

Clondalkin

Local Area Plan

Pre-draft Public Consultation Issues Paper

**YOU HAVE A VOICE,
LET US HEAR IT**







WHAT IS HAPPENING?

South Dublin County Council is undertaking the preparation of a Local Area Plan (LAP) for Clondalkin. A first round of public consultation took place in March – May 2023. We are now coming back to you with progress using three scenarios as a tool for further feedback, each with an emphasis on a different theme related to the issues you raised. The purpose of the LAP is to set out a land use strategy for the proper planning and sustainable development of the area. This is done through the development of policies and objectives for the future growth of the village addressing issues such as housing, movement / transportation, retail, heritage, employment, social and community facilities.

These policies and objectives set the framework for future development in the area and, alongside the County Development Plan, will form the basis for assessment of planning applications.

BOOK YOUR PLACE AT ONE OF THE WORKSHOPS

Pre-draft Workshop and Information Session
Take the opportunity to meet the Planning Team preparing the Clondalkin Local Area Plan at one of the two Workshops:

Round Tower Centre, Clondalkin 7th March
7.00-8.30pm

Áras Chrónáin, Watery Lane, Clondalkin 13th March
7.00-8.30pm

or

you can share your thoughts by completing the online survey on the South Dublin County Council Online Portal
<https://consult.sdblincoco.ie/en/surveys>





WHAT IS A LOCAL AREA PLAN (LAP)?

An LAP is a statutory document prepared by the Planning Authority in accordance with the requirements of Sections 18, 19 and 20 of the Planning and Development Act, 2000 (as amended). A LAP must consist of a written statement and a plan or plans that are consistent with the objectives of the County Development Plan, its core strategy, and any regional planning guidelines that apply to the area of the Plan. The LAP will be guided by the Local Area Plans Guidelines for Planning Authorities, 2013.

The scope of the LAP as set out in legislation is limited to spatial development and land use. The role of the LAP is to take a look at land use and how people currently live, move around and use spaces. This is especially important in areas like Clondalkin where further growth is expected.

The plan will also be subject to Environmental Assessments including Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment. The scenarios set out in this public consultation are part of that process of assessment. The outputs and provisions of the ongoing Camac Flood Alleviation Scheme will also be relevant to the future growth of Clondalkin.





CLONDALKIN CONTEXT

Clondalkin is a town characterised by a rich cultural, historical and industrial heritage. Built around the Camac and the Grand Canal, its industrial heritage continues to support tourism and economic development in the town centre. Clondalkin has grown significantly in the last 20 years. This development has generally been peripheral to the town centre but there has also been development of a number of ‘infill’ sites within the central village area. A village centre ‘Health Check’ carried out by the Planning Department revealed that the village is vibrant with low vacancy rates and a strong community spirit. While the village has remained vibrant, there has been increasing congestion on the local road network. Nonetheless, the wide range of small shops and businesses generate significant pedestrian activity despite car dominance on the streets. There is the capacity for approximately 1,500 residential units on lands zoned for development in and around the village centre. Most of this capacity is within the brownfield site behind the Mill Shopping Centre. In addition, the lands along the Naas Road are currently zoned for employment. These larger framework lands are to be subject to more detailed assessment as part of the LAP. As development opportunities emerge during the lifetime of the Clondalkin LAP they will require careful management in the interest of the wellbeing and quality of life of the residents and the protection of the environment and heritage.





Strategic Planning Context

The Clondalkin LAP is intended to provide a framework of detailed planning policies for the growth of Clondalkin, which will be informed through a process of public participation and consultation. The LAP is an important policy framework to be used to manage growth in a way that recognises the need for new housing and employment opportunities while protecting environmental and heritage qualities. Planning done in the right way will help us to meet our climate action targets and to deliver on the concept of a 15 minute city where basic services can be accessed through cycling or walking. The Settlement Strategy of the South Dublin County Development Plan 2022-2028 (CDP) sets out the policies for the development of South Dublin County Council up to 2028 in accordance with population allocations and housing targets set out in the Regional Spatial and Economic Strategy (RSES). The LAP will need to address the policy requirements of the National Planning Framework (NPF) and be prepared in the context of the settlement strategy of the CDP. Census 2022 indicates that the population of the area identified for the Clondalkin LAP was 12,750, with 4,466 dwellings.

It is anticipated that the LAP will need to accommodate circa. 1,500 homes during the period of the Plan 2024-2030.

PUBLIC CONSULTATION

As part of the preparation of the Draft LAP, the Council is engaging in pre-draft consultation to gather ideas and thoughts from the local community and interested parties on the growth and development of Clondalkin. The first round of public consultation was held between March and May 2023. The second round is taking place over March 2024.

The LAP team is now undertaking a second round of public consultation to further explore the issues identified during the earlier public consultation and to explore how we address growth on development lands behind the Mill Shopping Centre and along the Naas Road. This includes an examination of how we address traffic congestion in the village, how to protect Clondalkin's heritage, how to provide for new housing and mixed uses. How growth will be integrated into the existing village and surrounding areas is a key consideration for the draft Plan, ensuring we have sufficient community facilities, green corridors and good accessibility to meet growing needs.



Following these public consultation stages the draft LAP will be developed and go out for public display in September 2024. It will then be for the elected members of the Council to approve, amend or reject the plan.

FIRST ROUND OF PRE-DRAFT PUBLIC CONSULTATION - YOUR RESPONSES

The first round of public consultation with the local community was undertaken in March- May 2023. The four key issues that the community wanted to be considered as part of the future growth of Clondalkin were:

Social and Community Facilities	Movement and Transport	Culture and Heritage	Environment Planting and Biodiversity
			

The community wanted to see improvements in the following areas:

 More footpaths, cycle paths and bike facilities	 Traffic Issues to be addressed	 Culture and Heritage to be restored/maintained	 Independent local businesses
 More green spaces and spaces for biodiversity	 More schools & facilities for a growing population	 The provision of youth spaces and facilities	 Supports and the provision of spaces for the Arts

The Local Area Plan must address areas of planning which, while raised implicitly, were not explicitly raised in this first round of public consultation. These issues include for example the need to plan for population growth, the need to provide new homes for people that want to live in Clondalkin, the need to make better use of underutilised land and the need to prepare for Climate Change.



KEY ISSUES

The Clondalkin LAP is being prepared with the understanding that development and population growth will occur in Clondalkin during the period of this plan in accordance with the compact growth approach as set out in government policy and the County Development Plan 2022-2028. This will mean the construction of at least 1,500 units during the lifetime of the Plan and beyond. Having reviewed infrastructure provision and carried out a high level first round of public consultation, a summary of what the LAP team see as the key issues which need to be considered in the preparation of this Local Area Plan are summarised below.

Housing and Population Growth

The population of Clondalkin LAP area has grown very little over the inter-censal period 2016-2022. It is currently 12,750 (2022), up from 12,669 (2016). This is within the context of the wider Clondalkin area where development is underway on over 1000 units in Kilcarbery to the west and the significant growth area of Clonburris, north of the canal, has just started. When finished, Clonburris will have approximately 10,000 new homes with associated social and community infrastructure. In addition, long term plans are underway for the regeneration of the Ballymount and Naas Road area to the east of the M50, as part of the City Edge project being undertaken jointly between South Dublin County Council and Dublin City Council. This is a long term project and has potential for up to 40,000 new homes.

The Core Strategy of the County Development Plan sets the targeted growth for the County. The growth targeted for Clondalkin is part of that and it is estimated that there is potential for the delivery of approximately 1,500 new homes (3000 persons) over the lifetime of the LAP, 2024-2030. The number of existing residential units in the LAP area is 4,466 (based on Census 2022 Small Area Data). This can be broken down further with 3,517 being houses and 946 being apartments. Most of these houses are typical three bed units within housing estates. The LAP will need to ensure that a mix of house type is available within the LAP area to facilitate different family needs. This may mean that more one and two bed homes are needed to balance the current supply of three and four bed homes. The average age of stock is circa 40 years, with 20.8% of the total stock built between 2001 and 2022.



The first round of public consultation highlighted deficiencies in both affordable and accessible housing options. Some concerns highlighted included a desire to preserve existing housing. A need for thoughtful urban planning and design were highlighted. A desire to prevent high rise developments within the village centre, in order to preserve its character was also evident.



Demographics + Characer Areas Notes:

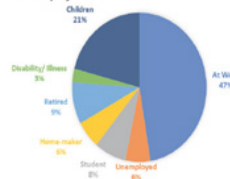
- Clondalkin experienced several phases of residential development;
- Mid-century garden city (approx 10-20dph)
- Late-century low density (approx 15-20dph)
- Boom-era housing estates (approx 30-60dph)
- Modern medium-high density infill (100+dph)
- A large majority of homes are houses/ bungalows.
- The population includes 9% retired, 29% Children and Students; suggestive of a significant daytime population.
- The gross residential density on zoned land is 25dph.
- This residential density varies significantly.
- A large residential population live to the west and north of the LAP boundary.



There are 3 relevant Architectural Conservation Areas (ACAs):

- Clondalkin Village & Environs
- St Brigid's Cottages
- Ballymanagin Lane

CSO Employment Data



o mahony pike
Clondalkin LAP Urban Design + Consumption Study, Clondalkin, South Dublin | Stage 1 (Baseline Report)

Infrastructure and Utilities

Sewer Network

Effluent from the village flows to the 9B Strategic Sewer that is near capacity and is identified as constrained by Úisce Eireann. Capacity upgrades are required. Úisce Eireann has indicated that new connections in the 9B Catchment will be on a first come / first served basis with the local network upgrades to be developer led where there is no project on their Capital Investment Plan. There is an issue with storm water historically discharging into the foul network. New development will have to demonstrate how storm water is being managed and separated to the greatest possible extent from the foul sewer network. Clondalkin is included in Úisce Eireann's City Centre Drainage Area Plan that will develop solutions regarding current network constraints.



Water Supply

Úisce Eireann manages water supply across the Dublin Region. There are currently capacity issues in water supply in the Greater Dublin Area. The granting of connections is the responsibility of Úisce Eireann where each application is considered on its merits and existing capacity at the time of application.

Sustainable Urban Drainage (SuDS)

The implementation of Sustainable Urban Drainage Systems (SuDS) is a nature-based solution to water management that aims to address surface water in a sustainable manner, by utilising and mimicking natural infiltration processes from the environment, reducing the rate of water run-off and improving water quality. Increased open space provision and higher rates of permeable paving helps urban areas to deal with the challenges around water management. The National Planning Framework under RPO 7.12 requires Local Authorities when preparing Local Area Plans to include objectives for the integration of sustainable water management solutions (such as SuDS, nonporous surfacing and green roofs) into new development.

The benefits of SuDS are set out in chapters 4 and 11 of the South Dublin County Development Plan. Groundwater management is another area that requires attention. The Local Area Plan will look to implement policy set out under Policy IE3 of the County Development Plan. The integration of SuDS measures into the LAP is a key factor in addressing climate change issues at the local level.



Electricity Supply

Given the proximity of Grangecastle and the proposed City Edge development to the east of Clondalkin at Ballymount / Naas Road, ESB Networks have acknowledged the long term (post 2040) power requirements for this wider area will be significant and consideration of estimated capacity and provision of electrical infrastructure will need to be given ongoing consideration. At this time, it is not anticipated that there will be capacity or infrastructure issues.

Movement, Mobility and Transport

The National Planning Framework (NPF) informs public and private investment with transport investment set out in the National Investment Framework for Transport in Ireland. Placemaking, sustainable mobility, prioritising alternative forms of transport to car and developing comprehensive walking and cycling are key objectives identified in the NPF and future investment set out in the National Investment Framework for Transport in Ireland documents.

Sustainable modes of transport, starting with active travel (walking, wheeling and cycling) and then public transport, are encouraged over less sustainable modes such as the private car. The intervention hierarchy aims to make best use of existing assets, prioritising maintenance and upgrades to existing infrastructure before new infrastructure.





The Climate Action Plan 2023 requires modal shift if Ireland is to meet its 2030 decarbonisation ambitions to halve emissions by 2030. To do this, high-quality public transport, cycling and walking infrastructure must be provided to reduce reliance on private cars. This will require the adoption of the Avoid-Shift-Improve approach: reducing or avoiding the need for travel, shifting to public transport, walking and cycling and improving the energy efficiency of vehicles.

The GDA Transport Strategy sets out the planned transport infrastructure and policy up to 2040 in the Greater Dublin Area. Key to this in Clondalkin is an improved cycle network. The Local Area Plan will identify two specific routes for the cycle network which have been identified in the Cycle South Dublin list of projects. These routes are the Tallaght to Clondalkin route where it comes within the boundary of the LAP and the Corkagh to Clondalkin route. Currently, funding is available for the Tallaght to Clondalkin route. The GDA Strategy also identifies an improved bus network and service including Bus Connects. In addition, as a post 2042 project it identifies a Luas connection between the Red Cow Luas and Fonthill train station.

The Development Plan sets out particular mode share targets within the timeframe of the Plan which include a 15% mode share for walking, 10% for cycling, 25% for public transport (20% bus and 5% train), and 50% for private vehicles.

The South Dublin County Climate Action Plan has identified Clondalkin as a Decarbonisation Zone (DZ) and has identified a potential emissions pathway for transport emissions within the Clondalkin DZ by 2030, including measures associated with

- Bus Electrification:
- Light & heavy Good Vehicles: reduction in vehicle kilometres
- Car use and active travel: Prioritise active travel (walking, cycling) and public transport throughout Clondalkin DZ to encourage a 39% reduction in car usage or number of kilometres travelled by car. Furthermore, switching 38% of cars in the DZ to EVs.



Surveys carried out in November of 2023 showed traffic volumes in the LAP area (Fig 1 and 2) as being congested due to the level of vehicular numbers and owing to the historic alignment of streets.

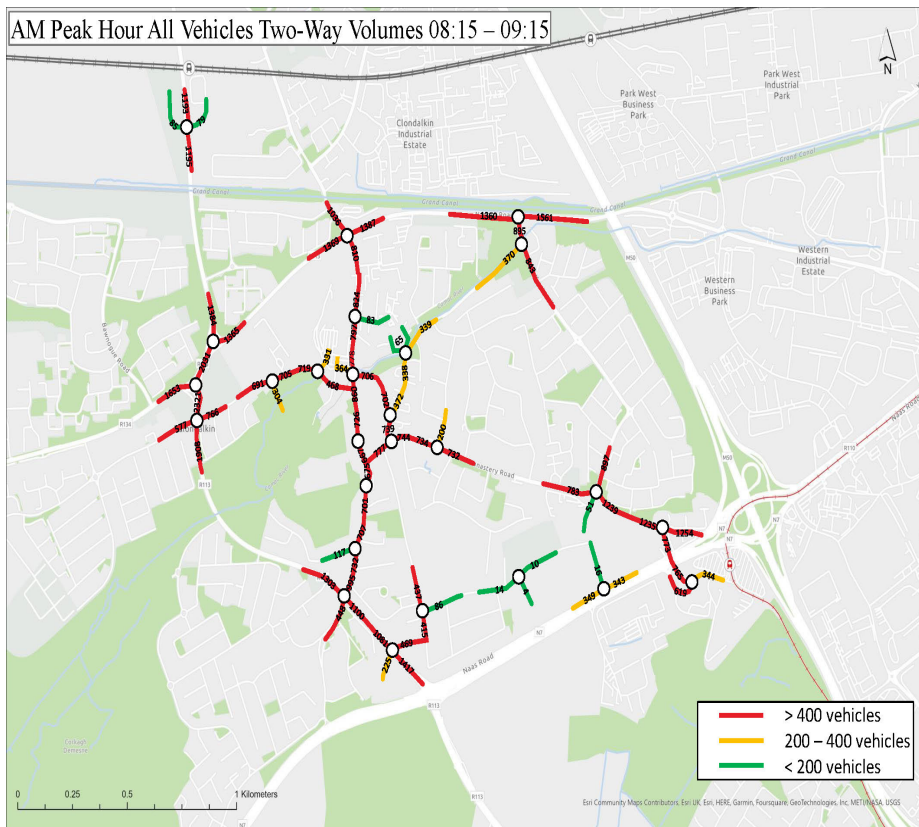


Figure 1 Traffic Volumes in the morning

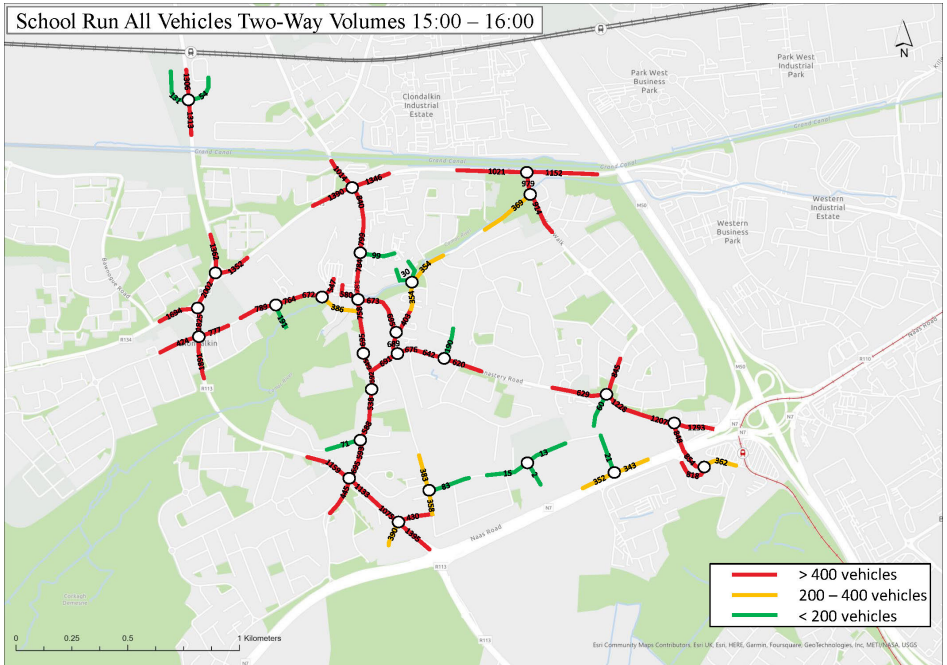


Figure 2 Traffic Volumes afternoon school run

The first round of public consultation indicated a desire for improved active travel options and better public transport connections within the Clondalkin LAP area. This underscores the need for a comprehensive approach towards the mobility network within Clondalkin which can accommodate needs while reflecting the requirement to reduce emissions in line with our climate action targets.



Culture and Heritage

As part of the preparation work for the draft local area plan, the Council has employed Conservation Architects to ensure that the built heritage and associated heritage features are integrated into an overall urban design strategy for Clondalkin. Some of the emerging issues and recommendations are as set out below;

- The need to conserve Architectural Structures and Features in ACA's by preventing the removal of architectural features and detail.
- The need to revitalise the historic built environment and promote architectural conservation encouraging adaptive re-use and restoration of buildings benefiting the entire ACA.
- Ensuring the protection of vantage points and crucial views of important structures in Clondalkin such as the round tower.
- The need to preserve historic walled boundaries and adopting complementary styles to new walls

This issue is further highlighted by the importance that residents place on the preservation of culture and heritage and their desire that future planning should consider historical and aesthetic aspects, preserving the built heritage while integrating new, sympathetic developments.





Community Facilities and Services

The background analysis and public consultation highlighted the need for additional community facilities in the wider Clondalkin area including youth spaces, recreational spaces, art / cultural and community space particularly in light of future growth in the area. As the population grows in this area, there will be further requirement for a community centre within or adjacent to Clondalkin Village, to provide additional programmes and services to the wider community. Standards for community space are set out within the County Development Plan generally as one centre per 8,000 population with a size of approximately 1,200-1,800 sq m. There is some flexibility for a smaller centre where the circumstances are appropriate. The LAP will review the current provision against this standard.

Biodiversity Greening and Open Space

Baseline work as part of the preparation of the draft LAP notes the significant potential for preserving existing biodiversity, making better use of existing parks and open spaces while confirming and extending existing spaces and the links between them. There is also potential for de-culverting the River Camac where feasible. Feedback from the first round of public consultation highlighted keen interest in biodiversity, green spaces, and rewilding. It is a requirement for the LAP to integrate open space, green infrastructure and biodiversity as part of the overall plan for the area. In this regard, the LAP will incorporate the standards already set out in the County Development Plan for open space and the objectives relating to green infrastructure.





Local Economy and Tourism

As part of the baseline study for the Clondalkin Local Area Plan, a health check was carried out to gain an understanding of retail and commercial/service activity in the village centre. A vacancy survey which is a strong indicator of vibrancy was also undertaken. The findings of the ground floor survey 2022 are shown below. The ground floor survey showed a wide range of uses including a strong residential component. Overall Clondalkin has a vacancy rate of 3.2% which is lower than most towns in Ireland. The survey indicated substantial footfall in the village centre but the street network was heavily car dominated and the lack of public realm facilitating interaction between people and which would contribute to the sense of place was lacking.

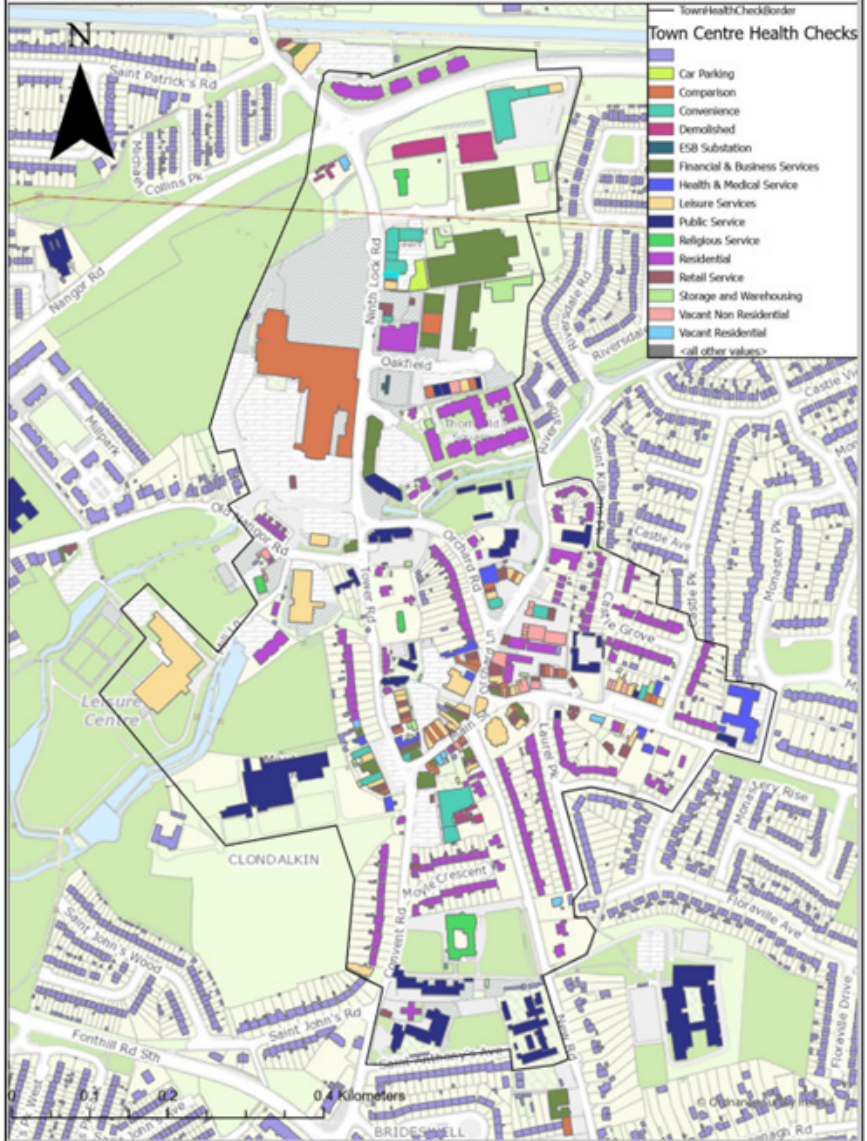
In terms of tourism, Clondalkin is a historic village which attracts a significant number of tourists. Visitor numbers to the Round Tower visitor centre increased from 117,797 in 2019 to 129,998 in 2022.

The LAP presents an opportunity to protect and enhance vibrancy in the village to enhance the experience of those living there and to promote tourism.

Landuse	Floor Level	Number of Buildings	% of total buildings
Comparison	Ground floor	27	5.50%
Convenience	Ground floor	15	3.00%
Retail Service	Ground floor	38	7.80%
Financial & Business Services	Ground floor	36	7.30%
Health & Medical Service	Ground floor	19	3.90%
Leisure Services	Ground floor	14	2.90%
Public Service	Ground floor	33	6.70%
Religious Service	Ground floor	6	1.20%
Storage and Warehousing	Ground floor	19	3.90%
Residential	Ground floor	243	49.60%
Vacant Residential	Ground floor	6	1.20%
Vacant Non Residential	Ground floor	18	3.70%
ESB Substation	Ground floor	3	0.60%
Demolished	Ground floor	13	2.70%

Ground Floor Land Uses: Village Core

Clondalkin Town Health Check 2022



Ground Floor Land Uses: Village Core



Climate Action

The impacts of climate change are already having far-reaching economic, social and environmental consequences. International agreements have been developed to unify national governments in a commitment to reduce the human causes (anthropogenic) of climate change.

The Government of Ireland's Climate Action Plan was published in June 2019 by the Department of Communications, Climate Action and Environment. The Climate Action Plan 2023 (CAP23) is the second annual update to Ireland's Climate Action Plan 2019. This plan is the first to be prepared under the Climate Action and Low Carbon Development (Amendment) Act 2021, and follows the introduction, in 2022, of economy-wide carbon budgets and sectoral emissions ceilings. The plan implements the carbon budgets and sectoral emissions ceilings and sets out a roadmap for taking decisive action to halve our emissions by 2030 and reach net zero no later than 2050, as committed to in the Programme for Government.

Local Authorities are required to publish their own Climate Action Plan. South Dublin Climate Action Plan 2024-2030 (CAP) was recently adopted by the Council and contains a number of actions. Those immediately relevant to Clondalkin are its inclusion as a designated De-Carbonisation Zone. The LAP will align and look to facilitate the actions in the CAP insofar as it can within the remit of a land use plan.

Recommendations from the public in the first round of public consultation included the large-scale deployment of renewable energy technologies and the utilisation of public buildings for solar power generation. The community also highlighted the importance of energy efficiency measures in buildings and promoting sustainable transportation options, such as cycling and public transport.

Furthermore, there was a call for raising awareness about climate change and the importance of individual actions in mitigating its effects.



Flooding

The community expressed concerns about flooding prevention in the area, recognising that while it may not be an immediate concern, future generations could face the consequences of inadequate flooding prevention mechanisms.

The Local Area Plan will be supported by a Strategic Flood Risk Assessment. Separately, the Camac Flood Alleviation Scheme is being undertaken jointly by the OPW, Dublin City and South Dublin County Councils. The LAP team will liaise with the Flood Alleviation Scheme team to ensure that the draft LAP takes account, where known at the time, of any initiatives arising from the Flood Scheme.

SECOND ROUND OF PRE-DRAFT PUBLIC CONSULTATION

Having taken account of the outcome of the first round of public consultation and working with consultants appointed to support the preparation of the Local Area Plan a second round of 'pre-draft' public consultation is now being undertaken. We would like to share with you the preliminary ideas arising from this process, and which will inform the detail of the Draft Plan. Consultants have been appointed to advise on Urban Design and Conservation, Green Infrastructure, Local Transport and Movement, Flood Risk Assessment and Strategic Environmental and Appropriate Assessment.

We want to prepare a plan that recognises and promotes the unique and positive attributes of Clondalkin's identity while addressing the challenges and this will be central to the plan making process. This can only be done with continued conversations and engagement with the local community and therefore your voice is important during this process.





HIGH LEVEL SCENARIOS FOR FUTURE DEVELOPMENT OF CLONDALKIN

Issues raised during the first round of public consultation fell under three broad themes. In order to facilitate discussion these themes were used to create three scenarios for the future growth of Clondalkin.

We know that growth will happen in Clondalkin. These scenarios are being used as a tool to enable further discussion and feedback on how we should prioritise that growth. The scenarios are designed to help consider the question of ‘What if ‘ we take actions that will allow Clondalkin to grow by placing emphasis on a particular scenario theme. The three scenarios put different emphasis on local vitality, healthy environment and built heritage.

To find out more and make your voice heard, take the survey or participate in face to face workshops as shown below:

SHARING YOUR THOUGHTS

Preliminary proposals using scenarios as a way of looking at the priorities for growth, have been developed for you to comment on. You have a voice, and the Planning Department would like to hear it. Share your thoughts on the second round of pre-draft public consultation by attending one of the workshops:

Thursday 7th March
Round Tower Centre, Clondalkin
7.00-8.30pm

Wednesday 13th March
Áras Chrónáin, Watery Lane, Clondalkin
7.00-8.30pm

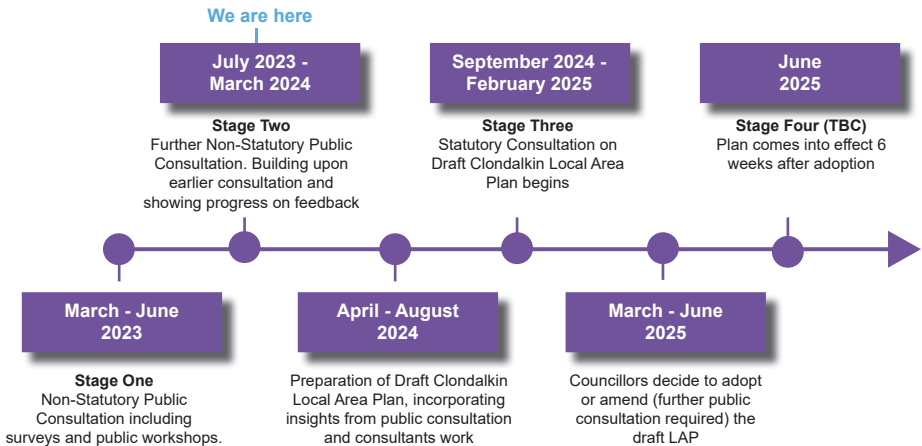
To register to attend one of the round-the-table talks, which will be used to help shape the preparation of the Draft Local Area Plan please go to the South Dublin County Council Online Portal which will be live from 1st March
<https://consult.sdublincoco.ie/en/surveys>

or

you can share your thoughts by completing the online survey on the same portal: <https://consult.sdublincoco.ie/en/surveys>



Clondalkin LAP Timeline



Following the pre-draft public consultation stages, a draft Local Area Plan will be published in September 2024 for further public consultation. The draft Local Area Plan will be accompanied by an Environmental Report prepared as part of a Strategic Environmental Assessment under the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 – 2011, which will take account of a Strategic Flood Risk Assessment for the plan area. The Draft Local Area Plan will also be subject to an Appropriate Assessment Screening under the Habitats Directive (92/43/EEC).

For more information on the preliminary proposals, accompanying video, leaflet, issues paper and more please log on to our dedicated Clondalkin LAP website <https://www.sdcc.ie/clondalkinLAP>

All completed surveys that are received before 12.00am Thursday 28th March 2024 through the online Portal and the findings from the two workshops will be taken into consideration before the making of the Draft Local Area Plan and the preparation of the Environmental Report.