduction

Under Section 94 of the Planning and Development Act 2000 South Dublin County Council prepared a housing strategy for the period 2001 – 2005 which was adopted by the Council on 11th June, 2001. As the South Dublin County Development Plan was adopted in December 1998, it was necessary to carry out a Variation of the Plan in order for the Housing Strategy to form an integral part of the Development Plan. As the existing Development Plan is currently being reviewed, the Housing Strategy for the area covered by the new Development Plan must also be reviewed to ensure that it is up-to-date and reflects current trends in the housing market. It is also a requirement under the Act, during the two year review period of development plans generally, that the planning authority also carry out a review and report on the implementation of the housing strategy.

Since South Dublin County Council's Housing Strategy (2001 –2005) was adopted by the Council in June 2001, a number of variables on which this strategy is based have changed and more up to date information is now available. These have been factored into the review. The review will cover the period 2004 – 2010, which is the lifetime of the Development Plan.

The key purpose of the strategy is to identify the overall need for housing in the area of the Development Plan and to ensure that South Dublin County provides for the development of sufficient housing to meet its obligations as set out in the Regional Planning Guidelines. All tenures are taken into account when assessing need i.e. owner-occupier, social housing, and private rented accommodation. When reviewing the strategy, a key objective is to ensure that the strategy works for the people who are directly affected in neighbourhoods and communities. Planning for housing provision, in whatever category, has to become part of the broader task of building sustainable communities and the provision of social inclusion policies. The overview must include factors such as the effects of decreasing household size and immigration, and also how housing provision can best be married to sustainable development policies such as higher densities, mixed use development, more efficient use of infrastructure and support for both urban and rural communities. Overall there is the need to promote good lifetime adaptable design.

When preparing the review, it is necessary to consider the broad range of social housing needs such as, low income households, disabled people, household fission and re-formation, older people, the Travelling community, homeless persons, asylum seekers, etc, and the varied mix of house types and sizes required to meet the requirements of different categories of households.

This Housing Strategy Review contains an up - date on the information contained in the original Strategy. The aims and objectives of the Housing Strategy 2001-2005 which seeks to provide and support the development of innovative programmes to deliver good quality homes in South Dublin County at an affordable price will continue. The Council will also continue to actively support a range of accommodation options, based on identified need, by encouraging agencies and occupiers to develop adequate and well – maintained homes. It is considered appropriate that a reservation for social/ affordable housing should continue to be applied to proposed residential developments in the County.

The review of the housing strategy was carried out and prepared in accordance with Part V of the Planning & Development Act 2000 as amended and in accordance with the Department of the Environment, Heritage & Local Government Guidelines. To avoid repetition and duplication of work, the basic policy background and Department of the Environment, Heritage & Local Government Guidelines are not repeated in this document, unless considered necessary.

2. Main Amendments to Part V of the Planning & Development Act 2000

The Primary purpose of the Planning and Development (Amendment) Act, 2002 was to amend Part V of the Planning & Development Act 2000, which deals with housing supply. The Act also made miscellaneous amendments to the Housing (Miscellaneous Provisions) Acts, 1992 and 2002, and to the Housing Finance Agency Act, 1981.

The Act made three separate and important changes to Part V of the 2000 Act.

Two Year Withering Provision

Permissions for residential development, granted after 25th August, 1999, but before a housing strategy was included in the relevant development plan in accordance with the Act, and to which Part V of the Act would have applied had the housing strategy been incorporated when the application for permission was made, would last until 31st December 2002 or for two years from the date of the grant of permission, whichever was longer. Planning permission would expire for those houses within the development for which the external walls had not been built by the relevant date. This provision has been removed and the normal rules concerning the duration of permission will apply to those permissions.

In return for extending the duration of permissions affected, developers would be required, as a statutory condition of the planning permission, to pay a levy in respect of each house for which permission would have expired, had this legislation not been enacted. The levy does not apply to all houses built under these permissions but just for those the life of which is being restored i.e. those for which the walls were not completed to roof level by the date the permission would have expired. The levy will be 1/2 % of the sale price of a house with a value less than €270,000 or 1% of the sale price of a house with a value equal or greater than €270,000.

Increased flexibility in Part V agreements

New options have been given as to how an applicant for permission can comply with the requirements of Part V. The applicant for permission is able to reach agreement to reserve land or provide houses or sites at another location. Alternatively the developer can make a payment to the local authority which will be used for the provision of social and affordable housing. Any alternative agreement must result in a contribution of an equivalent monetary value to the authority of the reservation of land within the development.

The changes made to Part V concern the delivery of housing more quickly and more efficiently. In this regard, draft guidelines and guidelines issued by the Department of the Environment, Heritage & Local Government in April and August 2003 respectively, advise that, priority has to be given in negotiations to the provision of housing units, rather than the payment of money. In this regard Guidelines issued by the Department of the Environment, Heritage and Local Government in August 2003 advise that priority has to be given in negotiations to the provision of housing units.

Reduction of limit for applications for exemption certificates

The rules concerning small housing developments for which an exemption certificate may be sought under Section 97 of the 2000 Act have been amended. An exemption certificate may be sought on land of 0.1 hectares or less or with 4 or fewer houses (previously 0.2 hectares or less or with 4 or fewer houses), because higher densities could now accommodate at least 10 to 15 units.

As South Dublin's Housing Strategy 2001 - 2005 facilitated flexibility, the amendments to the legislation did not impose any major change to its implementation.

3. Variations to The County Development Plan 1998

Since the adoption of the County Development Plan in 1998 the Council has made four variations to the Plan in respect of lands i.e. at Baldonnell, Grange Castle, Greenogue and Clonburris Little/ Kishogue / Cappagh / Grange. This latter variation is the only one of relevance to the review of the Housing Strategy. The Zoning Objective A1 i.e. "to provide for new residential, communities in accordance with approved area plans" was applied to these lands.

The area of these zoned lands, estimated at 76.83 hectares, will further add to the ability of the Council to respond to the anticipated needs and future demands which will arise in the currency of the new development plan.

4. Strategic Planning Guidelines for the Greater Dublin Area, Regional Planning Guidelines for the Greater Dublin area and The Census of Population 2002

The Strategic Planning Guidelines for the Greater Dublin Area were prepared in March 1999 for the local authorities in the area (i.e. Dublin City and the Counties of Dun Laoghaire-Rathdown, Fingal, South Dublin, Kildare, Meath and Wicklow) and the Department of the Environment and Local Government, in conjunction with the Regional Authorities. The Guidelines set out the preferred direction for land use and transportation in the Dublin and Mid-East Regions in the period up to 2011. They therefore provided both the longer-term strategy, and the wider geographical context, for preparing a housing strategy for the County for the period 2001 to 2005. In April 2000 and in April 2002, Reviews and Updates of the Guidelines were published.

The 1996 Census indicated that the Greater Dublin Area had a population of 1.4 million, and over 450,000 households. The Census of Population 2002 results contain population headcount figures from the census for each province, county, city, urban/rural area and electoral division. The results were based on summaries returned by each of the 4,000 census enumerators. The population of the Greater Dublin Area was returned as 1.53 million in 508,096 households. This represents a population increase of 9.3% during the period 1996 to 2002. This reflects and agrees with the projections contained in the Strategic Planning Guidelines and the Council's Housing Strategy 2001 – 2005. The Greater Dublin Area accounted for 25.6% of the overall population of the State in 2002 – down from 26.3% in 1996.

The largest increase in the State at Electoral Division level occurred in Lucan –Esker where the population almost trebled in six years to reach a figure of 21,785 in 2002. Nationally both Fingal and South Dublin have the youngest population with an average age of about 32 years.

The Strategic Planning Guidelines Review and Update 2002 population forecast for the Greater Dublin Area

for 2011 was 1.73 million. This represented an increase of 200,000 over the period 2002 to 2011. As indicated in the Housing Strategy 2001 – 2005, the total number of households to be accommodated in the Greater Dublin Area will effectively be more significant than population when determining the requirement of new housing units.

The Strategic Planning Guidelines for the Greater Dublin Area 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). These Guidelines were adopted in 2004 and provide for the implementation of the National Spatial Strategy at regional level in the Greater Dublin Area.

The RPG contain projections for population, households and housing unit growth for the period up to 2010. These projections are based on the National Spatial Strategy and the outcome of the 2002 Census.

The RPG projected 2010 population for the Greater Dublin Area is 1,696,581. The population in South Dublin could increase by 14,457, and the number of households by 18,299. The RPG provide for a continuing decline in average household size in the region due to changing patterns of household formation, and project that it will decline from 3.00 in 2002 to 2.64 by 2010. The number of households in the Greater Dublin Area could increase from 446,251 in 1996 to 641,600 in 2010. The Guidelines set out a projected target allocation of 24,595 housing units in South Dublin between 2003 and 2010.

As a result the scale of household growth in the county in the future will be more significant than population growth. In recognition of this the RPG identify the scale of housing units required to accommodate projected growth, identifying the need to provide for 18,446 additional dwellings in the county during the Plan period up to 2010. The Guidelines indicate that the housing unit allocations indicated are required to ensure that the projected population and household levels can be accommodated in the county.

This represents a major challenge to the local authority, other development agencies, as well as to the construction industry. In view of the record levels

of completions over the last number of years, it is anticipated that this can be achieved. The Census Results published by the CSO in June 2003 indicate that nationally the average size of private households fell from 3.14 in 1996 to 2.94 in 2002, continuing the projected long-term decline. This trend is expected to be mirrored over the longer term in South Dublin, where the average household size was stated by the CSO to be 3.2 in 2002, until the average household size in the county eventually reduces to the norm in other parts of the country.

The number of households in the Greater Dublin Area could increase from 508,096 in 2002 to 641,600 in 2010. To meet this need, the number of houses in the Greater Dublin Area would need to increase over this period by 172,337, representing a major challenge to the local authorities and other development agencies, as well as to the construction industry. In view of the record levels of completions over the last number of years, a significant inroad has been made in this regard.

As indicated in the Housing Strategy 2001 – 2005, the total number of households to be accommodated in the Greater Dublin Area will effectively be more significant than population when determining the requirement of new housing units.

Regional Planning Guidelines – the role of South Dublin County Council

The settlement strategy in the Regional Planning Guidelines proposes two separate Development Policy Areas within the Greater Dublin Area, namely

- (a) Metropolitan Area; and
- (b) Hinterland Area.

All of South Dublin County, apart from the area subject to the Zoning Objective 'H' i.e. "To Protect and Enhance the Outstanding Natural Character of the Dublin Mountain Area", is contained within the designated Metropolitan Area. That part of South Dublin County subject to the zoning objective "To Protect and Enhance the Outstanding Natural Character of the Dublin Mountain Area" is contained within the designated Hinterland Area.

The 2002 Census of population confirms the population of South Dublin to be 238,835, which represents a 9.2% increase over the 1996 (218,728), census figure.

The projected population for South Dublin to 2010 is 253,292.

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.

Residential Density Guidelines

The Government has issued Guidelines on residential density (i.e the number of houses/ apartments that can be built per hectare/acre). Local Authorities must promote increased residential densities where suitable, especially in areas that are close to existing or future public transport routes. High quality design/layout and a good quality living environment are also stressed in the Guidelines.

Planning Guidelines on Childcare Facilities

In June 2001, the Department of the Environment and Local Government issued Guidelines for Planning Authorities on Childcare Facilities. National policy on childcare seeks to increase the number of places available and to improve the quality of childcare services for the community. The guidelines are intended to assist Planning Authorities in their efforts to make suitable provision for childcare in their Development Plans. Policies should be positive and pro-active and facilitate the provision of such facilities in appropriate locations, including larger new housing developments (especially those comprising more than 75 dwelling units).

5. Housing Demand /Supply and the Economic Influences

The dynamic nature of the housing market means that while the Council can highlight the issues that will influence the nature of demand in the future, it is difficult to forecast whether the housing stock in terms of size and location will be sufficient to meet shifts in the nature of demand and personal taste. It is necessary to project into the future to see how new dwellings can

be made more adaptable for the changing needs of the household. The demand for housing nationally has increased significantly since the early 1990's because the national economy performed exceptionally well and because of various demographic factors.

The E.S.R.I. Quarterly Economic Commentary (Autumn 2004) reports that "the buoyancy of both the public finances and the overall economic performance is due to a significant extent to record-breaking construction of new dwellings currently underway. House building is estimated to have directly contributed in the order of one-fifth of the real growth in the economy both in 2003 and 2004. Such a contribution is not anticipated to persist even over the near term; nonetheless it is a reflection of investment priorities among Irish households towards property holding. The extraordinary growth in mortgage credit reflects this rather unique epoch, set as it is against the backdrop of historically low interest rates. With the cost of credit anticipated to begin rising during 2005, household investment portfolio choices may be expected to alter over the next few years".

Housing Supply

The house building industry, local authorities and the voluntary and co-operative housing bodies have consistently achieved remarkable levels of housing output in response to the Government's Strategy to maximise and accelerate housing supply. The year 2002 was the eighth consecutive year of record housing output, with new house completions of just under 57,700 units. During the period 1995 to 2002, the total number of house completions rose nationally from 30,575 in 1995 to 57,700 in 2002. This represents an 88.7% increase over a seven-year period.

The following table outlines the level of house completions in South Dublin County during the same period (1995 – 2003). It is clear from the table that during that seven-year period the average yearly outturn in South Dublin County was 2,212 units. The completions for the year 2002 compared with 1995 shows a 100% increase. This represents a very favourable outturn when compared with increases for the same period nationally.

Table S6.1: House Completions in South Dublin County 1995-2003

Year	No. of Completions
1995	1,699
1996	2,244
1997	2,479
1998	2,013
1999	2,049
2000	2,139
2001	1,746
2002	3,406
2003	2,134
Total	19,909

The trend towards increased numbers of apartments is very evident in South Dublin County. Within a four-year period there has been a 28% increase in the number of apartments completed in the county. In 1999, 9% of the units completed in the County were apartments, while in the year 2003 the number of apartments completed represented 37% of the total completed.

Table S6.2: Dwelling Completions in South Dublin County 1995 - 2003

Year	Bungalows/ Detached Houses	Semi- Detached Houses	Terraced Houses	Flats/ Apartments	Total
1995	81 (5%)	1434 (84%)	72 (4%)	112 (7%)	1699 (100%)
1996	90 (4%)	1924 (86%)	42 (2%)	188 (8%)	2244 (100%)
1997	102 (4%)	2176 (88%)	67 (3%)	134 (5%)	2479 (100%)
1998	67 (3%)	1662 (83%)	129 (6%)	155 (8%)	2013 (100%)
1999	103 (5%)	1472 (72%)	280 (14%)	194 (9%)	2049 (100%)
2000	216 (10%)	1532 (72%)	200 (9%)	191 (9%)	2139 (100%)
2001	308 (18%)	770 (44%)	310 (18%)	358 (20%)	1746 (100%)
2002	226 (7%)	2000 (58%)	328 (10%)	852 (25%)	3406 (100%)
2003	158 (7%)	649 (31%)	531 (25%)	796 (37%)	2134 (100%)
Total	1,351 (7%)	13, 619 (68%)	1,959 (10%)	2,980 (15%)	19,909 (100%)

Source: Department of Heritage, Environment and Local Government

6. Specific Needs Housing for Older People in the County

Table S6.3: People Aged 65 or Over in the Dublin Region

Area	65-69 yrs	70-74 yrs	75-79 yrs	80-84 yrs	85+ yrs	Total
Fingal	4,256	2,966	2,119	1,333	1,000	11,674
South Dublin	5,672	4,072	2,723	1,521	973	14,961
Dun Laoghaire/ Rathdown	7,461	6,298	4,668	3,114	2,289	23,830
Dublin City	19,039	16,971	13,259	8,315	5,923	63,507
Total	36,428	30,307	22,769	14,283	10,185	113,972

According to the 2002 Census of Population there were 113,972 people aged 65 years or older in the Greater Dublin Area, which represents an increase of 8% since 1996. The breakdown is as shown in Table S6.3 above.

According to the former Eastern Health Board in its "10 Year Action Plan for Services for Older Persons 1999-2008", the increase in the County Dublin area will be in the region of 4.5% over the same period. This contrasts with the City area which, as per the former Eastern Health Board report shows an increase in population of persons aged 65 years and over from 13% to 15.5% in 2011. Nationally both Fingal and South Dublin have the

youngest population (Census of Population 2002) with an average age of 32. The new housing developments in both counties since the 1970's are a contributory factor.

The most dramatic change in the older population in the former Eastern Health Board area in the period to 2008 will be an estimated increase of almost 50% in those aged 80 and over.

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

Housing for 3rd Level Students in the County

The Institute of Technology, Tallaght has, at present, approximately 2,500 full time and approximately 1,800 part time students, a total student population of 4,300. Nearly 80% of fulltime students come from Dublin City or County. The Institute is at present undertaking the second phase of its construction programme under which it is proposed to substantially increase the number of full-time students.

It is envisaged in the Masterplan for the development of the College Campus that several hundred purpose built student accommodation units will be provided on campus or in the vicinity of the campus, during the currency of this Strategy in parallel with the promotion by the Institute of the designated status attaching to their campus. In relation to schemes on suitably zoned sites in the vicinity of the Institute of Technology, Tallaght, there will be no requirement for social/affordable housing in such schemes provided:

- the scheme qualifies for designation under the Section 50 tax incentive proposals of the Finance Act 1999
- discussions are held with both the Council and the Institute prior to the lodgment of any planning application
- the written agreement of both the Council and the Institute is also obtained before any application for planning permission is lodged.

Failure to comply with these provisions will necessitate full compliance with the provisions of this Strategy. It is noted that while the provision of appropriate student accommodation is primarily a matter for the Institute, they will be requested to carry out a study as to how many students would require campus accommodation in order to develop a plan for the provision of such accommodation

The remainder of those students not living on campus accommodation will depend on private landlords and householders.

7. The Role Of The Private Rented Sector

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

The Residential Tenancies Act 2004 was enacted recently. This Act provides for the implementation of reforms of the private rented sector recommended by the Commission on the Private Rented Residential Sector and accepted by the Government. It introduces a measure of security of tenure for tenants, specifies minimum obligations applying to landlords and tenants, and provides for the establishment of a Private Residential Tenancies Board to resolve disputes arising in the sector, operate a system of tenancy registration and provide information and policy advice. The Act also contains provisions relating to rent setting and reviews and procedures for the termination of tenancies, including graduated notice periods linked to the duration of a tenancy. There are some consequential amendments to the existing landlord and tenant code.

The Act is divided into 9 parts.

Part 1 Preliminary and General

This contains the usual provisions dealing with such matters as citation, commencement, interpretation, service of notices, offences, regulations and orders, expenses, and the scope of the Bill. The Bill does not apply to former rent controlled and long occupation lease tenancies and holiday, employment related or business lettings. It also does not apply to owner occupied or social housing or where one of the occupants of the dwelling is the landlord. However, it will apply to rented dwellings where the landlord's spouse, child or parent is a resident and a lease or written tenancy agreement has been entered into.

Part 2 Tenancy Obligations of Landlords and Tenants

Part 3 Rent and Rent Reviews

Part 4 Security of Tenure

Part 5 Tenancy Terminations – Notice Periods and Other Procedural Requirements

Part 6 Dispute Resolution

Part 7 Registration of Tenancies

Part 8 Private Residential Tenancies Board

Part 9 Miscellaneous.

The Council will continue its function of enforcing the Standards and Rent Book Regulations and will strive to facilitate the implementation of the package of reforms when enacted by the Government. While home ownership is likely to dominate as tenure of choice, a more affordable rented sector with greater security of tenure is an important component of an integrated housing policy. Following taxation changes in Budget 2002, the private investor returned to the market, which in turn increased the supply of rental properties in the private rented sector. This increase in supply resulted in average rents stabilising nationwide. In prime rental areas in Dublin average rents have stabilised while an analysis of all letting transactions in the region as a whole revealed a decrease in average rents in the period January – December 2002.

Government Decision on Action to Meet Long-Term Housing Needs of Rent Supplement Recipients

The Government has approved proposals to address the housing needs of rent supplement recipients under the SWA (Supplementary Welfare Allowance) scheme. In short, the new arrangements will involve local authorities progressively assuming responsibility, over a time frame of three years, for accommodating rent supplement recipients of 18 months continuous duration assessed as having long-term housing need, excluding asylum-seekers (or other non-nationals who do not have leave to remain in the State permanently) and persons in receipt of rent supplement as a “back to work” initiative.

8. Government Guidelines on the implementation of Part V

The Department of the Environment 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 15th August 2003. These guidelines set out the following objectives:

- The changes to Part V are all about the delivery of housing more quickly and more efficiently. In this regard, Guidelines issued by the Department of the Environment, Heritage and Local Government in August 2003 advise that priority has to be given in negotiations to the provision of Housing units. Financial compensation to authorities, while an option, should be the last option given that all other options will have to be exhausted.
- In relation to developing a local policy, the Local Authority should take into account the changes made to Part V in the 2002 Act. Different “preferred options” could be developed, e.g. depending on type of planning application submitted, size of proposed development, need for social and affordable housing in the particular area, requirement for specific needs housing etc. There are likely to be many variations on the types of agreement that can be made. Planning Authorities should be as flexible as possible with a view to negotiating the best deal from their point of view and which is in line with their housing strategy.
- Section 3 of the 2002 Act increases the flexibility as to how an applicant for permission for development can comply with the requirements of Part V. In addition to the existing options of providing land, units or sites within the proposed development to local authorities, the following possibilities are now available:
 - (a) The transfer to the local authority of other land within its functional area.

- (b) The provision of new units on other lands within its functional area for the local authority.
- (c) The transfer of fully or partially serviced sites on other lands within its functional area to the local authority.
- (d) The payment of a sum of money in lieu which must be used for the provision of social and affordable housing;

or a combination of any of the above.

- A local authority may also sell, lease or exchange any land within its possession if necessary for the purposes of the overall agreement.

Where an alternative agreement to a reservation of land within the proposed development is agreed, the authority will have to receive equivalent monetary value. The amount to be paid to the planning authority will be agreed between the authority and the applicant and will be based on the difference between the existing use value and the development value of the land with planning permission granted.

As part of the local policy document mentioned above, local authorities should set down their information requirements to facilitate the pre-planning consultation process. Local authorities are reminded that the spirit and intention of the Act, as amended, is to provide for a two-way process involving the authority and the applicant. The increased flexibility arose from the review of Part V where almost all stakeholders argued for greater flexibility and less bureaucracy in the operation of the provisions of Part V. In order to ensure the successful delivery of social and affordable housing, it is important that both local authorities and developers adopt a pro-active approach to seeking agreement.

The Act provides that any monies accumulated by a planning authority under Section 96(12) i.e the sale of land, houses or sites or a financial contribution as a result of an agreement should be lodged to a separate account which should only be used as capital for its functions under Part V or as capital for a housing

authority for its functions in relation to the provision of housing under the Housing Acts 1966 to 2002. Local authorities when negotiating with developers should ensure the best possible result in terms of social and affordable housing supply for their area and the need to counteract undue social segregation in the area.

In summary therefore, the key issue underpinning housing policy is how to deliver housing at levels to meet the overall demand, and changing needs of a population, and to do this in a sustainable and inclusive manner.

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 proposal in these documents relating to social and rented housing must be viewed in the context of the overall aim of Government housing policy which is “to enable every household to have available an affordable dwelling of good quality, suited to its needs, in a good environment and, as far as possible, of a tenure of its choice.” The Government clearly acknowledges the role of all tenures in the housing system – social rented and private rented as well as owner occupied which of course, remains the preference of the vast majority of the population. The general strategy in Government documents for realising the overall policy aim is that those who can afford to do so should provide housing for themselves, with the aid of fiscal incentives available, and that those unable to do so from their own resources would have access to social housing. The overall aim 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 housing 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 is operating 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, it should be borne in mind that house prices in Dublin are extremely high at present 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 forms an important component of Government policy on promoting sustainability and reducing the need for greenfield development. Significant resources have been made available to Local Authorities under the Plan for redevelopment and refurbishment of their housing stock. Resources have been provided for the Remedial Works/Refurbishment Schemes that target the improvement and upgrading

of low cost, pre-1960 dwellings and run-down urban estates within the South Dublin area.

To date work has been completed on the first phase of the Donomore scheme; work is ongoing on the Avonbeg scheme; the Liscarne scheme will be going to tender shortly.

Dwellings in Cushlawn, Greenfort/Shancastle and Moorefield estates have been designated for funding.

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 for the provision of adequate and suitable housing accommodation for persons who are:

- (a) Homeless.
- (b) Travellers.
- (c) Living in accommodation that is unfit for human habitation or is materially unsuitable for their adequate housing.
- (d) Living in overcrowded accommodation.
- (e) Sharing accommodation with another person or persons and who, in the opinion of the housing authority, have a reasonable requirement for separate accommodation.
- (f) Young persons leaving institutional care or without family accommodation.
- (g) In need of accommodation for medical or compassionate reasons.
- (h) Older people.
- (i) Disabled people including those with significant learning difficulties or
- (j) In the opinion of the housing authority, not reasonably able to meet the cost of

accommodation, which they are occupying, or to obtain suitable alternative accommodation.

Since the enactment of the 1988 Housing Act, South Dublin (formerly Dublin County Council), as a housing authority, has carried out an assessment of housing need, every three years, which revealed the net need for local authority housing in its area. The following table and chart sets out the housing need for South Dublin for the years 1999, 2000, 2001, 2002 and 2003.

Table S6.4 Housing Need

Calendar Year End	South Dublin	% Increase
* 1999	2396	
2000	3515	46.7%
2001	3948	12.3%
2002	4787	21.2%
2003	5749	20.0%

* Figures at March, 1999 Assessment of Housing Needs

A detailed analysis of the 2002 Assessment of Housing Need shows in table S6.5 set out below the number of households in the different categories requiring housing in South Dublin.

Table S6.5: Total Households Requiring Housing 28th March 2002

Category	Number (Percent)
Homeless Person	82 (2.21%)
Travellers	150 (4%)
Persons living in accommodation that is unfit or is materially unsuitable	18 (0.5%)
Persons living in overcrowded accommodation	1341 (35.1%)
Persons sharing accommodation involuntarily and having a reasonable requirement for separate accommodation	542 (14.1%)
Young persons leaving institutional care or without family accommodation	1 (-)
Persons in need of accommodation for medical or compassionate reasons	22 (0.6%)
Older persons	11 (0.3%)
Disabled people including those with significant learning difficulties	12 (0.3%)
Persons not reasonably able to meet the cost of accommodation that they are occupying or to obtain suitable alternative accommodation	1638 (43%)
Total	3817 (100%)

South Dublin in preparing a housing strategy must ensure that the estimated future social housing needs are also provided for.

Table S6.6 below sets out:

- (a) the 2002 statutory Assessment of Housing Need
- (b) update of demand at 30th April 2003
- (c) projected demand to end of 2010.

Table S6.6 Housing Demand and Need

	Assessment 2002 at 28th March 2002	Existing Demand 30th April 2003	Estimated Projected Demand to 2010
South Dublin County Council	3817	5155	8180

The table clearly shows that the demand for local authority housing for South Dublin County Council, both existing and projected to the end of 2010 will be in the order of 8,180 housing units. This projected additional demand is based on the current rate of applications for Local Authority housing (per year) being maintained to the end of the Strategy period.

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 previously is of the order of 8,180 units. The principal options available to the Council for dealing with this demand are:

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

The Department of the Environment and Local Government allocated 1,420 starts to South Dublin County Council as part of its multi annual programme (2000–2003). It was agreed at the commencement of the programme to develop a rolling plan with the

objective of front loading as far as resources permitted. This approach leads to a greater number of schemes being planned than is required and also enables the Council to adopt a flexible approach at implementation stage. Set out below is the current position.

Table S6.7: Social Housing Programme 2000 - 2003

Stage of Development	No. of Units
Completions	221
On site	417
Tender stage	899
Total	1,537

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

Over the past four years on average 35 second-hand dwellings per annum were purchased by the Council to augment its building programme. The Council intends to continue its policy of purchasing second-hand dwellings throughout the county during the period of the Strategy. Furthermore, it is an objective to spread 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 indicated in the Housing Strategy 2001 – 2005 the level of casual vacancies appears to be on the decline. This can be borne out by the figures produced for the years 1999 – 2003 (see the table below). The reasons for this are as follows:

- Net immigration
- Reduction in dwellings being surrendered by existing Council tenants to purchase privately or under the Shared Ownership Scheme due to the huge increase in house prices in Dublin
- Difficulties in obtaining private rented accommodation.

The following table sets out details on completions and lettings by South Dublin County Council over the period 1999 to 2003.

Table S6.8: Housing Completions and Lettings 1999 - 2003

Year	Completion	Casual Vacancies	Total Lettings
1999	124	241	365
2000	116	210	326
2001	129	154	283
2002	223	166	389
2003	63	152	215
Totals	655	923	1578

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

As of the end of May 2003, a total of 425 units have been provided by the Voluntary and Co-Operative sector within the County, a further 27 are on site and 219 are being planned.

The following table illustrates the activity during the past three years.

Table S6.9: Voluntary Housing Sector South Dublin 2000 - 2002

Year	Rental Subsidy	Capital Assistance	Total Completed
2000	143	4	147
2001	110	6	116
2002	14	6	20
Total	267	16	283

5. Provision of social houses under Part V of the Planning & Development Act, 2000, as amended.

Social housing will also be provided under Part V of the Planning and Development Act 2000 as amended by the Planning and Development Amendment Act 2002. While it is difficult to predict accurately the level of activity anticipated by the private sector over the next couple

of years, it has been estimated that of the order of several hundred units could be procured by this means. These units will generally be spread across all housing developments taking place in each electoral area of the county. The Council estimates (based on the available information) that it will provide the following number of units of accommodation under the following headings:

(a) New Construction

At the time of drafting this Strategy, the Department of Environment Heritage and Local Government has not notified the Council of its proposals for future years. The existing Multi -Annual Programme expires at the end 2003. Based on the level of activity and the projected level of demand, it is anticipated that of the order of 1,600 units will require to be procured.

(b) Purchase Programme

In order to encourage greater levels of social integration it is not proposed to advance any significant purchase programme over the life of this Strategy. There will however be circumstances, where because of the access or other personal needs of the applicants, that the purchase of a unit may be more appropriate. On this basis it is proposed to provide for no more than 90 such purchases.

(c) Casual Vacancies

Given the factors set out above, it is anticipated that the level of casual vacancies will continue to show a decline over the early years of the strategy. There is unlikely to be any significant change in these figures due to the projected trends in the economy and the housing market. The Council is therefore providing for a total of 900 casual vacancies up to the end of 2010.

(d) Other Social Housing Provision

The Government announced in early 2004 an Affordable Housing Initiative whereby local authorities were requested to increase the supply of affordable housing units. In response, this Council has committed to providing an additional 1,000 affordable units. The foregoing initiative formed part of the Sustaining Progress Agreement.

Set out below in Table S6.10 is a summary of the number of units likely to be available to the Council to deal with social housing need over the period of the strategy.

Table S6.10: Projected Social Housing likely to be available over the period of the Strategy

Type of Provision	No. of Units
New Construction	1600
Purchases	90
Casual Vacancies	900
Other Purchases	400
Total	2,990

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

Housing Associations are non-profit organisations formed for the purpose of relieving housing needs and the provision and management of social housing. They help to achieve a balance in social housing provision by widening the range of housing choice or options to meet different and changing needs. They are mainly concerned with accommodating persons/families who are in need of housing and who do not have the resources to provide their own accommodation for financial or other reasons. It is the policy of the Council to encourage the establishment of the broadest possible range of voluntary and co-operative housing providers in the county. In some cases housing associations have developed significant experience in managing social housing particularly apartments and flats, which could be utilised in managing new mixed tenure developments in the County.

The Planning and Development Act 2000 as amended allows Housing Associations to develop affordable and equity sharing housing for those households who have been squeezed out of the home ownership sector. Affordable housing will be developed by housing associations along the same lines as affordable housing has been undertaken by local authorities in relation to income criteria and priority. The equity sharing tenure in the new legislation and which is prevalent throughout other EU member states is geared towards households who wish to have up to 50% equity (not less than 40%) in their property developed by housing associations with the remainder of the equity, which would not be less than 50% of the property, always retained in ownership by the housing association.

The equity sharing scheme could target some of the households on the local authority waiting list with incomes over €15,000 but who would still not be able to afford the repayments under an affordable housing scheme but could afford a 50% mortgage under an equity sharing scheme. Another welcome development for the voluntary sector is the provision in the Housing (Miscellaneous Provisions) Act 2002 which enables Housing Associations direct access to the Housing Finance Agency.

Housing Associations have traditionally provided social rented housing, however by diversifying into affordable and equity sharing housing they will be able to develop more integrated housing developments for people of different socio-economic backgrounds in the future. Housing associations are keen to work with private developers where planning authorities require developers to provide on site social housing in a private development.

In South Dublin many of the housing developments built by Housing Associations are on sites provided by South Dublin County Council. In all cases, these developments were funded and administered through this Council, by significant financial assistance from central Government under the Capital Assistance and Rental Subsidy Schemes. It is anticipated that of the order of 700 social housing units will be provided by this means over the period of the plan.

13. The Housing Needs of Persons with Specific Requirements

The Assessment of Housing Need sets out the different categories of households seeking accommodation from the Council. The housing needs of the following categories require specific mention:

Travellers

The Housing (Traveller Accommodation) Act, 1998 came into operation on 11th September 1998. The Act is designed to put in place a legislative framework to meet the accommodation needs of Travellers normally resident within a local authority administrative area, within five years of this date.

The Act requires housing authorities, in consultation with Travellers and with the general public, to prepare and adopt a five year Traveller accommodation programme by resolution of the elected members of the Council to meet the existing and projected needs of Travellers in their area. The period specified by the Minister is from 1 January 2000 to 31 December 2004. South Dublin County Council's Accommodation Programme was adopted on 14th March 2000.

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

- (1) Standard Housing
- (2) Group Housing
- (3) Official Halting Sites.

In addition a range of fiscal incentives is available to assist those who can afford to provide accommodation from their own resources.

Notwithstanding the task of providing 314 units of accommodation over the 5-year period, South Dublin County Council is committed to meeting its requirements under the Traveller Accommodation Act, 1998. The Council proposes to meet the accommodation needs as follows:

Relevant Updates from Report on Mid Term Statutory Review of 5 Year Traveller Accommodation Programme 2000 – 2004.

In carrying out the review account has been taken of the statutory Assessment of Need completed in 2002. The main finding is an increase in immediate need from 120 units to 150 units (approx.) of accommodation due primarily to the additional family formations since the previous assessment.

Programme Implementation Status

Completed – 19 Units:

- Tymon Lane (5 houses)
- Cherryfield Extension (5 bays)
- Owendoher Haven (8 bays and a caretaker's house).

Through Planning Consultation Process/With Planning Permission – 68 Units:

- 10 bays and 10 houses at Kishogue
- 5 bays and 5 houses at Killinarden
- 5 houses at Kiltipper
- 10 houses to be provided at Rathcoole
- 10 bays at Cookstown Road
- 8 houses at Haydens Lane
- 5 houses to be provided as extension to St. Aidans, Brookfield.

Planning Consultation Process to Commence – 36 Units:

- 10 bays to be provided at Stocking Lane
- 6 houses to be provided at Ballyowen Lane
- 10 bays and 10 houses to be provided at Lynch's Lane.

Final Phase Needed to Address Current Requirement - 30 Units:

- 8 bays to be provided at Coldcut
- 3 bays and 3 houses to be provided at Fonthill
- 6 houses to be provided by a housing co-operative at Adamstown Road near Pollyhops
- 10 houses to be provided in two clusters of five as part of integrated housing development at Fortunestown

Total 153 units.

To date the Council has provided emergency facilities for approximately 50 families. The 84 units which comprises the balance of the programme and is to cater for new family formations between now and end 2004 and for the clearance, in whole or in part, of Oldcastle Park will be located in the following general locations as and if required. It will be noted that these locations are all in the western, agricultural, undeveloped sector of the county. This is deliberate and is designed to spread the solution to the Traveller Accommodation problem across the full developable area of the county as is undertaken in the Traveller Accommodation Programme.

Brittas	10 units approx
Blackchurch	10 units approx
Peamount	10 units approx
Hazelhatch	10 units approx

Newcastle	10 units approx
South Lucan	10 units approx
South Lucan	10 units approx
West Lucan	10 units approx
Athgoe	10 units approx.

This programme will also include the refurbishment of existing Traveller Accommodation developments e.g. Ballycragh, Belgard Road and Ballyowen, the provision of some additional Emergency Facility sites and the possible upgrading of the major temporary sites at St. Maelruans Field and Lynchs Lane.

The site location for the permanent transient site has not yet been decided upon.

The Council is committed to using its best endeavours to advance the Programme as expeditiously as resources /circumstances allow. In terms of strategy, policy and need it is considered that the 5 Year Traveller Accommodation Programme does not require amendment or modification but its delivery requires intense focus and rapid acceleration. When the current plan is replaced these revised provisions shall be read as if they were recited here.

Homeless Persons

A three year action plan was adopted by the Council on 12 March 2001 and is due for review in 2004. The plan aims to ensure the delivery of effective and integrated responses to people who are homeless. An Officer has been appointed by South Dublin County Council to secure the implementation of the Homeless Action Plan. In order to satisfactorily address this issue in conjunction with relevant state bodies and the various voluntary agencies with expertise in this area, a range of emergency, transitional and refuge accommodation will be provided by the Council.

Currently there are 57 homeless persons on the homeless register in South Dublin County Council. Pending provision of emergency accommodation by the Council within its administrative area under the Homeless Action Plan, South Dublin County Council refers homeless persons seeking to access emergency accommodation to the Homeless Persons Unit operated by the Northern Area Health Board.

The three-year Homeless Action Plan includes the following outline targets for the provision of emergency accommodation for homeless persons.

Emergency Accommodation

- 12 units for families
- 16 units for younger people (including some provision for active drug users)
- 10 units for older people
- Refuge for 6 families.

Transitional Housing

- 30 units.

Transitional Units for Women moving from emergency refuges

- 6 units.

Since the adoption of the plan, the Council has been exploring all options for the provision of this accommodation in conjunction with the various voluntary bodies with expertise in this area. The accommodation will be provided throughout the County with a particular focus on the main population centres in Clondalkin and Tallaght. In Tallaght, under a joint venture arrangement with the voluntary sector, the Council will provide fifteen transitional housing units for homeless persons in the Jobstown area in the coming year, as part of a public /private partnership. The requirement for the provision of a women's refuge is currently being progressed.

The development completed by Hail Housing Association at Kilcronan includes seven units of transitional accommodation for homeless persons with mental health difficulties. The Sonas Housing Association development at Kilcronan includes the provision of seven units (twenty-five bedspaces) of transitional accommodation for women and their children moving on from emergency refuges.

The Council has been encouraging developers and building contractors to consider all the requirements of the Housing Strategy when framing their proposals under Part V. Arising from this encouragement, a proposal has been received from a developer which proposes to advance in partnership with the voluntary housing sector, the provision of a short term housing

facility on a site at Clondalkin. The developer has secured the acquisition of the property and proposes the refurbishment/redevelopment of the existing premises in a manner acceptable to the Council and/or the voluntary sector partner. The proposal has been accepted in principle by the Council in full or part compliance with the developer's obligations under the Housing Strategy in respect of a mixed commercial and residential scheme in Clondalkin village. The exact details will be subject to final agreement following the outcome of the planning process. When the current plan is replaced these revised provisions shall be read as if they were recited here.

The Homeless Agency Board together with the Dublin Local Authorities including South Dublin carry out a review and examination on the number of homeless persons in the Dublin Area on an ongoing basis. The Council will also continue to play a pro-active role as a partner in the Homeless Agency Board.

Older People

The 2002 Assessment of Housing Need revealed that 11 older persons were in need of housing accommodation in the South Dublin area. This represents 0.3% of the Council's overall housing list. It is likely that the demand for older people's accommodation will rise significantly over the period of the strategy as statistics from the 2002 Census of Population show an increasing ageing population in the County over the next six years.

Table S6.11: Older People, 2002, South Dublin

Age Groups	Population
Age 65 - 84	13,988
Age 55 - 64	18,525

Source: Census of Population

The policy of the Council to date when developing housing schemes is to promote a good social mix and to counter social segregation in the proposed schemes by providing a suitable mix of older people's one bedroom dwellings, two bedroom dwellings and the traditional family-type three bedroom dwellings. In order to determine the required social mix, consideration

is given to the housing needs in force at the time of planning a scheme. Older people's dwellings are in the main situated in close proximity to shops, churches, public transport etc. In planning for the future needs of older people, the Council will continue with this policy for the period of the strategy and as outlined in more detail in the parent document.

Empty Nesters

For some years Dublin City Council and latterly Fingal County Council, have operated a "Financial Contribution Scheme" whereby persons of older age who own dwellings in the County area and who find their dwellings too large for their needs, may request the Council to purchase their home on the condition they make a financial contribution equivalent (depending on their age) of up to 1/3 of the proceeds of the sale of the house to the Council in return for a life long tenancy of an older person's dwelling. A similar scheme for South Dublin will be developed through the Housing Strategic Policy Group and will be recommended to the Council. In the current demand situation, it is seen as an important method of sourcing family type houses for letting, while at the same time making a positive impact on reducing the significant number of under-occupied dwellings in the County. The introduction of the scheme will begin the process of bringing under-utilised houses back into the Council's housing stock for letting to families. The scheme will also have the added advantage of regenerating older areas.

The Council will also continue to promote the improved use of its own rented stock. The Council will continue to work with the voluntary housing bodies in the provision of further suitable accommodation for this category of applicant.

Disabled Persons

The 2002 Assessment of Housing Need revealed that 12 applicants (0.3% of the Council's overall housing list) were categorised as disabled or having significant learning difficulties and required specially adapted housing to meet their needs. In recent years the Council provided for the needs of disabled people by specifically adapting a small number of units in each new housing scheme for disabled people. The Council

intends to continue making provision for the needs of disabled people in all future new housing schemes by reserving at least 1% of the units for disabled people where there is a clear need and in excess of 1% where the need justifies it. This includes the provision of 2-bedroomed units of accommodation for disabled single persons who require residential assistance. The Council must also provide for the needs of existing tenants and their families who are disabled or who become disabled and whose accommodation is unsuitable to their needs. In some instances it is possible to adapt the existing accommodation to make it suitable for the needs of a disabled person by the installation of a level access shower, ramps, grab rails, stair lift, central heating, etc. All houses at present being designed by this Council fully comply with the revised requirements of Part M of the Building Regulations.

However, in many instances, for a variety of reasons, including the high costs involved, it may not be possible to carry out adaptations to existing accommodation and the only solution is to transfer the tenant to purpose built accommodation or accommodation that is capable of being adapted (e.g. house with a side entrance and large rear garden which is suitable for the provision of a disabled person's extension).

The optimum solution, is the design and construction of a new unit of accommodation where provision is made for the specific needs of the disabled person. The Council provides and will continue to provide, in the design of its new housing schemes, for the needs of existing tenants who are disabled and living in accommodation unsuitable to their needs.

The Council also provides assistance under its Disabled Persons' Grants Scheme to applicants in privately owned properties who have physical impairments or significant learning difficulties. The amount of assistance must not exceed 90% of the approved costs of the work, subject to a maximum grant of €20,320.00.

In 2002 the Council received 381 applications under the Scheme and an amount of €2,005,968 was paid out by way of grant aid to 206 approved applicants. The balance of the applications are being processed on a continuous basis.

14. Meeting Social Housing Demand

It is clear from the projections shown above in Table S6.10, that 2,990 units will be insufficient to adequately address the demand at the end of the strategy period for social housing. This demand has already been estimated in Table S6.6 at 8,180 and could in fact result in a significant increase in the numbers on the Council's housing list by that time unless other initiatives are taken.

Section 95 (1) (a) of the Planning and Development Act, 2000 places a statutory obligation on South Dublin County Council to ensure that sufficient land is zoned for housing in the development plan to meet the existing and projected housing requirements over the period of the strategy.

It is clear therefore that additional housing supply is required over and above that which is currently being provided, or the housing needs figures will continue to increase.

It is vital that the option of reserving social/affordable housing as provided for in the Planning and Development Act 2000 (as amended) be utilised. The Council is of the view that there are no other alternatives available to increase social housing output in those areas of the County where the existing housing stock and availability of suitable housing lands is inadequate, than to utilise this provision for acquiring additional units for social housing.

15. Counteracting Social Segregation

It is Government policy to mitigate the extent and effects of social segregation in housing. In having regard to this, it shall be Council policy not to allow the provision of large tracts of single class housing. The development of mixed and balanced communities will be encouraged so as to avoid areas of social exclusion. The Council has previously constructed/managed the provision of socially integrated housing schemes throughout the County made up of Private/ Affordable Housing, Shared Ownership and Social Housing types e.g. Kilcronan, Clondalkin and "Thermie" scheme at Brookview/Ard Mor, Tallaght. A number of public private partnerships/joint ventures designed to deliver fully integrated social housing developments are also being promoted.

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.

The following areas of the County (by D.E.D.) are considered to have a sufficient proportion of social housing and it is therefore proposed to specify these areas of the County for affordable housing only:

1. **Clondalkin-Dunawley**
2. **Clondalkin-Moorefield**
3. **Tallaght-Avonbeg**
4. **Tallaght- Fettercairn**
5. **Tallaght-Jobstown**
6. **Tallaght-Killinarden**
7. **Tallaght-Tymon**

16. Affordable Housing

Section 94 of the 2000 Planning and Development Act (as amended) provides that a housing strategy shall, inter alia,

(a) take into account the need to ensure that housing is available for persons who have different levels of income; and

(b) include an estimate of the amount of affordable housing required in the area of the development plan during the period of the development plan (including, where appropriate, the different requirements for different areas within the overall area of the development plan).

“Affordable housing” is defined as houses or land made available for eligible persons through implementation of the housing strategy by means of conditions attached to planning permissions, i.e. providing that up to 20% of residentially-zoned lands shall be reserved for the provision of social and/or affordable housing.

“Eligible person” means a person who is in need of accommodation and whose income would not be adequate to meet the payments on a mortgage for the purchase of a house to meet his or her accommodation needs because the payment calculated over the course of a year would exceed 35% of that person’s annual income net of income tax and pay-related social insurance (see section 93 of the Act).

The need for the introduction of special measures to provide for affordable housing 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 1998 and 2003.

**Table S6.12: House Prices 1998 and 2003
(a) New Houses**

Area	1998	2003	% Change
Whole Country	€125,302	€224,567	+78%
Dublin Area	€160,699	€291,646	+81%

(b) Second-Hand Houses

Area	1998	2003	% Change
Whole Country	€134,529	€264,898	+97%
Dublin Area	€176,420	€355,451	+101%

It will be seen from this table that:

- The price of houses, whether new or second-hand, has been and remains, more expensive in Dublin than in the rest of the country;
- The rate of price increases for both new and second-hand houses was consistently higher in Dublin than in the rest of the country; and
- In all areas, second-hand house prices rose even faster than new house prices.

Affordable Housing under Part V

The process by which affordable housing provided under Part V is allocated is set out in the Implementation Manual issued by the Department of the Environment in March 2002. The guidance remains unchanged with one important exception – dwelling units provided by a developer under an agreement reached in accordance with Part V which are sold by a planning authority as affordable units will not be eligible for site subsidy provided by the Exchequer under the existing affordable housing scheme.

The mortgage and rental subsidies, which are payable to eligible borrowers under the Council’s existing Affordable Housing and Shared Ownership Schemes will, however, continue to apply in respect of houses purchased under Part V.

The main reason for this change in policy is that the cost of the unit as delivered under Part V is already discounted from market value because the site value will have been calculated in accordance with Part V, generally at existing use value. This should result in a significant reduction in the cost of the unit and it is considered that the unit should be offered for sale, to eligible persons under Part V, at this discounted price without needing an additional site subsidy.

South Dublin County Council adopted an Affordable Housing Scheme and a scheme for properties acquired under Part V of the Planning and Development Act 2000 (as amended). Under the terms of the Schemes, the local authority will determine the order of priority to be accorded to approved applicants in the sale of houses under the Affordable Housing Scheme and the scheme for properties under Part V of the Planning and Development Act (as Amended).

In order to be eligible the following income tests apply;

Single Income Household

In the last income tax year, gross income (before tax) did not exceed €32,000.

Two Income Household

The eligibility of a household with two earners is generally determined by a formula, which takes account of the gross income (before tax), in the last income tax year, of the principal (greater) earner and the subsidiary (lesser) earner as follows;

Where two and a half times the income of the principal earner plus once the income of the subsidiary earner does not exceed €80,000, the household is eligible.

The amount of the loan to be provided in individual cases will be determined by the local authority having regard to household circumstances, the capacity of the household to meet outgoings on the loan etc. Monthly outgoings on the loan should not exceed 35% of the net household income.

Since the adoption of the Housing Strategy in June 2001, negotiations have been ongoing with planning applicants in relation to the provision of affordable housing under the Part V requirement. While it is difficult to predict accurately the level of activity that will take place in the private sector over the period of this strategy it has been estimated that of the order of several hundred units could be procured by this means. These units will be spread across all housing developments throughout the county. There has also been progress in the development of the concept of joint ventures arrangements in the provision of affordable housing.

The progress at the end of 2002 was as follows;

- (a) A development at Jobstown/Fortunestown is on site and progressing.
- (b) Developments at Kiltipper and Balrothery is at planning process stage.
- (c) A development at Killinarden is at concept stage.

These developments will provide an element of social/affordable/voluntary/private housing. Improvements in disposable income, through rises in earnings and tax reductions combined with historically low interest rates have improved affordability of housing and an increased supply of housing is leading to greater moderation in the rate of house price increase. The supply of affordable housing will be boosted by the implementation of the provisions of the Part V over the life of the Strategy.

Affordable Housing Initiative - Sustaining Progress Agreement

During the period of the Strategy, it is planned to provide an additional 1,000 affordable housing units under the Sustaining Progress Agreement - Affordable Housing Initiative.

17. Shared Ownership Scheme

The Council has been very proactive in promoting the Shared Ownership Scheme. Each Local Authority decides on the maximum level of advance in respect of the property acquisitions in their respective area. The Department of the Environment & Local Government set the eligible income levels in respect of the scheme. The current income limits for a single applicant is under €32,000 gross in the last income tax year and in the case of a double income – 2.5 times the principal income plus once the subsidiary income in the previous tax year must be less than €80,000. These income levels were set in June 2000. Reductions in income tax and interest rates have improved the ability of applicants to repay based on 35% of net income after deduction for tax and PRSI. Based on the current income limits the maximum advance under the Shared Ownership Scheme has been set at €170,000. The level of advances will be kept under continuous review and in particular will be further reviewed when the income/subsidy limits applying to the Shared Ownership Scheme are reviewed by the Department of the Environment, Heritage & Local Government. Between 2001 and 2002 a total of 544 transactions were completed in South Dublin. To date the Council has assisted close on 2,000 families in purchasing their homes through this scheme.

The following table indicates the level of activity on the Shared Ownership Scheme in South Dublin over the period 1997 - 2002:

Table S6.13: Shared Ownership Scheme 1997 - 2002

Year	Properties Required	Total Value	Average Price
1997	160	€9,490,230	€59,300
1998	114	€9,400,000	€82,400
1999	306	€32,642,000	€106,600
2000	249	€28,867,200	€115,930
2001	400	€54,795,200	€136,988
2002	153	€22,239,774	€145,358
Totals	1,382	€157,434,404	€113,920

In order to counteract this trend of escalating shared ownership house prices South Dublin County Council is considering embarking on a construction programme of such houses. Subject to the receipt of competitive tender responses, this should result in houses being made available for sale for a price of the order of €130,000 at 2003 price levels.

In addition, a number of innovative Public Private Partnerships/Joint Ventures on lands owned by both the Council and the private sector will provide increased numbers of Shared Ownership /Affordable units being available for purchase over the period of the strategy at affordable prices. It is the intention of the Council to pursue the provision of further such schemes at other suitable locations throughout the County.

18. Distribution Of Affordable / Social Housing

The Strategic Planning Guidelines for the Greater Dublin Area were reviewed in 2003 as part of the process to prepare and put in place Regional Planning Guidelines for the Greater Dublin Area 2004. These Guidelines were adopted in 2004 and provide for the implementation of the National Spatial Strategy at regional level in the Greater Dublin Area. The 2002 Census of population confirms the population of South Dublin to be 238,835 which represents a 9.2% increase over the 1996 census figure (218,728). The Regional Planning Guidelines population projections for South Dublin for 2010 are 253,292. This represents an increase of 14,457 from 2002 and it is estimated that approximately 18,400 units are required in the county.

The Regional Planning Guidelines provide for a continuing decline in average household size in the region due to changing patterns of household formation and project that it will decline from 3.0 in 2002 to 2.64 by 2010. As a result the scale of household growth in the county in the future will be more significant than Population growth. The average occupancy rate in South Dublin County over the period of this Strategy will decline towards the regional average. The 2002 Census returns confirm the projections in the Strategic Planning Guidelines, which indicate that the occupancy rate in South Dublin County will decline to 3.01 in 2006 and 2.69 in 2011. It is likely that over the period of this

Strategy the occupancy rate in South Dublin County will decline to the current average for the Dublin region.

The Regional Planning Guidelines forecast the number of households required in South Dublin by 2010 to be 91,815. Based on these projections and the increased population at the lowering occupancy rate, it is estimated that the number of housing units required to accommodate projected growth in the county by 2010, is approximately 18,446.

An average production rate of 3,074 units per annum will be required to meet this total requirement of 18,446 units. At the commencement of the Development Plan period, there will be approximately 537 ha (1,327 acres) of A1 zoned undeveloped lands available for residential development without further rezoning. Therefore, there is an excess of 77 ha (190 acres) over the minimum requirement of 460 ha of land. However an excess of land over projected needs is required:

- If allowance is made for the significant lead in time for the servicing of residential lands, and for the carrying out of residential development itself;
- Delays in bringing major residential developments to the market;
- The need for flexibility and market choice of location; and
- The need to avoid a shortfall at end of the Plan in 2010 and at the beginning of the next Plan period from 2010 onwards.

Having regard to the current rate of house construction in South Dublin, production levels in excess of the average over the last number of years will be required. Circa 19,909 units have been produced in South Dublin over the period 1995-2003 i.e. 2,210 per annum. In this regard it is noted that production levels peaked at 3,400 units in the year 2002.

A survey to assess affordability requirements and using available data on population income distribution for the Dublin Area, recognised that available information is both dated and limited in terms of analysis. Nevertheless it attempted to establish the affordable housing needs of lower income groups and

assessed an affordability requirement of 45% of overall production. Having regard to the general levels at which new houses are being marketed in the South Dublin County area, the market appears to be catering for the upper levels of the affordability market. The Council has also facilitated a number of joint venture integrated housing schemes with a significant affordable element in each scheme and further schemes will be advanced over the period of this strategy. It is estimated that of the order of 2,211 units will be delivered in this affordable category in the currency of this Strategy.

However, it will be necessary to closely monitor this affordable production level during the life of the Strategy to ensure that affordability targets are achieved.

When applying these figures to the South Dublin County area for the period 2005 – 2010 (inclusive) the following calculations can be made: -

Table S6.14 : Projected Housing Requirements 2005 - 2010

(A) Overall housing production required	18,446
(B) Affordability Requirement (45%)	8,300
(C) Voluntary/Social/Local Authority New Build	3,300
(D) Production by Developers	15,146
(E) Affordable Production by Developers	2,211
(F) Sectoral Net Affordability Requirement (B - C - E = F)	2,789

This gives a net countywide requirement of 15.1%. However in determining how this figure should be distributed throughout the county regard must be had to those areas where there is also a larger concentration of Social and Affordable housing or a greater potential for the development of such housing on lands in the ownership of the Local Authority and Voluntary Sectors together with the fact that due to the changes introduced in the Planning and Development Act, 2002, certain developments will take place on foot of older planning permissions granted with no social/affordable requirement contained therein.

The existing Strategy was adopted in June 2001 and required 15% of residential developments to be reserved for Social/Affordable housing purposes. The roll-out of this existing Strategy is being successfully pursued and is receiving high levels of co-operation. Having regard to the flexibility introduced by the Planning and Development (Amendment) Act 2002 (in December 2002) and having regard to all of the relevant factors a net countywide requirement of 15% Affordable/Social housing in private residential developments is appropriate.



South Dublin County Council

Development Plan 2004-2010

Schedule 7: Landscape Character Areas



Schedule 7

Landscape Character Areas

Landscape Character Area Description	Strategy
<p>1. Liffey Valley This landscape character area comprises the portion of the Liffey Valley running from Leixlip to Quarryvale and lands immediately adjacent south of the River Liffey. It is bounded to the west by South Dublin's county boundary with Kildare, to the east by South Dublin's boundary with Dublin City Council, to the north by the R109, which follows the course of the river and to the south by the N4, Lucan Demesne, Lucan Village, Hermitage Golf Club and Fonthill. Distinctive features include the dense deciduous planting, the golf club and hedgerow trees.</p> <p>Landcover At Lucan Demesne, situated between the Liffey and the N4, the land is mainly comprised of grassland, which is vacant or fallow and farm buildings, with mature planting along the northern boundary. The river moves into a more enclosed area of dense mixed woodland with isolated settlement. It is bordered by large pasture fields to the north and to the south by extensive housing estates at Lucan.</p> <p>At Hermitage Golf Club, there is dense mixed woodland to the east and at the northern bank of the river. The surrounding land is open grassland bounded by hedgerow trees and dense patches of woodland, with much of the original field pattern still intact.</p> <p>Between the Hermitage Golf Club and the West Link Toll Bridge, there are flat fields and wild flower meadows, with dense deciduous planting. East of the West Link Toll Bridge, the land is flat with isolated clumps of trees, sloping towards the river. There is a former landfill south of the river.</p> <p>The landscape types in this area are river valley grassland and river valley woodland.</p>	<ul style="list-style-type: none"> • Protect and enhance the scenic nature of the Liffey Valley and investigate the feasibility of extending the SAAO. • Investigate the feasibility of creating a Liffey Valley Park. • Protect existing deciduous planting in the river valley. • Buildings - the generally open rural character of the area adjacent to the river should be maintained and the natural beauty protected. New development of residential, commercial or industrial nature should be restricted. • Permitted development should be sympathetic in design, mass and scale. • Roads - any plans for road re-alignment or improvements should be sympathetic to the natural beauty of the area. • Pylons/Telecommunication Masts - these are particularly prominent along valleys and careful consideration should be given to any new proposals. • Investigate the feasibility of the provision of information points relating to the geology, geomorphology, archaeology, history, flora and fauna at suitable locations in the valley.

Landscape Character Areas



Legend

- Motorways 
- Railways 
- Main Roads 

- Landscape Character Areas Shown Coloured 
- Rivers / Canals 
- County Boundary 

- | | | |
|-----------------|------------------|------------------|
| 1 Liffey Valley | 5 Saggart | 9 Dodder Valley |
| 2 Lucan | 6 Rathcoole | 10 Tymon |
| 3 Clondalkin | 7 Ballinascorney | 11 Firhouse |
| 4 Newcastle | 8 Tallaght | 12 Bohernabreena |

Landscape Character Area Description	Strategy
<p>2. Lucan The southern boundary of the Lucan character area is the Grand Canal; to the northwest the N4 and the R404 form the boundary while the built up area of Lucan delineates the northern edge. The R120 and R403 and a number of tertiary roads serve the area. Distinctive features within the area are Weston Aerodrome and the railway line running through Kishoge, Adamstown and Stacumny. Although it is quite close to the urban fringe, the landscape retains a very rural quality and due to its flat topography, clear views of the open countryside can be obtained.</p> <p>Landcover There is very little settlement outside the built up areas of Lucan and Leixlip in this predominantly rural landscape, and development occurs within a close margin of the urban fringe. Weston Aerodrome in the north of the character area is a major landscape feature, and the landscape type surrounding the Aerodrome is open, flat grassland, with little or no trace of the original field system.</p> <p>Tree cover is limited to intermittent single standing trees and a strip of broadleaf planting separating the aerodrome from the grassland area. Denser patches of mixed woodland planting occur in the Lucan Golf Course.</p> <p>The dominant landscape character type within the area bounded by the R403, the Grand Canal and the urban fringe is flat urban fringe farmland and flat farmland. It consists of interspersed areas of grassland, pasture and arable fields, with much of the original field pattern still intact and sparse hedgerow surrounds.</p> <p>Landscape features within these boundaries include the Finnstown Golf Course with its mixed woodland planting, open grassland, tree clumps and river valley at the Griffeen Valley Park and the Grand Canal to the south has dense strips of broadleaf trees along its banks.</p>	<ul style="list-style-type: none"> • Conserve dense mixed planting along the banks of the Grand Canal and at the golf courses. • Roads - existing deciduous/mixed woodland planting to be maintained. • Pylons/Telecommunication Masts - careful consideration to be given when siting masts or pylons in the landscape.

Landscape Character Area Description	Strategy
<p>3. Clondalkin The Clondalkin character area is located adjacent to the built up area of Clondalkin village and the suburban housing estates surrounding the village core. The area is defined by its close proximity to the urban fringe, Ronanstown to the north, the N7 to the south and the R120 to the east and a network of county roads surround the landscape area. The Clondalkin character area encompasses the townlands of Neilstown, Kilcarberry and the Corkagh Demesne. The landscape is very open and still quite rural in character.</p> <p>Landcover The landscape is made up of a patchwork of pasture and arable fields, with grassland being the dominant landcover. The field system is separated by clumps of mixed woodland and sparse hedgerow networks. The field pattern is broken by roads, development, the Grange Castle Business Park on the Nangor road and the Grange Castle Golf course, which is itself a significant visual element in the landscape.</p> <p>Dense patches of mixed woodland, playing pitches and landscaped areas dominate the southern part of the area in Corkagh Park. The Grand Canal is also a key landscape feature with a strip of broadleaf planting on either bank. The predominant landscape character type is flat urban fringe farmland</p>	<ul style="list-style-type: none"> • Mixed woodland planting along the banks of the Grand Canal to be conserved. • Amenity lands at Corkagh Park and Grange Castle Golf Course to be maintained to a high standard.

Landscape Character Area Description	Strategy
<p>4. Newcastle</p> <p>The northern boundary to the Newcastle Character Area is the Grand Canal; to the south it is bounded by the N7, to the west lies the Kildare county boundary and the Casement Aerodrome Baldonnell, is situated to the east. The R120, R405 and a series of county roads serve the area. The major distinctive feature is the area of the Aerodrome. Settlement is mainly linear and centred around Newcastle village, radiating out towards Athgoe.</p> <p>Landcover</p> <p>The landscape is made up of a mixed-scale field pattern with arable farming being dominant and rough grazing and pasture occurring towards the steeper areas to the southwest. Original field patterns and hedgerow trees are still intact. There is virtually no forestry in the area with tree cover occurring in the form of hedgerow trees and small patches of broadleaf planting. Mature planting is present along the Canal in the northern portion of the area.</p> <p>To the east of the area, the landscape is dominated by the presence of the Baldonnell Military Aerodrome. Here there is a very open aspect with flat grassland predominant and limited settlement due to the presence of the Aerodrome. The predominant landscape type in the area is farmland, both flat and, towards the southwest, rolling.</p>	<ul style="list-style-type: none"> • Deciduous planting along the Grand Canal to be conserved. • Lands at Baldonnell to be subject to further studies to determine a strategy for this area.

Landscape Character Area Description	Strategy
<p>5. Saggart</p> <p>The character area of Saggart stretches from the N7 in the north to Brittas in the south and is defined by a series of roads bounding the area. The area encompasses the village of Saggart and the northern part of Brittas. There is a considerable amount of linear development along the network of roads serving the area. Despite this settlement, the area retains a very rural quality, a major landscape feature in the Saggart area being the large coniferous plantations at Lugg and Verchoyles Hills and the scenic Slade Valley between. The N81 or Blessington Road runs through this area from Tallaght to Brittas.</p> <p>Landcover</p> <p>Farmland predominates in lands to the north and in a small area to the south; most of it is rough grazing with some pasture and grassland. The original field pattern and hedgerows are intact and the field boundaries accentuate the undulating topography.</p> <p>Tree cover is mainly in the form of the coniferous plantations at Lugg and Verchoyles Hills, with a smaller coniferous plantation to the south together with hedgerow trees. Patches of broadleaf planting and landscaped greens at the City West Golf Course provide another landscape feature in the area.</p> <p>The area is characterised by the following five different landscape types; rolling urban fringe farmland and rolling farmland to the north and south of Saggart respectively, river valley farmland in the Slade valley, wooded upland at Lugg Hill and upland farmland from the townlands of Corbally to Raheen.</p>	<ul style="list-style-type: none"> • Field pattern and intact hedgerows to be conserved and where possible enhanced. • Broad leaved planting at City West Golf Course to be conserved. • Forestry - At present there are commercial plantations at Verchoyles Hill and Lugg Hill. Careful development is needed to ensure minimal negative impacts on the landscape. • Planting of broad leaved native species to be encouraged on low-lying areas and on hills.

Landscape Character Area Description	Strategy
<p>6. Rathcoole The Rathcoole character area is defined by the N7 to the north and the county boundary with Kildare to the west and southwest and a network of county roads running through the area. The character area of Rathcoole encompasses the village of Rathcoole, the townlands of Newtown, Steelstown, Johnstown, Farmersvale, Badgerhill and Calliaghstown Lower, Slademore, Slievethoul and Knockadiny. Settlement is dispersed along tertiary roads serving the area and in the village of Rathcoole to the north.</p> <p>Landcover Farmland dominates the landscape, with grassland, tillage and pastureland in the north of the area, and upland farming arable grassland and rough grazing to the south. The grassland is considerably less fertile around Slademore and Calliaghstown. Original field pattern and hedgerow trees are still intact and accentuate the hilly/undulating appearance of the landscape.</p> <p>Tree cover is in the form of hedgerow trees, small patches of broadleaf planting and coniferous forest plantation on Saggart Hill, which dominates the landscape. Another landscape element is the two 18-hole golf courses at Johnstown and Knockadiny, with mixed planting and landscaped greens.</p>	<ul style="list-style-type: none"> • Deciduous planting at Johnstown, Newtown Lower and Knockadiny to be protected. • Forestry - careful development is needed to ensure minimal negative impacts on the landscape.

Landscape Character Area Description	Strategy
<p>7. Ballinascorney The Ballinascorney character area is bounded to the north by the urban fringe at Kiltalown, Killinarden and Kiltipper, to the south by the Dublin/Wicklow mountains and the county boundary, to the west by the N81 which branches off into the Lisheen Road and to the east by the R114 and The Famine Cross to Kilbride Camp Road, with a network of tertiary roads running through the area.</p> <p>The area is upland and mountainous with peaks at Knockannavea (396m), Slievenabawnogue (384m), Black Hill (415m) and Ballymorefinn Hill (525m). There are two golf courses in the area; a nine-hole golf course to the north and an 18-hole golf course to the southwest, at Brittas. The area is rich in archaeological history with a number of mounds, barrows, a famine cross and a cairn.</p> <p>Landcover Landcover in the area consists of mainly upland farmland to the north and mountain forestry to the south, with heathland towards the southernmost areas of the parcel. Farming is a mixture of arable and pasture, with field patterns both evident and broken in patches. Also to the north there is a quarry and scrubland.</p> <p>To the south there are scattered fields of poor quality rough grazing land with some arable cropping. Coniferous forestry is dominant in the southeast with Coillte owning a significant amount of coniferous plantations.</p> <p>To the southwest is a series of coniferous plantations criss-crossed by roads and the village of Brittas and the 18-hole golf course. Settlement in the area is generally isolated with some nucleated settlement at Brittas and to the north at the urban fringe.</p> <p>The landscape types are characterised by upland farmland and mountain forestry.</p>	<ul style="list-style-type: none"> • Archaeological features to be conserved. • Forestry - careful development is needed to ensure minimal negative impacts on the landscape.

Landscape Character Area Description	Strategy
<p>8. Tallaght</p> <p>The Tallaght character area is defined by the N7 to the north, the N81 to the southwest and by the suburban housing estates of Tallaght, Kilnamanagh and Jobstown to the east. The area encompasses the townlands of Kingswood, Newlands, Belgard, Cheeverstown, Kiltown and Fortunestown. Although the area is physically quite open, it does not retain any of its rural character due to high levels of development in the form of housing, roads and industry.</p> <p>Landcover</p> <p>Forestry is almost entirely absent from the landscape area of Tallaght, except for the mixed woodland planting at Newlands Golf Course, which is an important landscape feature. The landscape is not rural in nature, with the exception of lands south of Jobstown where the original field pattern is intact and hedgerows are considerably denser.</p> <p>Other landcover features include the large Roadstone quarry at Belgard and the industrial park at Citywest. In the remaining lands there is very poor boundary treatment and although some hedgerow trees exist, they are not entirely intact. The grassland in the area is of poor quality.</p> <p>The dominant landscape character types in the area are; flat urban fringe farmland in Kingswood, Newlands and Belgard, urban fringe grassland around Fortunestown and Cheeverstown, and rolling urban fringe farmland to the south.</p>	<ul style="list-style-type: none"> Mixed woodland planting at Newlands Golf Course to be conserved.

Landscape Character Area Description	Strategy
<p>9. Dodder Valley</p> <p>This character area runs from Kiltipper at the southwest boundary to Oldbawn to Templeogue and Terenure at the northeast boundary. The R114 runs along its eastern boundary and the urban housing estates of Tallaght, Templeogue and Terenure comprise its western boundary. The national secondary road, the N81, also runs along its western boundary and the intersection of this road and the M50 motorway occurs above the Dodder. The Dodder acts as a major recreational amenity with urban parks running along either side of its banks and provides relief from the highly urbanised areas surrounding it.</p> <p>Landcover</p> <p>Beginning at the southwest boundary, there are traces of farmland sloping towards Kiltipper where there is a large area of rough grassland. Along the valley there is mature mixed woodland and two pitch and putt courses, Bohernabreena and Glenville.</p> <p>The river moves into maintained parkland at Oldbawn and Firhouse, where there is heavy deciduous planting, walks trails and football fields and further into Templeogue where the deciduous planting continues along both banks of the river, where Cheeverstown House lies to the north.</p> <p>The river winds its way into the suburb of Terenure where parts of the river are quite enclosed. Here there is the large urban park, Bushy Park, maintained by Dublin City Council, where there are football fields, tennis courts an artificial lake and dense deciduous planting on the eastern banks of the river. The predominant landscape type in this area is river valley parkland.</p>	<ul style="list-style-type: none"> Protect and enhance the scenic nature of the Dodder Valley. Protect the deciduous planting in the river valley. Investigate the feasibility of creating additional walkways. Buildings – the highly scenic character of the area adjacent to the river should be maintained and the natural beauty protected. New development of residential, commercial or industrial nature should be kept to a minimum. Permitted development should be sympathetic in design, mass and scale. Roads – any plans for road realignments or improvements should be sympathetic to the natural beauty of the area. Pylons/Masts – these are particularly prominent along valleys and careful consideration should be given to any such proposals.

Landscape Character Area Description	Strategy
<p>10. Tymon The Tymon landscape area is a large tract of urban parkland stretching from the N81 to the Greenhills Road. It is bounded to the northeast by the suburban housing estates of Greenhills and to the southwest by Tymon North. The park is divided in two by the M50 motorway, which runs the entire length of the parkland.</p> <p>The lands were originally in eighteen separate agricultural holdings, remnants of which are still visible in the form of field pattern, hedgerow network and Tymon Lane (a narrow laneway, built on an esker, enclosed by trees), which runs parallel to the M50 throughout the length of the Tymon portion of the park.</p> <p>Landcover Much of the original field pattern and hedgerows are intact. Most of the eastern parkland has been developed as sports pitches and open grassland with a significant tract of urban forest, mainly broadleaf, lakes and pedestrian paths scattered throughout. On the south-western side of the M50, the parkland is significantly more landscaped, with larger tracts of mixed urban forests, a children's playground, landscaped areas and artificial lakes. The River Poddle flows through the park from west to east and feeds the lakes in both sections.</p> <p>Tymon Park is a large tract of open space with dense urban forestry in a built up area and its landscape character type is urban parkland. The park provides a wide variety of habitat types for a broad range of flora and fauna.</p>	<ul style="list-style-type: none"> Continue to develop and maintain Tymon Park to a high standard.

Landscape Character Area Description	Strategy
<p>11. Firhouse The Firhouse area is defined by its close proximity to the suburban housing estates of Firhouse, Ballyboden and Edmondstown, and the R113 to the south. The newly constructed portion of the M50 runs through the area, which is well served by the R116, R115 and R113. A significant amount of development is taking place in the Ballycullen and Woodtown areas where a large proportion of lands are zoned for residential development and amenity.</p> <p>The landscape still retains a highly rural quality due to the large amount of urban parkland and the close proximity of the Dublin Mountains.</p> <p>Landcover A large proportion of the land in the Firhouse character area is urban parkland at St. Enda's and Marlay Park in the east of the area, where there are dense mature broadleaf woodlands. Remnants of the old Marlay estate are still evident in the parkland area.</p> <p>A significant proportion of the landscape area is also taken up by the Clarkstown, Edmonstown and Rathfarnham Golf Courses which are important landscape features, clearly distinguished by landscaped greens and mixed planting which is quite dense in areas.</p> <p>The remainder of the land is grassland with the original field pattern and hedgerows still intact. Tree cover is mainly in the form of hedgerow trees, mixed planting in the golf course and mature woodlands in the parks. There is also a small wooded area of broadleaf trees bordering the Owendoher River.</p> <p>The main landscape character types are upland urban fringe farmland and urban parkland.</p>	<ul style="list-style-type: none"> Conserve all areas with mixed or broad-leaved planting.

Landscape Character Area Description	Strategy
<p>12. Bohernabreena</p> <p>A large character area that has its northern boundary at the urban fringe at Oldcourt, Woodtown and Newtown and extends southwards into the Dublin mountains, culminating at Kippure (Co. Wicklow), in the southern tip, which is surrounded by the Wicklow Mountains. The R114 and the Ballymorefinn Road that run along the western edge of the Glenasmole reservoirs bound it to the west. To the east it is partially bounded by the R116, which runs into the Wicklow Way. This area is the most mountainous in Dublin and is also where the River Dodder rises, feeding into the reservoirs at Bohernabreena and giving rise to the picturesque linear parks along the Dodder Valley. The Military Road (R115) also runs through this Landscape Character Area giving access to the woodlands, heaths and peatlands of the Dublin and Wicklow Mountains. The area is steeped in local history and has mountain peaks throughout.</p> <p>Landcover</p> <p>There are a number of landscape types within this area. At the urban fringe and towards the north of the area, there is urban fringe and upland farmland. Here the dominant features are the small-scale field pattern with intact hedgerows, some lush green pasture and rough grazing.</p> <p>To the south the land is almost all mountainous and landscape types are mountain heath and mountain woodland. To the northwest of the area there are coniferous plantations at Mountpelier, Kilakee and Cruagh, where there are trails and parking facilities for the public to avail of the scenic amenity.</p> <p>In the centre of the area, there are patches of deciduous woodland, there is also mixed planting following the course of the Dodder and at the banks of both the Bohernabreena reservoirs, which were constructed in 1883 and 1887 to increase and improve the supply of water to Dublin city.</p> <p>The reservoirs themselves are very scenic and a distinctive landscape feature and are surrounded by small-scale field pattern on either side. Towards the south of the area the mountain peaks are higher and mountain heath and peat land is dominant. Brooks dissect the mountain slopes of Corrig, Seefingan and Kippure and the steep slopes of Kippure are exposed, with erosion prominent on higher ground.</p> <p>There are numerous historic sites and structures in the Bohernabreena area. These include passage and portal tombs, a cist site, graveyard sites, standing stones and the infamous Hellfire Club at Mountpelier.</p>	<ul style="list-style-type: none"> • Cultural heritage including passage tombs, cist site, old graveyard site and the Military Road including any bridges or culverts to be well maintained and preserved. • The scenic quality of the reservoirs to be maintained and preserved. • Amenity facilities to be maintained to a high standard and where possible enhanced and/or extended. • Agriculture – farming lifestyles, where possible, to be maintained, while seeking ways of expanding agribusiness in a manner that does not have significant negative impacts on the landscape. • Buildings – permitted development should be sympathetic in design, scale and mass and residential development should be clustered rather than linear. • Forestry – coniferous plantations at Mountpelier, Kilakee and Cruagh to be carefully maintained to ensure minimal negative impacts on the landscape.

PART 5

Appendices





South Dublin County Council

Development Plan 2004-2010

Appendix 1: Contents of Development Plans: Requirements of Planning Act 2000



Appendix 1

Contents of Development Plans - Requirements of Planning Act 2000

The Planning and Development Act, 2000 provides for the following in relation to Development Plans:

- Planning Authorities must make a Development Plan for their entire functional area every 6 years.
- Planning Authorities must co-ordinate the objectives of the Development Plan with the objectives in the plans of neighbouring authorities and the Plan must also be consistent with national and regional policies.
- The Plan must set out an overall strategy for the proper planning and sustainable development of the County.
- The Development Plan may indicate that specified development in a particular area is subject to the making of a local area plan.
- The Plan shall include an assessment of the likely significant effects on the environment of implementing the plan.
- The Planning Authority has a duty to take such steps within its powers as may be necessary for securing the objectives of the development plan.
- Within two years of making the Plan, the Manager must report to the Elected Members on the progress achieved in securing the mandatory objectives set out in section 10 of the Planning Act.
- Within four years of making a Development Plan, the Planning Authority must give notice of its intention to review the Plan and to prepare a new Plan. This date, and the date of completion of the process are now fixed.
- There is no presumption that land zoned in a Development Plan will remain so zoned in any future Plan. There will also be no right of compensation where land is “re-zoned” or is no longer zoned in the future, save in limited circumstances.

Section 10 of the Act requires that a Development Plan shall include Objectives relating to the following:

- the zoning of land for the use solely or primarily of particular areas for particular purposes (whether residential, commercial, industrial, agricultural, recreational, as open space or otherwise, or a mixture of those uses);
- the provision or facilitation of the provision of infrastructure including water supplies, waste recovery and disposal facilities, waste water services, and ancillary facilities, transport, energy and communication facilities;
- the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites which may be prescribed for the purposes of this paragraph;
- the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population;
- the preservation of the character of the landscape, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest;
- the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
- the preservation of the character of architectural conservation areas;
- the development and renewal of areas in need of regeneration;
- the provision of accommodation for travellers, and the use of particular areas for that purpose;
- the preservation, improvement and extension of amenities and recreational amenities;
- the control, having regard to the provisions of the Major Accidents Directive of - (i) the siting of new establishments, (ii) modification of existing establishments, and (iii) development in the vicinity of such establishments, for the purposes of reducing the risk, or limiting the consequences, of a major accident;
- the provision, or facilitation of the provision, of services for the community including, in particular, schools, creches and other education and childcare facilities.

Appendix 2

Plans, Guidelines and Strategies for Consideration in Making Development Plans

National Plans, Guidelines, and Strategies

A Development Plan shall in so far as is practicable be consistent with national plans, and strategies which relate to proper planning and sustainable development of the area covered by the Plan. In addition, Development Plans should have regard to any policy guidelines issued by the Minister for the Environment, Heritage and Local Government, which would have a bearing on proper planning and sustainable development. National Guidelines and Strategies considered when preparing this Development Plan include:

- **The National Spatial Strategy 2002 -2020, 'People, Places and Potential'**, DOELG, 2002
- **Ireland - National Development Plan 2000 – 2006**, GOI, 1999
- **Sustainable Development: A Strategy for Ireland**, DOE, 1997
- **Towards Sustainable Local Communities: Guidelines on Local Agenda 21**, DOELG, 2001
- **Principles for Sustainable Development**, Comhar, The National Sustainable Development Partnership
- Guidelines for Planning Authorities published by the DEHLG including: **Residential Density** (1999), **Retail Planning** (2000), **Childcare Facilities** (2001), **Draft Landscape and Landscape Assessment** (2000), **Housing Supply** (2000), **Draft Wind Energy Development** (2004), **Tree Preservation** (1994), **Telecommunications Antennae and Support Structures** (1996), and **Draft Architectural Heritage Protection** (2001), **Draft Sustainable Rural Housing** (2004), **Quarries and Ancillary Activities** (2004).
- **Traffic Management Guidelines Manual (2003)**, DOELG, DOT and DTO.
- **Action on Housing**, DOELG, 2000

- **Building an Inclusive Society, Revised National Anti-Poverty Strategy**, Department of Social and Family Affairs, 2002
- **National Climate Change Strategy**, DOELG, 2000
- **Waste Management – Changing Our Ways**, DOELG, 1998
- **National Hazardous Waste Management Plan**, Environmental Protection Agency, 2001.
- **National Children's Strategy: Our Children – Their Lives**. Department of Health and Children, 2000
- **Framework Principles for the Protection of the Archaeological Heritage**, Department of Arts, Heritage, Gaeltacht and the Islands, 1999
- **National Heritage Plan**, Department of Arts, Heritage, Gaeltacht and the Islands, 2002
- **National Biodiversity Plan**, Department of Arts, Heritage, Gaeltacht and the Islands, 2002.
- **DTO Strategy 2000-2016, A Platform for Change, Final Report**, Dublin Transportation Office, 2001
- **Retail Planning Strategy for the Greater Dublin Area**, 2001
- **Waste Management Plan for the Dublin Region 1999 – 2003**
- **Dublin Region Water Supply Strategic Study**, 1996
- **Draft Greater Dublin Strategic Drainage Study**, 2004
- **Water Quality Management Plan for the Dublin Region**
- **Air Quality Management Plan for the Dublin Region**, 1999

Regional Plans and Strategies

The Planning and Development Act, 2000 requires that a planning authority shall have regard to any regional planning guidelines in force for its area when making and adopting a development plan. The Council has had regard to the **Regional Planning Guidelines for the Greater Dublin Area 2004-2016** and the **Strategic Planning Guidelines for the Greater Dublin Area** and other regional plans and strategies in the preparation of this Development Plan:

- **Regional Planning Guidelines for the Greater Dublin Area 2004 - 2016**,
- **Strategic Planning Guidelines for the Greater Dublin Area 2000 - 2016**, 1999 and Updates 2000, 2001 and 2002

Adjoining Local Authorities.

The Planning and Development Act, 2000 states that in making a Development Plan, a Planning Authority shall have regard to the development plans of adjoining planning authorities. It shall co-ordinate the objectives in the Development Plan with the objectives in the plans of those authorities except where the planning authority considers it to be inappropriate or not feasible to do so.

A planning authority shall also take into account any likely significant effects the implementation of the plan may have on the area of any adjoining planning authority.

The relevant development plans are -

- **Dublin City Development Plan 1999.**
- **Fingal Development Plan 1999.**
- **Dun Laoghaire-Rathdown Development Plan 2004-2010.**
- **Wicklow County Development Plan 1999.**
- **Kildare County Development Plan 1999.**

Local Plans and Strategies

South Dublin County Council policy documents/plans are also relevant to the Development Plan. These include:

- **Housing Strategy 2001 – 2005**, SDCC, 2001, and as revised for 2004 - 2010.
- **Corporate Plan 2001 – 2006 – ‘Managing the Future’**.
- **County Development Board Strategy ‘A Place for People’** 2002 - 2012.
- **Adamstown Strategic Development Zone Planning Scheme**, SDCC, September 2003.
- **Integrated Framework Planning and Land-use Transportation Study (IFPLUT)** for Tallaght, (Forthcoming), 2003.
- **Integrated Framework Planning and Land-use Transportation Study (IFPLUT)** for Lucan / Clondalkin, (Draft), 2003.
- **Traveller Accommodation Programme 2000 – 2005**.
- Action Area Plans/Local Area Plans including those for **Killinarden/ Kiltipper, Adamstown, Saggart, Ballycullen / Oldcourt, Rathcoole and Newcastle**.
- **Grange Castle/Corkagh Masterplan and Framework Study**.
- Planning Studies – **Liffey Valley Management Plan Review Draft (2003), Glenasmole /Bohernabreena Housing and Planning Study, West Tallaght Study**.
- **Integrated Area Plans for Tallaght and Clondalkin**.
- **Urban & Village Renewal Strategy, 2000-2006**.
- **Waste Management Plan, 1998**.
- **Draft Litter Management Plan 2003 - 2005**.

The plans and programmes of other local bodies are also relevant. These include: North Clondalkin RAPID Action Plan, 2002 and the West Tallaght Area RAPID Action Plan, 2002



South Dublin County Council

Development Plan 2004-2010

Appendix 3: Guidelines on the Siting and Design of Rural Dwellings



Appendix 3

Guidelines on the Siting and Design of Rural Dwellings

These guidelines for dwellings in rural areas are provided to assist intending applicants in their design and siting considerations for individual houses in the countryside.

The guidelines are general in nature and are not intended to cover every situation or factor which may arise when siting or designing a house at a particular location.

All prospective applicants are advised to contact the Area Planner prior to lodging their planning application.

The guidelines are in the form of notes and simple sketches of various aspects of design as follows:-

- Siting*
- Roofs*
- Form and Plan*
- Gables*
- Walls*
- Dormers*
- Chimneys*
- Openings*
- Extensions*
- Garages and Outbuildings*
- Gates, Driveways and Site Boundaries*

Siting

Set the house into the Landscape



The house should be tucked into the landscape. Build along the contours not across them.



Siting

Conserve and make use of exciting landscape.

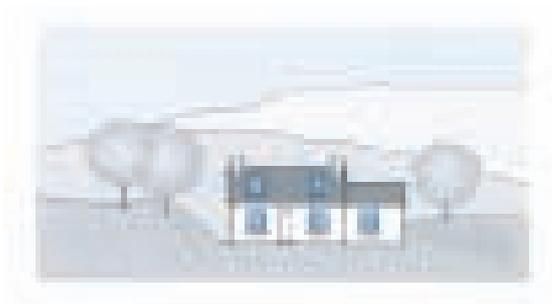
Make use of land contours, existing planting, hedgerow and walls. Build in a sheltered location. Get protection from the wind. make the most of the sun. Avoid exposed positions.



A. Good relationship to the landscape.



B. Avoid this visual prominence.



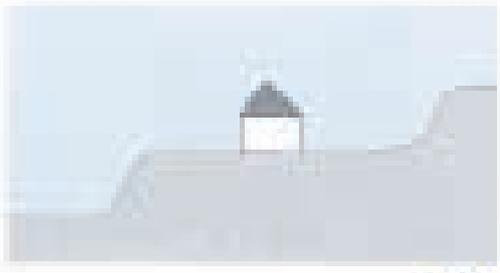
A. This is the traditional setting. The house blends in well, and is sheltered from the wind.



B. This house is exposed to the wind. It has a harsh dominant impact on the landscape. It will suffer from heat loss and discomfort.



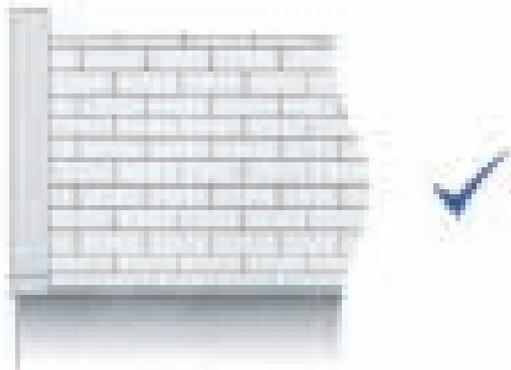
Build into a slope.



Avoid creating platforms.

Roofs

**Roofs are a dominant feature. Generally use slate or asbestos
slate and a pitch of 35 to 45 degrees.**



Roofing materials in dark colours look clean in a rain sodden climate. Avoid concrete tiles and garish colours. Accentuate the roof verges by bringing the gable upwards.



The gable holds the roof and gives it a functional and secure appearance.



The roof overhangs. The gable seems to float.

Form and Plan

Simple forms look best. Use established forms that look solid and confident and anchored in the countryside.



Use house form, scale and detail that respect local tradition.



Avoid complicated roof plans and unfamiliar shapes which can look incongruous and fussy in the rural landscape.



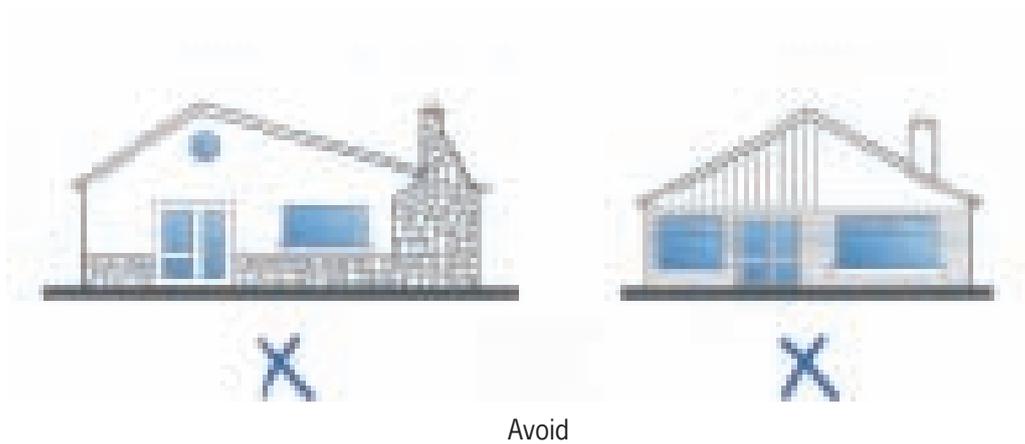
Use single storey forms in areas where they already predominate. A well designed and located single storey form will be less conspicuous in a sensitive landscape.



If you use a two storey form make the most of the roof space for bedrooms. This can reduce the bulk of the house and give the opportunity for well designed windows or dormers at the start rather than as an afterthought.

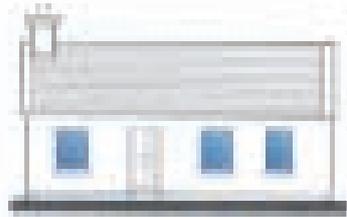
Gables

As with other walls, gables should be predominantly solid. Avoid using the gable as a facade. Use restraint in the number of openings and variety of materials.



Walls

**Use plastered or rendered walls in white or a pale colour.
Keep openings simple and restrained.**



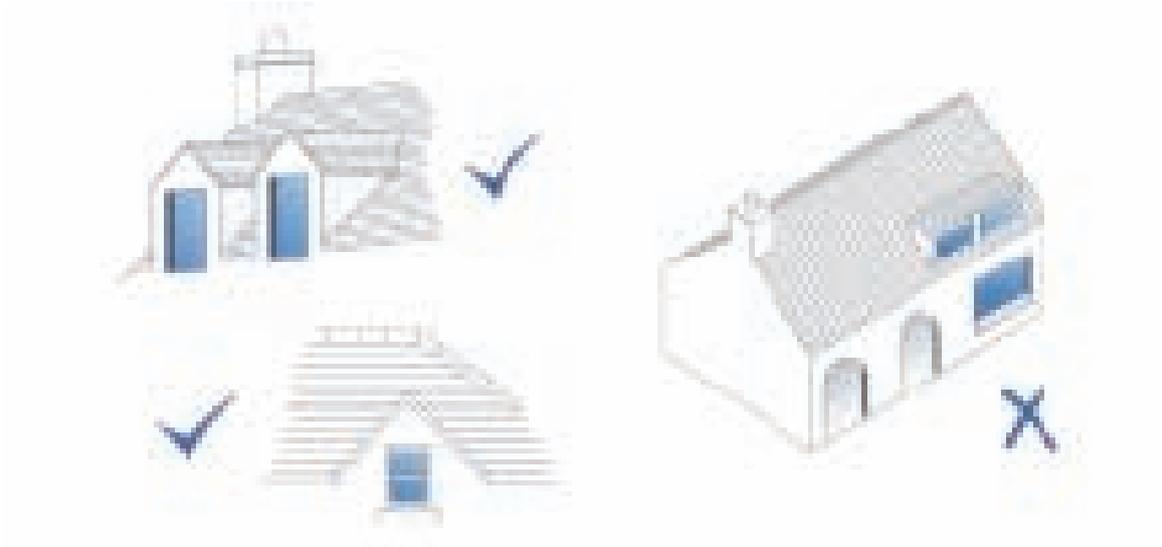
Simple, Elegant, Confident



Avoid this type of design. The wall seems to disappear leaving gaps connected by pillars. To re-establish confidence and emphasis, a clutter of added features have been used, which do not restore the appearance of solidity to the wall.

Dormers

Dormers help make the most of roof space, they can reduce the overall volume of the house and give savings in overall building costs.



Use the same materials as the house. Use a pitched roof. Keep in scale with the rest of the house.

Avoid flat roofed timber sheeted dormers.



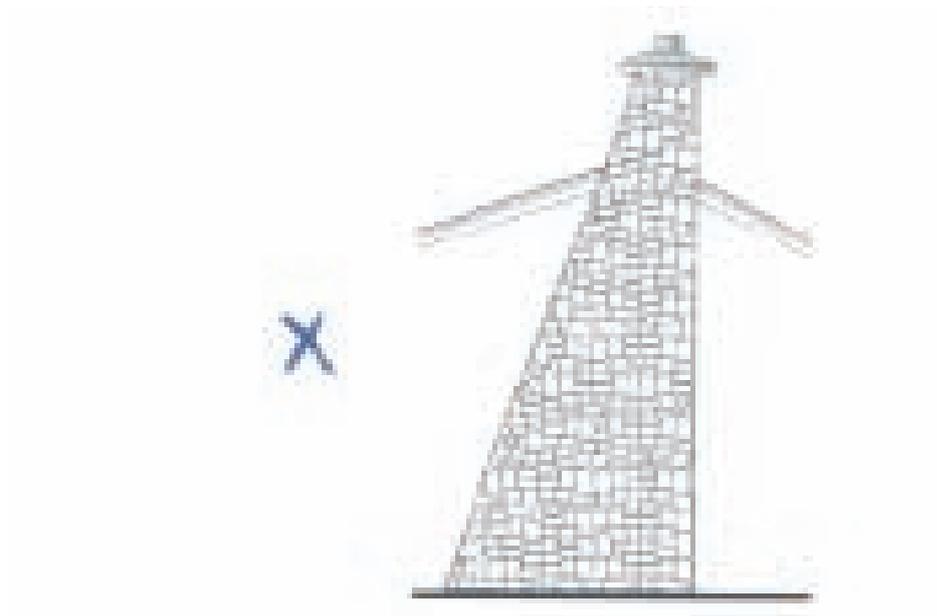
These are best used on a rear elevation so as to keep the simple line of the roof.

Chimneys

Chimneys are important because they are silhouetted against the sky. They should have a strong robust appearance and be in proportion to the dwelling.



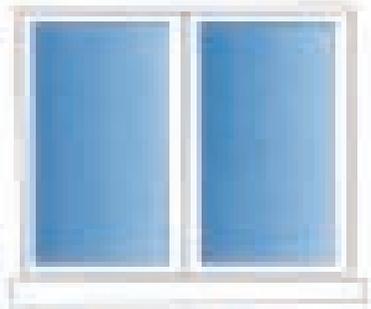
Use deep capping not a thin one.



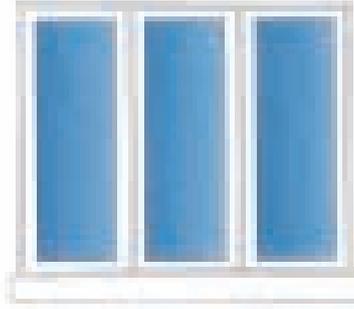
Avoid exaggerated ground to the roof chimneys.

Openings

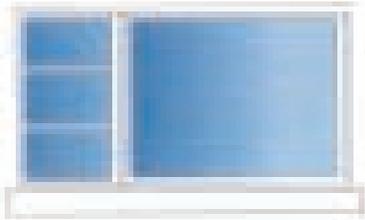
There should be more solid wall so that the windows look like opening in the wall.



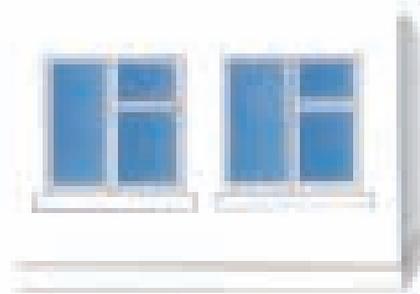
Make individual windows appear higher than they are wide.



Divide large windows vertically.



Avoid windows with a horizontal emphasis.



Avoid windows too close together or very close to a corner.

Openings

The shape of a house together with the relationship between walls and windows and doors gives the house its basic character.

Entrance and Porch



The main entrance should be clearly obvious. If possible it should be away from the prevailing winds. Use a porch. Use the same materials as the house and place the door away from the wind. Use a pitched roof.

Doors



Keep them Simple. Use timber and paint.

Extensions

Build to the side or rear. Use the same materials as the house.



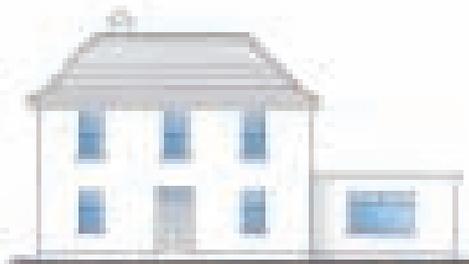
Use a pitched roof.



The extension should look subsidiary to the main house.



Avoid flat roofs.



Or extensions which do not match the main house.



An extension at the rear can create a sheltered patio space.

Garages and Outbuildings

Garages and outbuildings can be as large as or longer than a house and have at least as much visual impact. They can add to the composition and visual appearance or detract from it.



Buildings were traditionally clustered for convenience and to shelter the house.

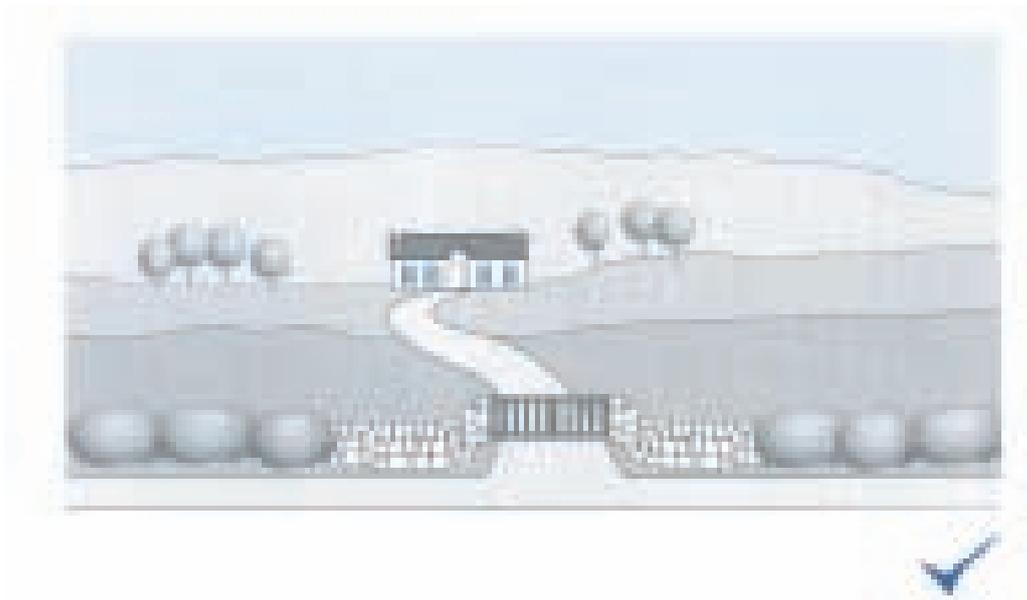


Often a garage will look better set back to read as a separate unit from the house, though still connected to it. This can lend interest and reduce bulk. It emphasises that the house is the important unit and the garage subsidiary.

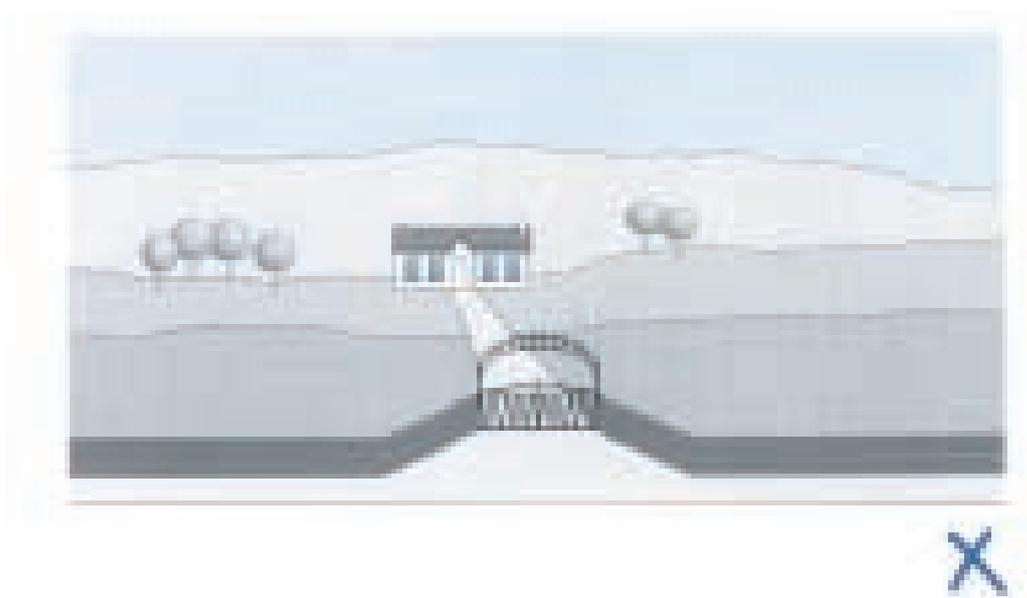


A garage built into the house makes the house look bulky and causes it to stand out in the landscape.

Gates, Driveways and Site Boundaries



The driveway should cross the contours gently. Retain existing walls. Use local materials and designs for gates and walls. Keep existing trees and reinforce existing hedgerows. Plant native and local trees and shrubs.



Avoid a harsh gash of a driveway across a contour. The use of brick walls or concrete block walls or ranch style fencing and gates is inappropriate in a rural setting.



South Dublin County Council

Development Plan
2004-2010

Appendix 4:
Dublin County Council (Lucan Bridge to Palmerstown)
Special Amenity Area Order



Appendix 4

Dublin County Council (Lucan Bridge to Palmerstown) Special Amenity Area Order

Dublin County Council (Lucan Bridge to Palmerstown) Special Amenity Area Order (Confirmation) Order, 1990, S.I. No. 59 of 1990

The Minister for the Environment, in exercise of the powers conferred on him by Section 43(3) of the Local Government (Planning and Development) Act, 1963, hereby orders as follows:-

1. This Order may be cited as the Dublin County Council (Lucan Bridge to Palmerstown) Special Amenity Area (Confirmation) Order, 1990.
2. The Minister for the Environment hereby confirms the Order made on the 9th day of March, 1987, by the Council of the County of Dublin, being the planning authority for the County of Dublin, under the provisions of Section 42 of the Local Government (Planning and Development) Act, 1963, as amended by Section 40 of the Local Government (Planning and Development) Act, 1976, subject to the following modification:-

There shall be excluded from the said Order the hatched area shown on the maps numbered 1 and 2 attached hereto.

Given under the Official Seal of the Minister for the Environment this 8th day of March 1990.

L.S.PADRAIG FLYNN
Minister for the Environment

Local Government (Planning & Development) Acts, 1963 - 1983 Dublin County Council (Lucan Bridge to Palmerstown) Special Amenity Area Order 1987

WHEREAS it appears to us the Council of the County of Dublin, being the Planning Authority for the County of Dublin, that an area within the said County as shown bounded by the inner edge of the grey line on map no. D.P. 87/44 produced to us and authenticated by the signatures of the Chairman of the Council and the Dublin Planning Officer should be declared to be an area of special amenity by reason of

- (a) **its outstanding natural beauty;**
- (b) **the inclusion therein of areas which are of special recreational value, and**
- (c) **the inclusion therein of areas which exhibit a need for nature conservation.**

Now we the Council of the County of Dublin, in exercise of the powers vested in us by virtue of Section 42 of the Local Government (Planning & Development) Act, 1963, as amended by Section 40 of the Local Government (Planning & Development) Act, 1976, hereby declare that the area bounded by the inner edge of the grey line as shown on map no. D.P. 87/44 be an area of special amenity and that it is an objective of the Planning Authority to preserve and enhance the character or special features of the area as more particularly set out

in Schedule 1 attached to this Order and in pursuance of this objective, that no development, other than exempted development and development within the limitations more particularly set out in Schedule 2 attached to this Order, shall be permitted within the said area and save also that this Order shall not affect any subsisting planning permissions, outline permissions or approvals granted in relation to any part of the area affected by this Order. AND we hereby direct that the necessary steps be taken in accordance with the requirements of Section 43 of the Local Government (Planning & Development) Act, 1963.

IN WITNESS whereof the seal of the Council of the County of Dublin was affixed hereto 11th day of March, 1987, in the presence of Chairman/Nominated Member Paddy Hickey and Principal Officer A. Smith.

Dublin County Council Liffey Valley (Lucan Bridge to Palmerstown) Special Amenity Area Order 1987

SCHEDULE 1

Objectives for the Preservation or Enhancement of the Character or Special Features of the Area

1.1 The Council having consulted with local and national organisations, with amenity and naturalist interest groups and with the major local landowners, will produce a Management Plan for the Valley. The Management Plan will establish priorities for the development and enhancement of the area for amenity and recreational use, by way of agreements with landowners, direct works or other statutory procedures. It will include costings for necessary works and acquisitions, and will propose an annual budget and a system for monitoring progress.

1.2 The Council will prepare Tree Preservation Orders where appropriate to protect trees of amenity value.

1.3 The Council will consider, in consultation with the prescribed authorities the making of Conservation Orders to protect any flora and fauna of special amenity value or special interest. The Council will if necessary, take any interim steps for the protection of flora and fauna as are open to it.

1.4 The following items will be considered for inclusion in List 2 in the next review of the County Development Plan. In the interim it will be an objective to secure their conservation.

Oatlands House
 Luttrellstown Gate Lodge, Lower Road
 Thatched Cottage, Summerton Lane
 Anna Liffey Mills
 Brooklawn House, Palmerstown
 Riversdale House, Palmerstown
 Terrace of Houses, Mill Lane
 Mill Building, Rivermount House and Dwelling at foot of Mill Lane
 Weirs at Anna Liffey Mills, Wren's Nest and Palmerstown
 Mill Race from Wren's Nest Weir to Glenside, Palmerstown
 Metal Bridge over River Liffey at Palmerstown
 Graveyard adjoining pre Norman Church at Palmerstown
 Wren's Nest Public House

1.5 It will be an objective to secure the preservation of the sites of geological interest at Hermitage/Fonthill (Goniatite Fossils) and King's Hospital (Mica Impurities based in Limestone Bedrock).

1.6 It will be an objective of the Council to preserve and enhance views and prospects of special amenity value or special interest, in particular views from Lower Road, Rugged Lane, Tower Road and from the Head of the Glen.

The Council will consider making agreements with local landowners to lower or remove walls which obscure views to provide viewing places. The Council will consider serving statutory notices requiring removal of or alteration of hedges where appropriate.

1.7 The Council will consider in detail the need to secure public control over some of the lands in the area covered by the Order with a view to the development of a Liffey Valley Park with public access to the river banks.

1.8 The Council will consider in detail the provisions of public rights-of-way and/or public footpaths along both sides of the river. Public rights-of-way may be created under the Planning Acts either compulsorily or by agreement.

1.9 The Council will seek the removal of items which are injurious to amenity as follows:-

The phased restoration of the landfill site at Waterstown.

The restoration of the tiphead at Palmerstown Lower.

The removal of eyesores/casual dumping at Mill Lane, Glenmaroon, Luttrellstown and Lower Road.

In consultation with the E.S.B. the Council will consider the removal or alteration of power lines so as to minimise their adverse effects on the visual amenity of the area.

1.10 The Council will seek to acquire and restore the metal bridge across the river. The Council will also investigate in detail the need for further pedestrian bridges across the river in conjunction with the provision of new rights-of-way.

1.11 The Council will review the need for major road improvements and new roads in the context of the special amenity value of the area. Detailed consideration will be given to the amenity aspects of new roadworks including the Western Parkway Motorway bridge across the Valley.

1.12 The Council will consider in detail the need for additional carparks in the area and will seek to secure by negotiation with the owners, the improvement of existing carparks in the area.

1.13 The Council will encourage the development of facilities for anglers and canoeists. The Council will consider in conjunction with the Eastern Regional Fisheries Board, the Irish Canoe Union and local fishing and canoe interests, possible conflicts which might arise between the two sports and methods of overcoming these.

1.14 The Council will investigate in consultation with other interested parties, the reconstruction of Glenmaroon Weir (which was washed away in a flood in the 1950s).

1.15 The Council, having regard to the Water Quality Management Plan which has been commissioned by Eastern Regional Development Organisation from An Foras Forbartha, has an objective that the availability of compensation water be not reduced below its present level (38 Million G.P.D.).

It is an objective of the Council that the water quality of the river be maintained and that existing outfalls to the river be reviewed and upgraded as necessary.

SCHEDULE 2

Objectives for the Prevention and Limitation of Development

2.1 It will be an objective to restrict new development of a residential, commercial or industrial nature in the area of the Special Amenity Area Order in order to preserve the generally open rural character of the area and protect the natural beauty of the area.

2.2 Development shall be limited to

- (a) the replacement of existing structures by structures of a similar size;
- (b) the provision of extensions or alterations to existing structures;
- (c) the provision of domestic garages, greenhouses, sheds or similar non-residential structures for uses incidental to the enjoyment of the dwellinghouse as such;
- (d) the use of land for recreational purposes, including related recreational buildings, subject to the capacity of the landscape to absorb such uses and buildings.

2.3 Development Control shall be exercised by reference to the following criteria additional to those set out in the County Development Plan 1983:-

- (I) Structures should be of low profile with a horizontal emphasis and should not obtrude on the skyline.
- (II) Structures should be fitted into the contours of the site. Major land mounding will not be permitted.
- (III) Roofs should be pitched, preferably 'A' frame and roofing materials should be dark grey or black in colour.
- (IV) External finishes may be rendered or of indigenous type stone or wood. Brick, imitation stone, split blocks or other decorative finishes will not be permitted. The number and variety of external finishes should be kept to a minimum.
- (V) External colour finishes should be in keeping with traditional colours in the rural landscape.
- (VI) Simple fenestration should be used.
- (VII) Strong emphasis should be given to the landscaping of the site around replacement or new structures so as to soften the environment around the structures and to help blend them into their surroundings.
- (VIII) Site boundary treatment should be carefully considered with existing boundary hedges or walls retained where possible and replaced in similar traditional material. Concrete blocks or brick walls or wire fencing or other decorative finishes will not be acceptable along the front of the site or in other prominent locations.
- (IX) Where development is proposed in areas where steep slopes exist, the slopes must be stabilized so as to avoid the run-off of surplus water and the erosion of soil onto the adjoining lands or roads.

**Appendix 5:
Petrol Stations: Guidelines on
Location and Design**



Appendix 5

Petrol Stations: Guidelines on Location and Design

Introduction

The purpose of this Appendix is to set out the Council's standards for the location and design of petrol stations.

Location Of Petrol Stations

Motorways

In accordance with the provisions of the Roads Acts, direct access onto a motorway is prohibited. The Acts also stipulate that a planning authority shall not grant permission for any development which would provide direct access onto a motorway.

National Roads

The policy of the County Council is that national roads are more than adequately served by existing filling stations. New petrol stations will not normally be permitted on these roads. The Council will normally allow the modernising of existing stations on national roads. No car sales will be allowed at any petrol stations on national routes.

Other Roads

In rural areas, subject to detailed design and traffic considerations, petrol stations are open for consideration only in the immediate environs of rural villages, within the 30 miles per hour zone. In urban areas petrol stations are permitted in principle within County Town, Town, District and Local Centres, or in association with major commercial or industrial developments.

Traffic Safety Standards

A new petrol station will not be allowed on any site where sight visibility at access points is inadequate. Guidance on the minimum sight distance necessary in individual cases can be obtained from the County Council.

Every new petrol station must be laid out in such a way that vehicles are refuelled and wait to be re-fuelled clear of the highway.

The layout of all new or re-developed petrol stations shall permit safe access for delivery tankers (cab plus trailer) and an adequate off-road area will be provided for parking these vehicles safely without obstructing access to pumps, while fuel is being delivered to the petrol station.

The petrol station should not have more than two vehicle openings onto a street. The width of each such opening will not normally exceed 7.6 metres. The street boundary of the station will be defined, except at openings, by a wall or railing to a height of not less than 0.5 metres over the level of the adjoining street.

No pump, hosepipe or other service may be located or adapted so as to serve a vehicle standing on the public street.

Where a petrol station is situated within the 30 miles per hour speed limit zone:

- a) The site frontage will be at least 21 metres and the frontage must be kept clear of any structure (apart from a boundary wall or railing) for a depth of not less than 5 metres from the street boundary of the site.
- b) Where the street width is greater than 15 metres a vehicle entrance or exit should not be sited nearer to a road junction than 33 metres.
- c) Where the street width is less than 15 metres a vehicle entrance or exit should not be sited nearer to a road junction than 23 metres.
- d) Where the junction occurs on the opposite side of the street from the petrol station site, no vehicle entrance or exit may be sited nearer than 23 metres to the junction.

Where a petrol station is situated in the 40 miles per hour or greater speed limit zone:

- a) The site frontage will be at least 45 metres, and the width of the accesses will be 9 metres;
- b) The curve radii at the entrance and exit will be 10 metres.

A petrol station will not be permitted within a distance of at least 150 metres from either a break in the central median between dual carriageways or a junction.

A break in the central median will not be provided in any circumstance to facilitate a petrol station, so that unnecessary and unsafe traffic turning movements can be avoided.

Pedestrian circulation within the petrol station site will be designed by way of clear marking of the pedestrian route or kerbed footpaths so as to prevent conflict with vehicular traffic particularly in the case of traffic leaving the site.

Design and Amenity

A high quality of overall design will be required for all new petrol stations and refurbished existing stations to ensure an attractive development which integrates with and complements or enhances its surroundings.

In situations where the petrol station is likely to have a significant impact either on the built environment as in town and village centres, and areas of historic or architectural importance, or in areas of high scenic quality, the use of standard 'corporate' designs and signage for petrol stations may not be acceptable.

Petrol stations will not generally be permitted adjoining residential areas unless it can be clearly demonstrated that no significant damage to residential amenities will occur by reason of factors such as noise, visual obtrusion, safety considerations or fumes and smells.

Consideration may also be given to the limiting of the hours of operation of petrol stations in these circumstances.

In rural areas petrol stations will not be permitted where they will have a detrimental impact on the surrounding views and prospects, scenery or general amenities.

Hard and soft landscaping, boundary treatment and external finishes to buildings and other structures are important elements in the design of petrol stations. These should be specifically detailed in any development proposals and should be provided in a manner which enhances the appearance of the petrol station and complements its surroundings.

Signs should be limited in number and designed and located so as to generally form part of the buildings or other structures on site. Signs generally permitted include those giving the name of the petrol company and information signs indicating services within the petrol station.

The use of high level signs, signs which project over the footpath, 'fly' posters and bunting will not be permitted. Free standing signs should not project above the height of the forecourt canopy.

The placing of signs of any description on footpaths, grass verges or any part of a public roadway will not be permitted. Such unauthorised signs are likely to be removed by the Council in the interest of traffic safety without prejudice to the Council's powers to initiate legal proceedings.

Similarly, the use of signs which have flashing or intermittent illumination should be avoided.

The forecourt canopy should be integrated into the overall design of the petrol station. It should be designed and sited so that it does not dominate the surrounding landscape and buildings.

Forecourt lighting including canopy lighting should be limited to that which is necessary for the safe operation of a petrol station and should not interfere with the amenities of adjoining premises.

Waste oil collection facilities should be provided at all new petrol stations and garages where ever possible.

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