

ADDENDUM TO

Ballycullen - Oldcourt Local Area Plan Manager's Report on Submissions Received During Draft Consultation Programme



**January 2014
Planning Department
South Dublin County Council**

Introduction

Further to the recommended alterations to the Ballycullen - Oldcourt Local Area Plan as proposed in the Manager's Report submitted to the members of South Dublin County Council on the 13th of January 2014, this addendum document augments some of the recommended alterations for consideration at a Special Meeting of the Council on the 28th of January 2014. The additions have arisen following discussion at the January 2014 County Council meeting and a briefing meeting held between the Manager and Members of the Tallaght and Rathfarnham Area Committees on the 20th January 2014.

The proposed alterations as set out in Table 3 and Appendix 1 of the initial Manager's Report and that are the subject of this addendum are reiterated below under the relevant category headings and items numbers together with additional text shown in **green**.

The augmented alterations should therefore be read in conjunction with the Manager's Report and the Draft Local Area Plan.

TABLE: ADDENDUM TO RECOMMENDED CHANGES TO DRAFT LAP

Heading	Proposed Alteration
Grouped Water Management/ Flooding Issues*	<u>Ballycullen Stream Catchment</u> Alter Draft Local Area Plan in a manner that requires any development proposed within the catchment of the Ballycullen Stream to demonstrate that the majority of surface water generated by the development will be dealt with on-site and that any additional run-off will be directed to a surface water drainage system outside of the Ballycullen Stream catchment. Any additional works required to upgrade or replace existing drainage systems or channels (such as culverts) shall be borne by the developer and shall adhere to SUDS principles. If it is proposed to discharge surface water via the private drainage system that serves Stocking Avenue and Stocking Wood to the east of the Ballycullen Road, this shall be accompanied by documentation that demonstrates consent to access and utilise the private drainage system. No development that proposes to discharge additional surface water run-off to the Ballycullen Stream shall occur until such time as an appropriate Ballycullen Stream Flood Alleviation Scheme is in place.
7. Watercourses And Water Management	
26. Water Management And Flood Risk	
31. Flood Risk Management	
	<u>Sequential Approach</u> - Alter Section 5.3.2 of the Draft Local Area Plan to clarify that the sequential approach sets out to avoid, substitute, justify, mitigate and (where the Justification Test has been passed) manage flood risks and state that any required works to upgrade or replace existing drainage systems or channels (such as culverts) upstream or downstream of a development shall be borne by the developer and shall adhere to SUDS principles. - Alter Objective GI7 of the Draft Local Area Plan to state that site specific flood risk assessment of lands identified as being at risk of flooding will entail Stage 3 Detailed Risk Assessment carried out by suitably qualified and independent hydrological consultants that are acceptable to the Council and, where avoidance of flood risk is not possible, vulnerable uses such as residential, community and commercial uses should be substituted with less vulnerable uses such as parks and open spaces.
	<u>Oldcourt Lands</u> Insert a specific objective and map into Appendix 1 (specific objectives) that identifies the area of potential flood risk around the existing Oldcourt GAA pitches and requires any proposed development that is potentially sensitive to flooding to be subject to the sequential approach of avoid, substitute, justify, mitigate and

	(where the Justification Test has been passed) manage flood risks in accordance with <i>The Planning System and Flood Risk Management–Guidelines for Planning Authorities</i> (2009). These areas will require Site Specific Stage 3 Detailed Flood Risk Assessment including the likely impact of any displaced flood water on third parties. Include a requirement that if it cannot be demonstrated that both the actual and residual flooding issues can be dealt with in an acceptable manner including the impact of any displaced flood water on third parties, then the development of these lands shall be confined to water compatible development only (in accordance with the precautionary approach) such as amenity spaces, outdoor sports and recreation spaces that include SUDS elements and integrate with the SUDS strategy for the Plan Lands. Any required works to upgrade or replace existing drainage systems or channels (such as culverts) upstream or downstream of a development shall be borne by the developer and shall adhere to SUDS principles.
16. Building Design And Heights	Extend Draft LAP restriction of no more than two storeys for new housing backing onto or adjacent to single storey housing or sharing a common boundary (Section 5.5.4) to include new housing in the vicinity of single storey dwellings on the Lower Slope Lands such as Oldcourt Cottages and Ely Drive. Houses located within 44 metres of the rear elevations of single storey cottages in Oldcourt Cottages shall be no more than single storey in height with an allowance for dormer level accommodation.
4. Public Transport Accessibility	Clarify under Section 5.2.5 of the Local Area Plan (Public Transport Accessibility) that bus lay-bys are proposed on the eastern and western sides of the Plan Lands with reference to Figure 5.1 of the Plan and Site Specific Policy in Appendix 1.

*Note: The flood events referred to within the catchment of the Ballycullen Stream in the initial Manager's Report on Submissions Received During Draft Consultation Programme (page 28) relates to flooding in Castlefield, Glenvara, Homeville and Glenlyon.