



CLONDALKIN/CLONBURRIS/GRANGE CASTLE



What are the Issues and Opportunities in YOUR Area?



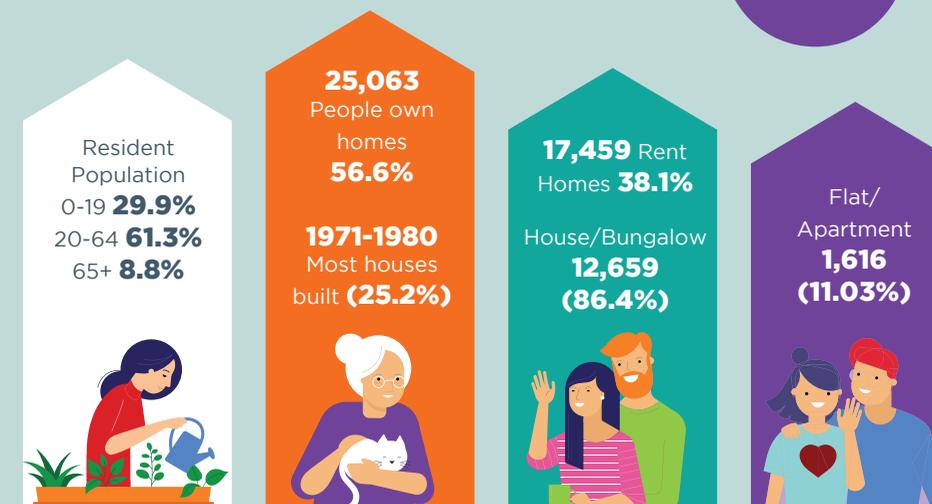
Population Growth & Housing

Total housing stock within the neighbourhood was **27,596 households** (Census 2016).

The new **Clonburris SDZ planning scheme** provides for a further 11,000 new homes within a wider community with retail, employment and services. There is also potential for infill development in Clondalkin village and environs. This area is one of the **strategic growth areas** not only for South Dublin but also for the Dublin Region, providing for compact growth with higher densities along strategic rail corridors and existing and new bus connections.

27,596
Households

44,969
Neighbourhood
Population



Introduction & Context

This neighbourhood is part of the south west strategic corridor and associated growth areas of the Naas Road and the city centre. It lies on the northern side of the N7 economic corridor and generally to the south of the Grand Canal and Kildare rail line. The area is therefore located along a key national transport corridor with Luas, bus and rail as well as pedestrian and cycle links to Dublin City and to the individual settlements within it.

The neighbourhood is diverse, including the **historic village** of Clondalkin to the east and the newly developing areas of Grange Castle (**employment**) to the west with **Clonburris Strategic Development Zone (SDZ)** in the centre with a planned 11,000 new residential units and mixed use.



Built Environment & Place Making

The areas of Clondalkin, Clonburris and Grange Castle will, when fully developed, form part of a **strategic corridor** linking the Naas Road regeneration area to Dublin City. It is important that these areas are mutually reinforcing, complementing and being easily accessible to each other. Clondalkin includes an historic village centre and established communities. There is potential for further infill development and upgrading of the existing retail facilities. It will be important to ensure that any infill is cognisant of its historic setting and adds to the **vibrancy** and **permeability** of the village.

Clonburris is a new development area with an adopted SDZ Scheme setting out a clear framework for development. This Scheme, with planned significant investment in infrastructure and amenities will be a transformative project for the entire neighbourhood, creating a critical mass that will bring a vibrancy to the area, enhance the local economy, create opportunities for inward investment, and support the existing and future generations in the area. New and existing **employment opportunities** in **Grange Castle** are in proximity to the adjacent growing communities and are accessible by rail and cycle/pedestrian routes.

Community Services

Sustainable neighbourhoods are supported by a range of **community facilities** that are fit for purpose, **accessible** and **adaptable** now and into the future.

Educational facilities have an important role to play in developing sustainable and balanced communities. The Council works on an ongoing basis with the Department to ensure that lands are located for schools and that their delivery can be achieved. The recent development of a Secondary School at Kishogue is a welcome addition to the area while 6 new schools are planned within the Clonburris SDZ lands.

A new library will open in north Clondalkin in 2020, providing a much-needed community service.





Modes of Transport of the Day Time Commute



Climate Action & Energy

Future development within this Neighbourhood will aim to **reduce the impact of climate change** at a local level through **settlement and travel patterns, energy use** and the **protection of green infrastructure**. The Clonburris SDZ includes an energy masterplan. This will explore the opportunity of capitalising on the waste heat from the adjacent data centres in Grange Castle for district heating.

The Grand Canal is part of the Green Infrastructure network within the county and beyond and facilitates the ecosystem services approach outlined in the Natural Heritage and Biodiversity strategic issue paper, an important element of climate change mitigation and adaptation. The Grand Canal cycle way and Kildare rail line provide for sustainable transport reducing carbon emissions.

Sustainable Movement

Within this growing neighbourhood, the existing street network has largely developed around the use and popularity of the car. In order to counteract the dependence of the car, future developments at Clonburris will have **direct rail access** at **Kishogue** and at **Fonthill/Clondalkin** railway stations. Future electric/hybrid diesel trains will run through Clonburris providing a more environmentally friendly commute. The **Grand Canal Cycleway** will offer both pedestrians and cyclists sustainable commuting options to Dublin but also create strong linkages within the neighbourhood between employment and residential areas. **BusConnects** will be an important element of sustainable transport in the area. New services will be provided as homes become occupied within Clonburris.

Economic Development

Clondalkin, Clonburris and Grange Castle are well connected in relation to public transport and are identified as an important economic cluster for the county and the overall Dublin region. At present within this neighbourhood, there is an ability to supply major office/research/manufacturing facilities particularly in Grange Castle, which allows for large scale development. Grange Castle is home to some of the world's largest Fortune 500 companies including Pfizer and Google to name but a few. The town of Clondalkin and the Clonburris SDZ are closely linked with Dublin city centre, allowing for movement of goods, services and people easily each day. There is potential within both Clondalkin and Clonburris for the further creation of a mix of employment in the area.

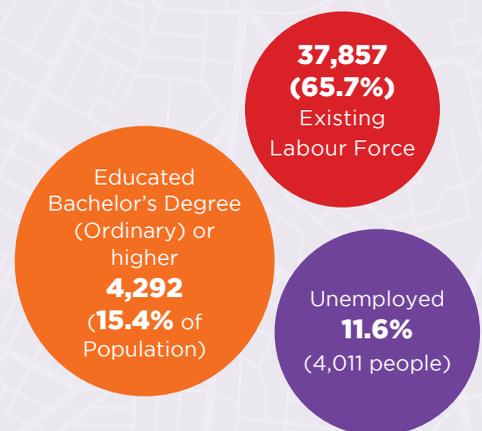
Retail

Clondalkin and Clonburris are currently identified as Level 3 centres in the South Dublin County Retail Hierarchy. The categories and types of uses identified are as follows: *Comparison goods (but no large department stores), leisure activities, cafes and restaurants and other mixed uses, at least one supermarket and ancillary food store alongside financial and other retail services.*

The Mill Centre in Clondalkin acts as the main anchor for retail within the village. The planned distribution of retail and other commercial floorspace in Clonburris is related to the accessibility offered by public transport, with the main retail areas focused around Clondalkin-Fonthill Railway Station and to a lesser extent Kishogue Railway Station.

Tourism

Tourism is a significant **economic driver** and is considered a **key growth sector** in the Irish Economy. An app is in development for Clondalkin Heritage within this neighbourhood, highlighting the historic character of Clondalkin Village. The **Round Tower** and visitor centre in **Clondalkin** provides an education and interpretive/exhibition centre, café and retail facilities alongside a landscaping and planting visitor centre. This neighbourhood has the **ability** to further develop its tourism potential, through assets such as the **Grand Canal cycle route** and further development of Corkagh Park as a new caravan park destination.



Built Heritage

This neighbourhood has rich built heritage comprising of 53 protected structures and 12 recorded monuments/places. The Round Tower situated within Clondalkin Village dates back to the 7th Century.

Clondalkin has been designated as having an **'Historic Urban' Landscape Character** as detailed within the Landscape Character Assessment of South Dublin County (2015). These areas are often nucleated settlements that have a **distinctive historic core**. Many date to either early Christian or Medieval origins. Clondalkin Village is an **Architectural Conservation Area (ACA)** around the historic core including the Round Tower, St Johns Terrace and St. John's Church of Ireland. This grouping of buildings show how the area and important connections of the original monastic settlement continue to provide Clondalkin Village with a strong architectural character.

Natural Heritage & Biodiversity

It is important to maintain and augment as much of the natural heritage and biodiversity within this neighbourhood as possible as new development progresses. Due to the significant ecological corridor that the Grand Canal embodies, it is designated a proposed Natural Heritage Area. The canal and its environs are a key ecological corridor in the county's green infrastructure network, linking Dublin city to the east and Kildare county to the west. A growing population in the area will put greater pressure on the canal and



its existing biodiversity. In this regard, the careful development of the Clonburris SDZ will help to retain and enhance the Green Infrastructure functions of the Grand Canal.

The plan to develop Corkagh Park as a major visitor destination will be cognisant of the potential and need to protect and enhance existing biodiversity in the park. This will have the added benefit of increasing value to the visitor experience.

Infrastructure & Utilities

We can **create efficiencies by targeting investment** through greater alignment of land use and infrastructure. In this neighbourhood, higher residential densities are being achieved in Clonburris with the investment in **public transport** in the form of two rail stations and future bus connections and rail upgrades. Clonburris is one of the biggest development projects in the country and significant infrastructural investment is planned with URDF funding already secured from government.

In addition to sustainable transport reducing carbon emissions, discussed above, Clonburris will have an energy masterplan and will explore district heating networks with Grange Castle.