



# A VISION FOR SOUTH DUBLIN'S FUTURE



South Dublin County Council  
Development Plan  
2016 – 2022

Written Statement





## Foreword

The South Dublin County Council Draft Development Plan 2016-22 sets out a vision for South Dublin County to 2022 and beyond. It is the aim of this Draft Development Plan to enhance the development of sustainable communities, encourage growth in business and job creation and ensure a high quality natural and built environment, all of which contribute to making South Dublin County the best possible place in which to live, work and do business.

Over the past number of months, Council staff, in partnership with the Elected Members of the Council, have prepared the South Dublin County Council Draft Development Plan 2016-22, recognising it as the most important planning policy document guiding the future of South Dublin County. The Draft Plan is an evidence-based and robust economic, social, cultural and environmental 'roadmap' for the future growth and development in the County.

The Draft County Development Plan 2016-22 goes on public display as we enter a period of renewed development activity. The need to plan for new housing, employment opportunities, community facilities, transport connections and other infrastructure as well as the protection of our environment and how we can best meet future energy needs, all need to be considered in the context of South Dublin County as a key part of the Dublin Region. The Draft Plan is timely in this regard.

The success of the County Development Plan will depend on the active participation of communities, businesses, residents and members of the public across South Dublin County. The Council carried out public consultation in advance of preparation of the Draft Plan, considering the 'big picture' issues facing the County. At this stage, the Draft County Development Plan 2016-22 has been prepared for public consultation and I now extend an invitation to all interested parties and the public to review the Draft County Development Plan and make a submission, in particular through our dedicated website: [www.southdublindevplan.ie](http://www.southdublindevplan.ie).

We look forward to your valued participation at this very important stage in the making of our new County Development Plan.

**Daniel McLoughlin,**  
*Chief Executive, South Dublin County Council*  
 July 2015





# South Dublin County Council

## Comhairle Chontae Átha Cliath Theas

South Dublin has a total of 40 County Councillors who are elected from 6 electoral areas: Clondalkin, Lucan, Rathfarnham, Tallaght Central, Tallaght South and Templeogue-Terenure, who together form South Dublin County Council.

In accordance with the statutory process for County Development Plan preparation as set out under the Planning and Development Act 2000 (as amended), the Council carried out Pre-Draft public consultation between September and October 2014, Draft Plan public consultation between July and September 2015 and public consultation on Proposed Material Alterations to the Draft Plan between February and March 2016 prior to publication of this County Development Plan 2016-2022.

### COUNTY COUNCIL MEMBERS, JULY 2015

<b>Clondalkin</b>	Breda Bonner <i>Labour Party</i> , Kenneth Egan <i>Fine Gael</i> , Trevor Gilligan <i>Fianna Fáil</i> , Jonathan Graham <i>Sinn Féin</i> , Madeleine Johansson (from April 2016) <i>People Before Profit</i> , Emer Higgins <i>Fine Gael</i> , Gino Kenny (until April 2016) <i>People Before Profit</i> , Eoin Ó'Broin (until March 2016) <i>Sinn Féin</i> , Francis Timmons <i>Non-Party</i> , Mark Ward (from March 2016) <i>Sinn Féin</i>
<b>Lucan</b>	Vicki Casserly <i>Fine Gael</i> , Paul Gogarty <i>Non-Party</i> , William Lavelle <i>Fine Gael</i> , Ruth Nolan <i>People Before Profit</i> , Danny O'Brien <i>Sinn Féin</i> , Ed O'Brien <i>Fianna Fáil</i> , Guss O'Connell <i>Non-Party</i> , Liona O'Toole <i>Non-Party</i>
<b>Rathfarnham</b>	Anne-Marie Dermody <i>Fine Gael</i> , Paula Donovan <i>Fine Gael</i> , Francis Duffy <i>Green Party</i> , Sarah Holland <i>Sinn Féin</i> , John Lahart (until March 2016) <i>Fianna Fáil</i> , Deirdre O'Donovan <i>Non-Party</i> , Emma Murphy (from March 2016) <i>Fianna Fáil</i>
<b>Tallaght Central</b>	Máire Devine (until May 2016) <i>Sinn Féin</i> , Mick Duff <i>Labour Party</i> , Brendan Ferron <i>Sinn Féin</i> , Kieran Mahon <i>Anti-Austerity Alliance</i> , Cora McCann (from May 2016) <i>Sinn Féin</i> , Mick Murphy <i>Anti-Austerity Alliance</i> , Charlie O'Connor <i>Fianna Fáil</i>
<b>Tallaght South</b>	Nicky Coules <i>People Before Profit</i> , Louise Dunne <i>Sinn Féin</i> , Martina Genockey <i>Labour Party</i> , Cathal King <i>Sinn Féin</i> , Brian Leech <i>Anti-Austerity Alliance</i> , Dermot Richardson <i>Sinn Féin</i>
<b>Templeogue-Terenure</b>	Colm Brophy (until March 2016) <i>Fine Gael</i> , Enda Fanning (from May 2016) <i>Sinn Féin</i> , Paul Foley <i>Fianna Fáil</i> , Pamela Kearns <i>Labour Party</i> , Brian Lawlor (from March 2016) <i>Fine Gael</i> , Dermot Looney <i>Non-Party</i> , Ronan McMahon <i>Non-Party</i> , Fintan Warfield (until May 2016) <i>Sinn Féin</i>

# Acknowledgements

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*Graphics by Power Design; Strategic Flood Risk Assessment by RPS; Review of Protected Structures and Architectural Conservation Areas by John Cronin & Associates; Landscape Character Assessment by Minogue and Associates.*

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# STATEMENT PURSUANT TO SECTION 28 OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

Pursuant to Section 28 of the Planning and Development Act 2000 (as amended) it is a requirement of the Planning Authority to append a statement to the development plan demonstrating:

(i) How the planning authority has implemented the policies and objectives of the Minister contained in the guidelines when considering their application to the area or part of the area of the development plan, or

(ii) If applicable, that the planning authority has formed the opinion that it is not possible, because of the nature and characteristics of the area or part of the area of the development plan, to implement certain policies and objectives of the Minister contained in the guidelines when considering the application of those policies in the area or part of the area of the draft development plan or the development plan and shall give reasons for the forming of the opinion and why policies and objectives of the Minister have not been so implemented.

The required statement pertaining to the South Dublin County Council Development Plan 2016 – 2022 is as follows:

Section 28 Guidelines	South Dublin County Council Development Plan 2016 - 2022
<b>Architectural Heritage Protection - Guidelines for Planning Authorities (2011)</b>	<p>The Heritage, Architectural Conservation &amp; Landscapes (HCL) chapter sets out policies and objectives in relation to the preservation and protection of built and natural heritage.</p> <p>These Guidelines are referenced both in Chapter 9 - Heritage, Architectural Conservation &amp; Landscapes and Chapter 11 – Implementation. The Guidelines have informed the objectives relating to the protection of the County's architectural and archaeological heritage.</p>
<b>Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)</b>	<p>The preparation of the Development Plan has had regard to this Guidance document, in particular the Screenings for Appropriate Assessment undertaken for the Plan making process.</p>
<b>Sustainable Residential Development in Urban Areas (2009)</b>	<p>Guidelines for Planning Authorities: Sustainable Residential Development in Urban Areas, 2009 have been considered in the context of Chapter 2 Housing (H) and Chapter 11 Implementation including numerous specific references. These chapters contain specific policies and objectives in relation to residential development, the need for high quality design of residential areas, the use and development of infill, greenfield and brownfield sites.</p> <p>The zoning of lands for Open Space (OS) within the designated Strategic Development Zone (SDZ) for Clonburris, the zoning of lands within the Metropolitan Consolidation Area of the Dublin Gateway at Edmonstown for Rural (RU) and the inclusion of H8 Objective 6 limiting the consideration of Public Transport Corridors in assessing appropriate densities for Outer Suburban locations are considered to provide for an inefficient use of land and conflict with the Guidelines.</p>
<b>Urban Design Manual - Best Practice Guidelines (2009)</b>	<p>These guidelines have been considered in the context of Chapter 2 Housing (H), Chapter 7 Infrastructure and Environmental Quality (IE) and Chapter 11 Implementation including numerous specific references.</p>
<b>Sustainable Urban Housing: Design Standards for New Apartments (2015)</b>	<p>Chapter 2 Housing (H) and Chapter 11 Implementation address design standards for new apartments. Regard has been had to these Guidelines and the dwellings standards and design guidance for apartments in the Guidelines are incorporated in the County Development Plan.</p>
<b>The Planning System and Flood Risk Management (2009)</b>	<p>A Strategic Flood Risk Assessment (SFRA) was prepared for the County in accordance with the provisions of these Guidelines. The Guidelines informed the Plan making process, the content of Chapter 7 Infrastructure and Environmental Quality (IE) and Chapter 11 Implementation of the Development Plan and the implementation of the sequential approach to land use zoning decisions. The provision of 'Enterprise and Employment (EE)' zoning at lands with an identified flood risk at Moneenalion Commons Upper &amp; Collegelands (Baldonnell) conflicts with the Guidelines.</p>

Section 28 Guidelines	South Dublin County Council Development Plan 2016 - 2022
<b>Design Manual for Urban Roads and Streets (2013)</b>	The Design Manual for Urban Roads and Streets (DMURS) informed the preparation of the Development Plan, in particular Chapter 2 Housing (H), Chapter 6 Transport and Mobility (TM), Chapter 7 Infrastructure and Environmental Quality (IE) and Chapter 11 Implementation including numerous specific references to these Guidelines.
<b>Spatial Planning and National Roads – Guidelines for Planning Authorities (2012)</b>	These Guidelines informed the formulation of Chapter 6 Transport and Mobility (TM) and Chapter 11 Implementation in the County Development Plan including specific references to the Guidelines. The provision of access to the N4 (Esker Lane, Tandy's Lane), N7 (Tay Lane) and M50 (Junction 8) in the Six Year Road Programme or the Medium to Long Term Objectives conflict with the Guidelines.
<b>Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment - Guidelines for Regional and Planning Authorities (2004)</b>	These Guidelines informed the Strategic Environmental Assessment (SEA) process for the Development Plan, which outputted an Environmental Report as an accompanying document to the Development Plan. The findings of this strategic work have been integrated into the Plan, contributing towards both environmental protection and management and sustainable development within the County.
<b>Childcare Facilities - Guidelines for Planning Authorities (2001)</b>	Section 3.10.0 of Chapter 3 Community Infrastructure (C) and Section 11.3.11 of Chapter 11 Implementation address the issue of Early Childhood Care and Education and the assessment of same. The formulation of the Plan had regard to the recommendations and requirements of the Childcare Facilities: Guidelines for Planning Authorities 2001.
<b>Development Management - Guidelines for Planning Authorities (2007)</b>	Chapter 11 Implementation has been prepared having reference to the content of the Development Management Guidelines.
<b>Development Plan – Guidelines for Planning Authorities (2007)</b>	The Development Plan Guidelines for Planning Authorities have informed the preparation of this Development Plan. Section 4.13 of the guidelines requires that “the amount of land to be zoned for any particular land use must be clearly based on and justified by a realistic assessment of need”. The Introduction & Core Strategy (CS) identifies a detailed settlement hierarchy for the County together with their designated role. The Development Plan also sets out the planning framework for the future development of the County which is based on an evidence led approach and has been informed by National and Regional Planning Policy.
<b>Quarries and Ancillary Activities (2004)</b>	<p>This County Development Plan had regard to these Guidelines in the preparation of the extractive industry policies and objectives, as detailed in Section 4.7.0 and 11.3.8 of the Plan. In particular, Section 11.3.8 states:</p> <p>‘The development, intensification or diversification of activities relating to the extractive industry will be assessed having regard to the Quarries and Ancillary Activities Guidelines DEHLG, 2004, the nature of the proposal, method of extraction, the scale of activity proposed, the impact on the adjoining road network and its effect on the environment.’</p>
<b>Provision of Schools and the Planning System (2008)</b>	Section 3.11.0 Social Infrastructure and Section 11.3.12 Educational Facilities address education provision in the County. Policies contained in this chapter have regard to the recommendations and requirements of The Provision of Schools and the Planning System, a Code Practice for Planning Authorities, 2008 and also the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009, which highlights the importance of schools and their provision in tandem with residential development. Section 11.3.12 outlines that ‘applications relating to schools and school sites should be assessed with regard to the requirements of The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities (DES & DEHLG, 2008).’
<b>Retail Planning Guidelines for Planning Authorities (2012)</b>	Chapter 5 Urban Planning & Retailing (UC&R) of the Plan addresses retail in the context of the County. The policies, objectives of the chapter and the Retail Hierarchy have been informed by the Retail Strategy for the Greater Dublin Area 2008-2016 and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

Section 28 Guidelines	South Dublin County Council Development Plan 2016 - 2022
<b>Sustainable Rural Housing - Guidelines for Planning Authorities (2005)</b>	The rural housing policy for the County is set out in Chapter 2 Housing (H) and Chapter 11 Implementation was framed in accordance with these Guidelines.
<b>Quality Housing for Sustainable Communities – Design Guidelines (2007)</b>	Section 2.3.4 of Chapter 2 Housing sets out policy and objectives in relation to internal residential accommodation, having regard to the standards and targets contained in Quality Housing for Sustainable Communities (2007) particularly the standards and recommendations that relate to internal amenity/layout, overall unit size, internal room sizes, room dimensions, aspect, sound insulation, communal facilities, storage, sustainability and energy efficiency.
<b>Wind Energy - Development Guidelines for Planning Authorities (2006)</b>	Section 10.2.7 Wind Energy of the Development Plan has been formulated having regard to the Wind Energy Guidelines for Planning Authorities, 2006.
<b>Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities (1996)</b>	Section 7.4 and Section 11.6.2 of the Plan outline the Information and Communication Technology policy and objectives. The formulation of these sections was informed by and is consistent with the Guidelines.
<b>Draft Landscape and Landscape Assessment (2000)</b>	Chapter 9 Heritage, Conservation and Landscape (HCL) and the companion document Landscape Character Assessment of South Dublin County (May 2015) were both drafted in accordance with these Guidelines.



South Dublin County Council

# Development Plan 2016 – 2022

## 1

## Introduction & Core Strategy



# 1

## Introduction & Core Strategy

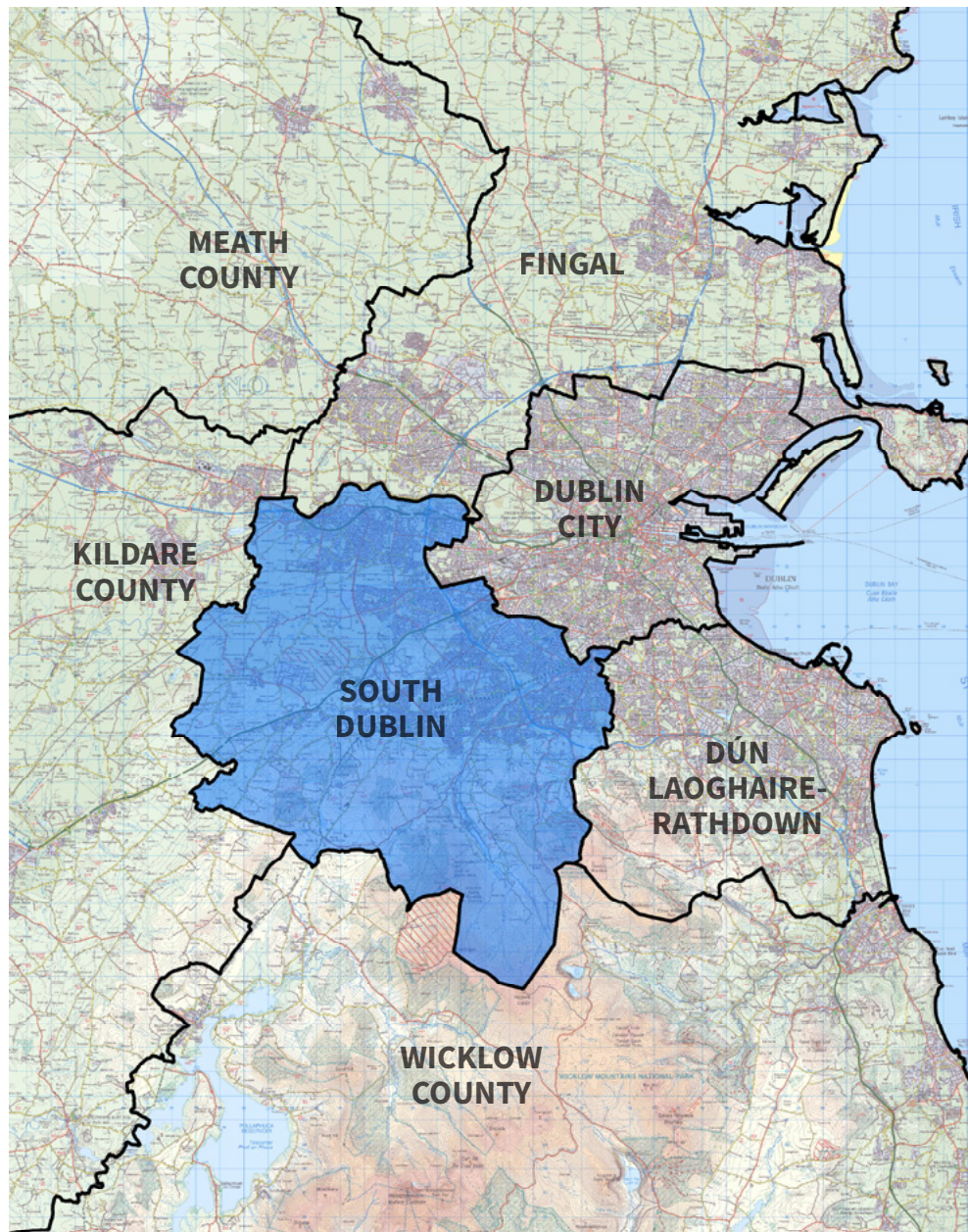
### 1.0 INTRODUCTION

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The South Dublin County Development Plan 2016-2022 has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended).

The Plan covers the administrative area of South Dublin County, which is 223 sq. kilometres in extent. The County extends from the River Liffey to the Dublin Mountains and borders the administrative areas of Dublin City, Fingal, Dun Laoghaire Rathdown, Wicklow and Kildare.



**Map 1.1** South Dublin County Regional Context

The Plan sets out an overall strategy for the proper planning and sustainable development of the County and consists of a written statement and accompanying plans and maps. The plans and maps give graphic representation of the policies and objectives in the written statement. Should any conflict arise between the written statement and the plans and maps, the content of the written statement shall take precedence.

### 1.1.0 STATUTORY CONTEXT

The Planning and Development Act 2000 (as amended) sets out the legislative requirements for the making of a Development Plan. The Act sets out mandatory objectives that must be included in a Development Plan. These include, inter alia, objectives for the zoning of land, the provision of infrastructure, the conservation and protection of the built and natural environment and the integration of planning and sustainable development with the social, community and cultural requirements of the area and its population.

The Planning and Development (Amendment) Act 2010 places an obligation on the planning authority to prepare a 'core strategy' which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines. The Department of the Environment, Heritage and Local Government (DEHLG) issued a Guidance Note on Core Strategies in November 2010.

The County Development Plan is also required to be in compliance with other legislation and guidance, in particular the requirement for Environmental Assessment.

A formal process of Strategic Environmental Assessment (SEA) was carried out as part of the preparation of this Development Plan, pursuant to the requirements of the EU SEA Directive (2001/42/EC) and the Planning and Development (SEA) Regulations 2004 (as amended). The SEA process is an integral part of the preparation and making of the South Dublin County Development Plan 2016-2022. The Development Plan has been systematically assessed and where necessary, amended or environmental mitigation measures are included to address any potential significant environmental impacts that were identified. The SEA Environmental Report is a separate document to be read in parallel with this Plan.

The SEA process is supported by a Strategic Flood Risk Assessment (SFRA) of the County. The SFRA Report provides a broad assessment of flood risk and will inform strategic land-use planning decisions in this and other plans. The Report is a separate document to be read in parallel with this Plan.

In compliance with the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC) and Section 177 of the Planning and Development (Amendment) Act 2010, the impacts of the policies and objectives of all statutory land use plans and projects on certain sites that are designated for the protection of nature under EU legislation, must be assessed as an integral part of the process of drafting the plan. This is to determine whether or not the implementation of the plan policies could have negative consequences for the habitats or plant and animal species for which these sites are designated. This process, known as Appropriate Assessment (AA), is to determine whether or not the implementation of the plan policies or objectives could have negative consequences for the habitats or species for which these sites are designated. A Stage One Appropriate Assessment Screening was carried out in respect of the South Dublin County Development Plan 2016-2022. It concluded that a Stage Two Appropriate Assessment (AA) of the South Dublin County Development Plan 2016-2022 is not required. The Report is a separate document to be read in parallel with this Plan.

In accordance with Section 28 of the Planning and Development Act 2000 (as amended) the policies and objectives of the Minister contained in guidelines issued to the planning authority regarding their functions under the planning acts were considered in the preparation and making of this Plan, and have been implemented in the various chapters of the Plan.

## 1.2.0 Overarching Considerations

The policies and objectives of the County Development Plan are underpinned by the following overarching considerations:

- (a) Quality of Life, with an emphasis on key economic, environmental, social and cultural indicators;
- (b) Prosperity, with an emphasis on contributing to a competitive business environment that supports economic development, job creation and prosperity for all;
- (c) Sustainability, with an emphasis on making better use of key resources such as land, buildings, water, energy, waste and transport infrastructure;
- (d) Health and Wellbeing, by facilitating active and healthy lifestyles with increased opportunities for walking, cycling and active sport and recreation;
- (e) Social Inclusion, with an emphasis on creating socially and physically inclusive neighbourhoods, taking account of the recommendations of The National Disability Strategy Implementation Plan 2013-2015 and Inclusion Ireland's Changing Places campaign; and
- (f) Climate Change Adaptation, with increased emphasis on reducing climate change at a local level through settlement and travel patterns, energy use and protection of green infrastructure.

### 1.3.0 Plan Structure

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For ease of reference the South Dublin County Development Plan written statement is set out in a number of sections, as follows:

#### INTRODUCTION

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The Introduction sets out the role of the County Development Plan, its statutory basis and the structure of the Plan.

#### CORE STRATEGY

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The Core Strategy sets out an overarching strategy for the spatial development of the County over the medium to longer term and will form the basis for policies and objectives throughout the Plan. It translates the strategic planning framework set out in the National Spatial Strategy (2002) and the Regional Planning Guidelines for the Greater Dublin Area (2010), to County level.

#### PEOPLE

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The Housing and Community Infrastructure chapters set out policies and objectives in relation to the supply of housing and the provision of community infrastructure.

#### ECONOMY

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The Economic Development & Tourism and Urban Centres & Retailing chapters set out policies and objectives in relation to economic development, including enterprise, tourism and retail development, and the development of urban centres.

#### INFRASTRUCTURE

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The Transport & Mobility, Infrastructure & Environmental Quality and Green Infrastructure chapters set out policies and objectives in relation to infrastructure provision, including transport, water, wastewater, surface water, waste, telecommunications and the integration and enhancement of Green Infrastructure.

#### HERITAGE, CONSERVATION AND LANDSCAPES

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The Heritage, Architectural Conservation & Landscapes chapter sets out policies and objectives in relation to the preservation and protection of built and natural heritage.

#### ENERGY

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The Energy chapter sets out policies and objectives to promote sustainable energy use and support renewable energy.

#### IMPLEMENTATION

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The Implementation chapter sets out the development standards and safeguards that are required to secure the policies and objectives set out in the Plan.

#### SCHEDULES

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The Schedules include specific items of detail that are referenced in or inform the Chapters, such as the Record of Monuments and Places, the Record of Protected Structures, the Housing Strategy and the Bohernabreena Reservoir and Glenasmole Valley SAC – Areas of Environmental Sensitivity.

#### MAPS

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The Maps give graphic representation of the policies and objectives in the Written Statement. There are 11 no. maps covering the entire area of the County and an index map for reference.



## 1.4.0 Core Strategy

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### 1.4.1 STATUTORY CONTEXT & BACKGROUND

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The Planning and Development (Amendment) Act 2010 introduced a requirement for an evidence based “Core Strategy” to form part of all County Development Plans. The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the Planning Authority and in doing so to demonstrate that a Development Plan and its policies and objectives are entirely consistent with National and Regional development objectives set out in the National Spatial Strategy (2002) and Regional Planning Guidelines (2010).

The Act requires a Core Strategy to include a settlement hierarchy; evidence based population and housing targets for all towns, villages and the open countryside; to demonstrate how future development supports public transport and services; and to demonstrate regard for the Retail Planning Guidelines for Planning Authorities, DECLG (2012).

While the Act does not expressly require core strategies to contain information concerning other land uses such as employment and commercial zones, the Guidance Note on Core Strategies, DECLG (2010) recommends that planning authorities undertake an appropriate level of analysis to ensure that sufficient lands are zoned at suitable locations, taking account of higher level planning policies and required physical infrastructure.

The Core Strategy is to be represented in the written statement, by a diagrammatic map or other such visualisations and in core strategy tables.

### 1.4.2 CONSISTENCY WITH THE NATIONAL SPATIAL STRATEGY (NSS)

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The National Spatial Strategy 2002-2020 sets out a planning framework for the future sustainable development of Ireland. It aims to achieve a better balance of social, economic and physical development and population growth across Ireland, supported by more effective planning.

The NSS favours the physical consolidation of Dublin’s Metropolitan Area as an essential requirement for a competitive Dublin. It seeks to sustain Dublin’s role as the engine of the national economy while strengthening the drawing power of other areas, bringing people, employment and services closer together to create a better quality of life, less congestion, reduced commuting distances, more regard to the quality of the environment and increased access to services like health, education and leisure.

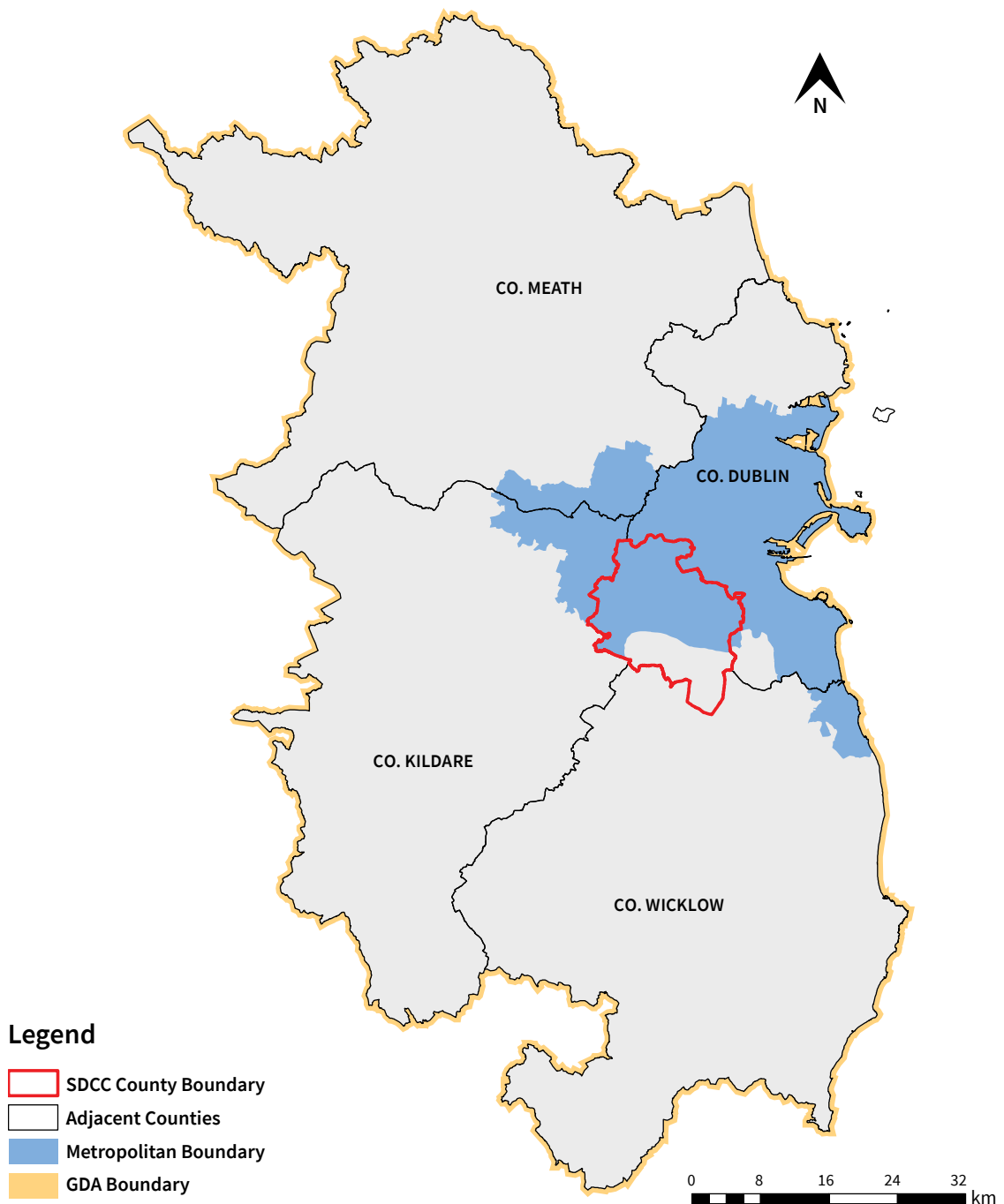
The NSS is currently implemented at a regional level through the Regional Planning Guidelines (RPGs) and at county level through County Development Plans. It is also implemented through other plans and programmes at national and regional level such as the National Climate Change Strategy, the National Development Plan and the Transport Strategy for the Greater Dublin Area 2016-2035. This County Development Plan has been drawn up to be consistent with the National Spatial Strategy.

### 1.4.3 CONSISTENCY WITH THE REGIONAL PLANNING GUIDELINES FOR THE GREATER DUBLIN AREA (RPGs) 2010-2022

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The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 translate the strategic planning framework set out in the NSS to a Regional level and incorporate settlement, retail and economic strategies for the Greater Dublin Area (GDA).

The RPGs distinguish between the built up area of Dublin and its environs and the remaining areas by defining a Metropolitan Area and Hinterland Area. The Metropolitan Area is defined as Dublin City Centre, its immediate suburbs and the built-up areas outside of Dublin City Centre, including a number of proximate major growth towns that are strongly integrated with and connected to the built up area of Dublin. The Hinterland Area is defined as the lands between the edge of the Metropolitan Area and the outer boundary of the GDA and comprises open countryside and a range of designated development centres. South Dublin County is substantially within the Metropolitan Area of Dublin, with the exception of rural uplands to the south of the County, as outlined in Map 1.2. This County Development Plan has been drawn up to be consistent with the said Regional Planning Guidelines.

**Map 1.2 Settlement Boundaries - Regional Planning Guidelines**

The RPG settlement strategy sets out settlement hierarchies for the Metropolitan and Hinterland areas. The policy for the Metropolitan Area is to gain maximum benefit from existing assets through consolidation and increasing densities within the existing built footprint of the City, suburbs and growth towns. Expansion of the footprint should only occur as part of an integrated plan and where there are strong linkages with existing or planned high quality public transport investment. In the Hinterland, growth will be focused into key growth towns along designated multi-modal transport corridors.



#### 1.4.4 REGIONAL PLANNING GUIDELINES (RPG) SETTLEMENT STRATEGY

The Regional Planning Guidelines Settlement Strategy defines the settlement hierarchy for the Greater Dublin Area (GDA), identifying key growth areas within the Metropolitan and Hinterland area and sets out population and housing targets for the GDA on a county by county basis for the period up to 2022. The targets are based on an analysis of population trends and take account of the influence of national and regional policy in any future scenario. The County Development Plan is required to be consistent with the population targets set out in the RPGs.

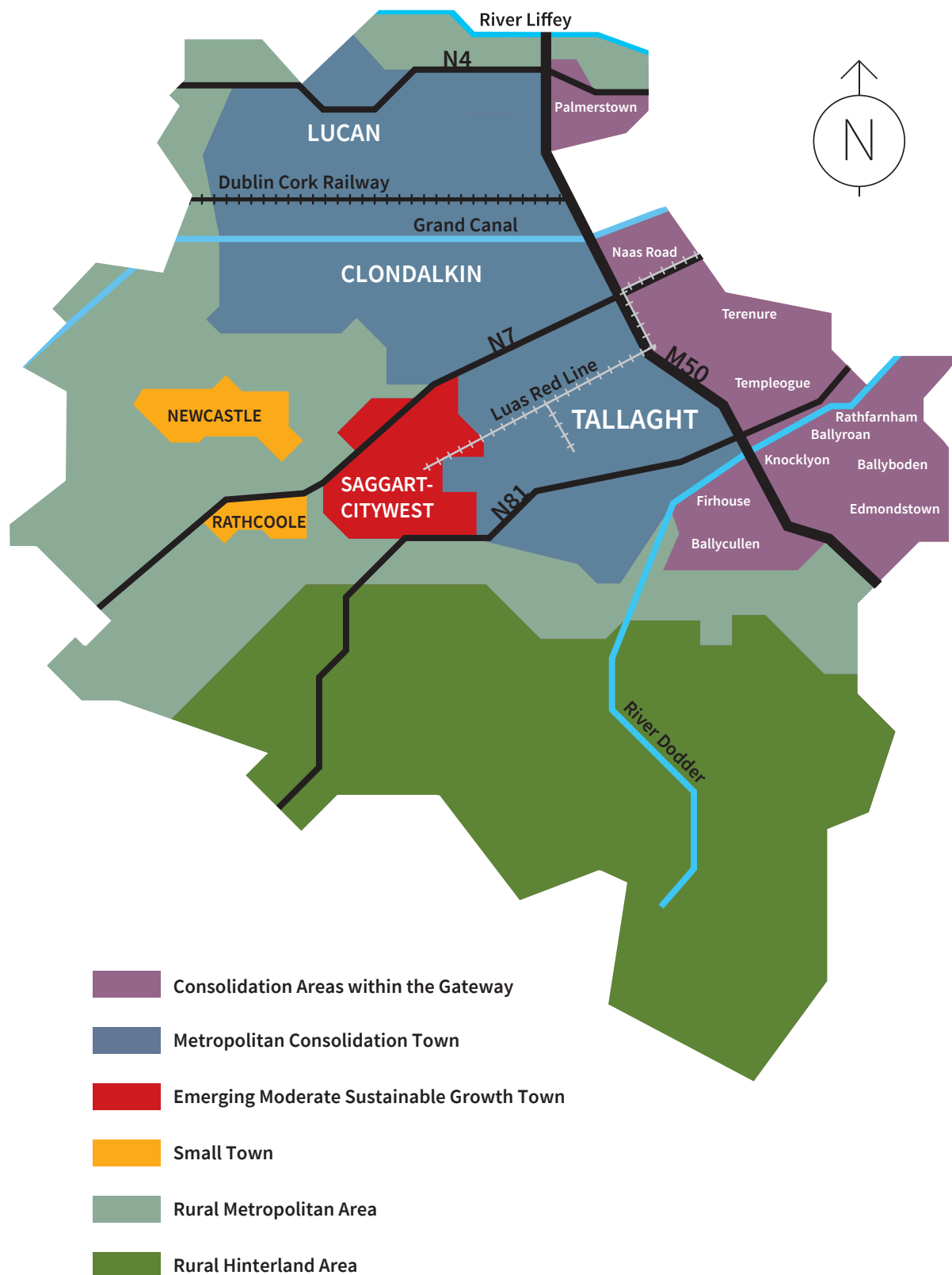
The RPG Settlement Hierarchy identifies a hierarchy of settlement types within the Metropolitan and Hinterland Areas. Table 1.1 summarises the 2010-2022 RPG Settlement Hierarchy, with a description of the type of settlement at each tier in the hierarchy and the locations designated, including the relevant South Dublin settlements. Small Towns and Villages are to be defined at County level, by the County Development Plan.

**Table 1.1: South Dublin Settlement Hierarchy under the Regional Planning Guidelines**

HIERARCHY	DESCRIPTION	LOCATIONS	SOUTH DUBLIN
<b>GATEWAY CORE</b>	International business core and high density population, retail & cultural activities.	Dublin City Centre & Immediate Suburbs	None identified in South Dublin County
<b>CONSOLIDATION AREAS WITHIN THE GATEWAY</b>	Not defined by the RPGs. Considered necessary to address the established inner suburbs that are adjacent to the Gateway Core. Opportunities to strengthen and consolidate through infill and brownfield redevelopment.	Not defined by RPGs. Refers to the established suburban areas between the 'Gateway Core' and the 'Metropolitan Consolidation Towns'.	Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Knocklyon, Firhouse, Ballycullen and parts of Greenhills, Terenure and Rathfarnham
<b>METROPOLITAN CONSOLIDATION TOWNS</b>	Strong active urban places within the Metropolitan Area with strong transport links. These towns should be developed at a relatively large scale as part of the consolidation of the Metropolitan Area and to ensure that they support key public transport corridors connecting them to the City, to each other and to Large Growth Towns in the Hinterland. Long term growth could see them expanding to a population of up to 100,000 people in a planned and phased manner.	Swords, Blanchardstown, Lucan (inc. Adamstown), Clondalkin (inc. Clonburris), Tallaght, Dundrum, Dun Laoghaire, Bray.	Tallaght, Lucan (inc. Adamstown) and Clondalkin (inc. Clonburris)
<b>LARGE GROWTH TOWNS I</b>	Located in the Hinterland Area only. Key destinations, economically active towns supporting surrounding areas, located on multi-modal corridors. A population of up to 50,000 persons is envisaged.	Navan, Naas, Wicklow, Drogheda	None identified in South Dublin County

HIERARCHY	DESCRIPTION	LOCATIONS	SOUTH DUBLIN
<b>LARGE GROWTH TOWNS II</b>	Located in Metropolitan and Hinterland Area. Smaller in scale but strong active growth towns, economically vibrant with high quality transport links to larger towns or Dublin City. A population range of 15-30,000 persons is envisaged for level II Large Growth Towns.	Newbridge, Greystones, Arklow, Cherrywood, Balbriggan, Dunboyne, Maynooth, Leixlip.	None identified in South Dublin County
<b>MODERATE SUSTAINABLE GROWTH TOWNS</b>	<p>(i) In the Metropolitan Area, strong edge of Metropolitan Area district service centres with high quality linkages and increased densities at nodes on public transport corridors. They will continue to have a strong role as commuter locations within the fabric of continued consolidation of the metropolitan area. Growth should be strongly related to the capacity of high quality public transport connections and the capacity of social infrastructure.</p> <p>(ii) In the Hinterland areas, 10k from large town on public transport corridor serving a rural hinterland as market town.</p>	Donabate, Celbridge, Lusk, Rush, Ashbourne, Donshaughlin, Kells, Trim, Kildare, Monasterevin, Kilcullen, Kilcock, Blessington, Athy, Newtownmountkennedy.	<p>None identified in South Dublin County</p> <p>Emerging Moderate Sustainable Growth Town at Saggart/ Citywest (emerging settlement that exceeds RPG population threshold for Small Town and is consistent with characteristics of a Moderate Sustainable Growth Town)</p>
<b>SMALL TOWNS</b>	These towns are largely within the Hinterland Area and yield a population of 1,500-5,000 persons. Levels of growth should respond to local demand and be managed in line with the ability of local services to cater for such growth.	To be defined by Development Plans	Newcastle and Rathcoole align with RPG definition.
<b>VILLAGES</b>	In the hinterland area and rural part of the metropolitan area. Villages with a population of up to 1,000 persons.	To be defined by Development Plans	None identified in South Dublin County

Fig. 1.1: South Dublin County Core Strategy Map



## 1.5.0 Housing Requirements In South Dublin County

### 1.5.1 RPGs AND CSO POPULATION TARGETS

The RPGs translate the national and regional population and housing targets set by the NSS to county level. Legislation requires the County Development Plan to be consistent with the population and housing targets set out in the NSS and RPGs.

The current NSS and RPG targets date from 2009 and are based on demographic data derived from Census 2006. The population target for the Greater Dublin Area is 1,955,800 persons by 2016 and 2,103,900 persons by 2022. Within the GDA, the population target for the Dublin Region is 1,361,200 persons by 2016 and 1,464,200 persons by 2022<sup>1</sup>.

**Table 1.2: NSS/RPG Population Targets for Dublin Region and GDA**

	CENSUS 2011	TARGET 2016	TARGET 2022
<b>Dublin Region</b>	1,273,069	1,361,200	1,464,200
<b>GDA</b>	1,804,156	1,955,800	2,103,900

Source: RPGs and CSO Census

Table 1.3 outlines the RPG population and housing targets for South Dublin County and includes Census 2006 and Census 2011 housing and population figures for comparison.

**Table 1.3: NSS/RPG Population and Housing Targets for South Dublin**

SDCC	Census 2006	Census 2011	TARGET 2016	TARGET 2022
<b>Population</b>	246,935	265,205	287,341	308,467
<b>Housing</b>	87,484	97,298	115,373	137,948

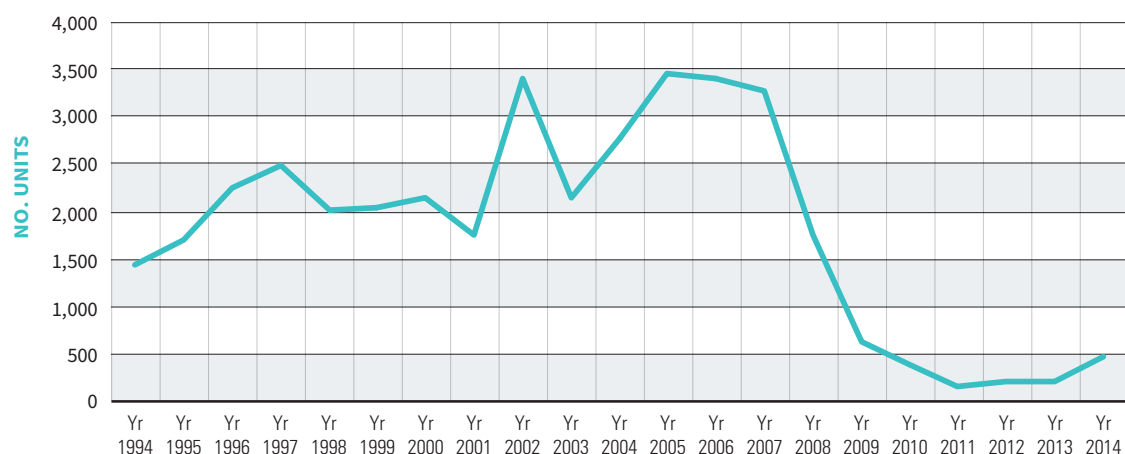
Source: RPGs and CSO Census

The RPG population targets for South Dublin County in Table 1.3 represent an increase of 22,136 persons on 2011 levels by 2016; and an increase of 43,262 persons by 2022.

The RPG housing allocations for South Dublin County in Table 1.3 represent an increase of 18,075 housing units on 2011 levels by 2016; and an increase of 40,650 units by 2022. DECLG Housing Completions data indicates that 1,001 housing units have been completed in South Dublin County between the period of Census 2011 and the end of 2014, giving an estimated housing stock of 98,299 units in January 2015. This leaves a remaining allocation of 17,074 units from January 2015 to the end of 2016 and a remaining allocation of 39,649 units from January 2015 to the end of 2022 to meet the RPG target.

The resulting annual average output of 4,956 units to the end of 2022 is high when compared against historic completion rates in South Dublin County. The annual average output between 2006 and 2011 was 1,963 units; and the estimated average annual output between 2006 and 2015 was 1,200 units (Fig 1.2 refers).

Nationally, housing completion rates have been lower than anticipated by the NSS and RPGs due to prevailing economic conditions. The RPGs acknowledge this and suggest that some of the 2010 to 2016 allocation will be deferred to the 2016 to 2022 period. The RPG housing allocations for South Dublin County are unlikely to be achieved by 2016; with annual completions falling year on year between 2005 and 2013 (Fig 1.2 refers). There was a marginal increase in 2014 reflecting improved economic conditions and completions of up to 1,000 are forecast for 2015 and 2016 respectively. This would give rise to a total forecast housing stock of 100,785 units by the end of December 2016 and would necessitate the deferral of 14,588 housing completions to the post 2016 period.

**Fig. 1.2: SDCC House Completions 1994-2014**

The CSO published Regional Population Forecasts in December 2013, based on demographic data derived from Census 2011. The CSO's most likely scenario (M2F2 Traditional) forecasts lower population growth when compared to the RPG targets. Table 1.4 compares the RPG targets and CSO forecasts for the Dublin Region.

**Table 1.4: Dublin Region RPG Population Target/CSO Population Forecast**

	2011	2016	2021	2022	2026	2031
<b>RPG</b>	1,273,069	1,361,200		1,464,200		
<b>CSO</b>	1,273,069	1,297,000	1,373,000	1,388,200	1,448,000	1,519,000

*Note: CSO do not provide a population forecast for 2022. Figure is based on annual average.*

Table 1.5 and Fig 1.3 compare the RPG population targets for South Dublin against an extrapolation of the CSO forecasts to County level, based on the assumption that South Dublin will continue to hold a 21% share of the Regions population<sup>2</sup>.

**Table 1.5: South Dublin County RPG Population Target/CSO Population Forecast**

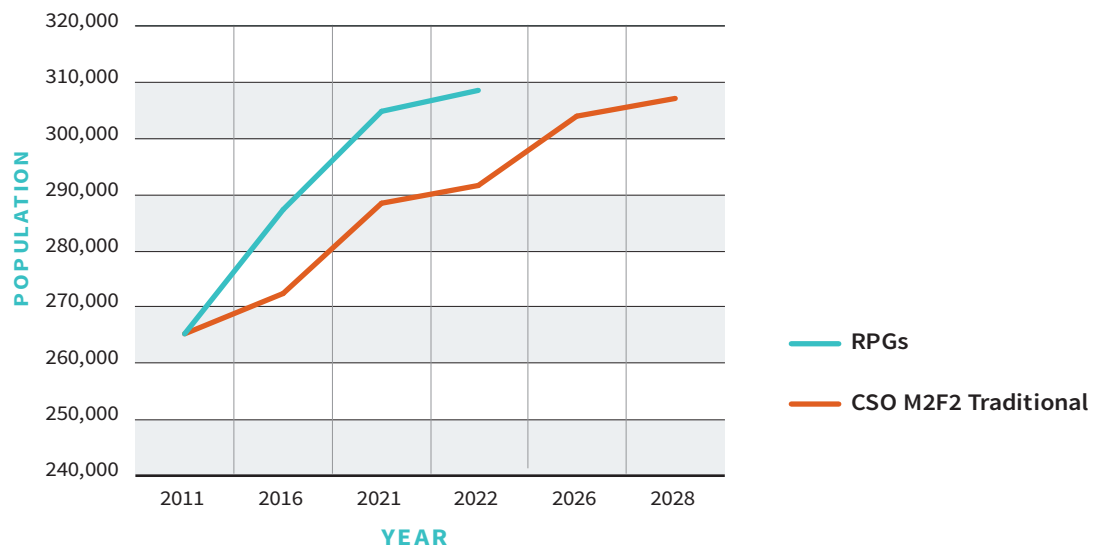
	2011	2016	2021	2022	2026	2028	2031
<b>RPG</b>	265,205	287,341	304,946	308,467			
<b>CSO</b>	265,205	272,370	288,330	291,480	304,080	307,062	318,990

*Note: The RPGs do not provide a population target for 2021 and CSO do not provide a population forecast for 2022. Figures are based on annual averages.*

The RPG target for 2022 of 308,467 persons is 16,987 persons higher than the figure of 291,480 persons extrapolated for South Dublin County from the CSO forecast. Notwithstanding the influence of national and regional policy in any future scenario the RPG target is considered high by comparison.

<sup>2</sup> South Dublin County has steadily maintained a 21% share of the population of the Dublin Region over the last three recorded census periods and this share is reflected in the RPG allocations to 2022.



**Fig. 1.3: RPG and CSO Population Growth Scenarios**

### 1.5.2 RPGs AND CSO HOUSING TARGETS

Tables 1.6 and 1.7 compare the RPG housing allocations for South Dublin against an estimate of housing demand arising from the CSO population forecasts. For consistency the RPGs methodology and assumptions with regard to vacancy rates and occupancy levels in South Dublin have been applied to the CSO data to forecast housing requirements. Using CSO data, a requirement for an additional 32,132 units from January 2015 to the end of 2022 is forecast, which is 7,517 units less than the RPG target.

**Table 1.6: South Dublin RPG Housing Allocation/Estimated CSO Requirement**

	2015	2016	2021	2022	2026	2028	2031
<b>RPG Targets</b>	98,299	115,373	134,186	137,948			
<b>CSO</b>	98,299	109,462	129,022	130,431	136,069	137,404	142,741

*Note: The RPGs do not provide a population target for 2021 and CSO do not provide a population forecast for 2022. Figures are based on annual averages.*

**Table 1.7: South Dublin Housing Required to Meet Growth Scenario**

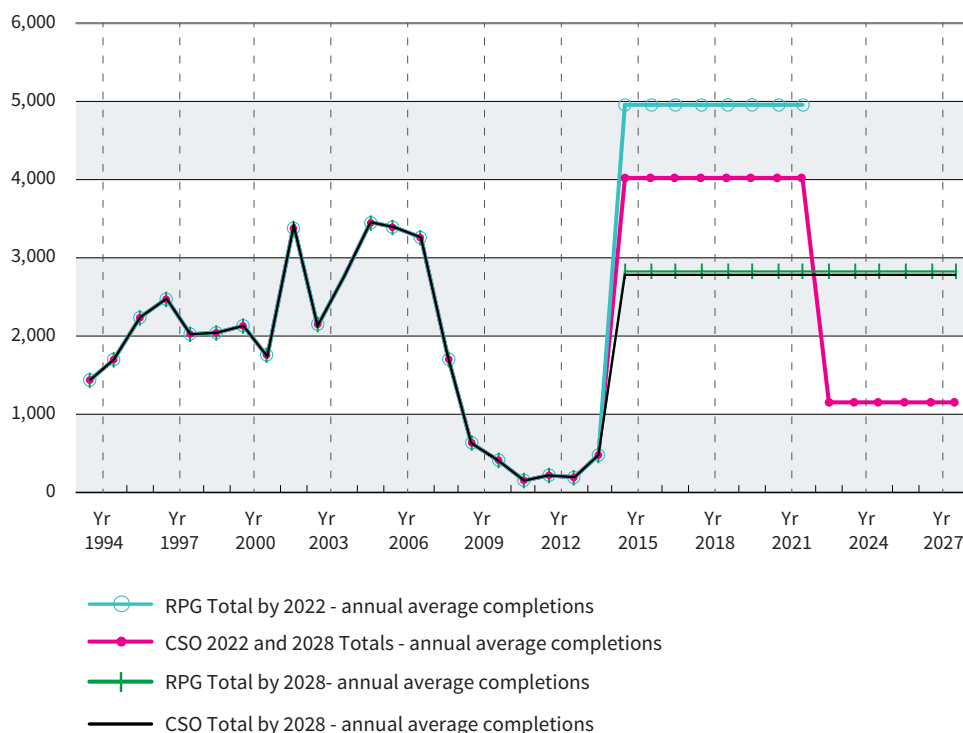
	2015	2016	2021	2022	2026	2028	2031
<b>RPG Targets</b>		17,074	35,887	39,649			
<b>CSO</b>		11,163	30,723	32,132	37,770	39,105	44,442

*Note: The RPGs do not provide a population target for 2021 and CSO do not provide a population forecast for 2022. Figures are based on annual averages.*

The CSO forecast suggests that the RPG housing allocation of 137,948 units is likely to fall over two development plan periods to 2028, representing a further deferral of the RPG allocation. A higher proportion of the expected population growth is forecast in the 2016 to 2022 period with a levelling off thereafter.

Historic completion rates in South Dublin and the future scenarios that would be required to sustain RPG and CSO growth projections by 2022 and 2028 are outlined in Figure 1.4. All scenarios would necessitate a significant increase in the annual rate of housing completions in South Dublin.

The South Dublin County Development Plan 2016-2022 makes provision to accommodate the future growth allocations and to support and facilitate housing development in South Dublin County.

**Fig. 1.4 RPG and CSO Housing Completion Scenarios**

### 1.5.3 HOUSING GROWTH PROJECTIONS

The remaining RPG housing allocation for South Dublin from January 2015 to the end of 2022 is 39,649 dwellings. It is considered unlikely that this allocation will be achieved and a further deferral of the 2010-2016 completions to 2028 is considered more likely, due to economic, market and demographic factors that are outside the control of the Planning Authority. The Development Plan Guidelines for Planning Authorities, DEHLG (2007) state that to ensure continuity of supply of zoned residential land, planning authorities should ensure that at the time of adoption of the Plan enough land is zoned to meet residential needs for the next nine years (2016-2025). The range between the CSO forecast and the RPG target is considered to incorporate an adequate buffer to ensure continuity of supply of zoned residential land over the 9 year period to 2025.

## 1.6.0 Housing Land Capacity

### 1.6.1 2010-2016 COUNTY DEVELOPMENT PLAN

Table 1.8 sets out the housing capacity of zoned lands in South Dublin under the 2010-2016 County Development Plan. The housing capacity of undeveloped sites that have a residential zoning (RES & RES-N)<sup>3</sup> and of undeveloped and underutilised sites that have a housing compatible mixed use zoning (TC, REGEN, VC, DC, LC)<sup>4</sup> is set out.

The Guidance Note on Core Strategies, DECLG (2009) suggest that “any excess (of lands or housing capacity) will not normally include lands identified for strategic long term development as part of Strategic Development Zones or major regeneration sites within key areas”. There are Strategic Development Zone (SDZ) sites in South Dublin County at Adamstown and Clonburris. The full capacity of the Adamstown SDZ site is included, as this site is deemed to be capable of delivery in its entirety by 2022. The capacity of the Clonburris SDZ site and adjacent Local Area Plan (LAP) site is adjusted to 8,000 units, as significant housing completions are unlikely to arise at this location before 2017.

3 Housing Land Availability Data

4 Land use zoning objective codes under 2016-2022 plan.

**Table 1.8:** Remaining Residential Capacity 2010-2016 Development Plan (January 2015)

HIERARCHY	AVAILABLE RESIDENTIAL (HA)	AVAILABLE HOUSING CAPACITY (NO.S)	AVAILABLE REGENERATION LANDS (HA)	AVAILABLE HOUSING CAPACITY (NO.S)	TOTAL (HA)	TOTAL (UNITS)
<b>Consolidation Areas within the Gateway</b>						
Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Edmondstown, Knocklyon, Firhouse/ Ballycullen and parts of Greenhills, Terenure and Rathfarnham.	171	4,576	45	1,956	217	6,532
<b>Metropolitan Consolidation Towns</b>						
Tallaght	36	877	53	2,271	89	3,148
Lucan (inc. Adamstown)	144	8,028	67	99	211	8,127
Clondalkin (inc. Clonburris)	251	9,952	23	796	274	10,748
<b>Emerging Moderate Sustainable Growth Town</b>						
Saggart/Citywest	125	3,619	10	457	135	4,076
<b>Small Towns (within the Metropolitan Green Belt)</b>						
Newcastle	28	701	0	0	28	701
Rathcoole	38	911	2	51	40	962
<b>Rural Areas</b>						
Metropolitan Area					0	0
Hinterland Area					0	0
<b>TOTAL</b>	<b>793</b>	<b>28,664</b>	<b>200</b>	<b>5,630</b>	<b>994</b>	<b>34,294</b>
RPG SHORTFALL						5,355
RPG TOTAL						39,649

## 1.6.2 2016-2022 COUNTY DEVELOPMENT PLAN

Table 1.9 sets out the housing capacity of new zonings under the 2016-2022 County Development Plan. The housing capacity of new residential zonings (RES & RES-N) and allied regeneration zonings (TC, REGEN, VC, DC, LC) is set out. The residential figure incorporates potential for sustainable intensification of up to 2% within established areas.

**Table 1.9: New Residential and Mixed Use Zoning 2016-2022**

HIERARCHY	NEW RESIDENTIAL (HA)	HOUSING CAPACITY (NO.S)	NEW REGENERATION LANDS (HA)	HOUSING CAPACITY (NO.S)	TOTAL (HA)	TOTAL (NO.S)
<b>Gateway Core</b>						
N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Consolidation Areas within the Gateway</b>						
Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Edmondstown, Knocklyon, Firhouse/ Ballycullen and parts of Greenhills, Terenure and Rathfarnham.	0	669	78	2,419	78	3,088
<b>Metropolitan Consolidation Towns</b>						
Tallaght	10	820	58	1,444	68	2,264
Lucan (inc. Adamstown)	4	151	2	26	6	177
Clondalkin (inc. Clonburris)	41*	0^	0	0	41	0
<b>Emerging Moderate Sustainable Growth Town</b>						
Saggart/Citywest	3	120	0	0	3	120
<b>Small Towns (within the Metropolitan Green Belt)</b>						
Newcastle	0	0	0	0	0	0
Rathcoole	5	100	0	0	5	100
<b>Rural Areas</b>						
Metropolitan Area				75		75
Hinterland Area				25		25
<b>TOTAL</b>	<b>63</b>	<b>1,860</b>	<b>138</b>	<b>3,989</b>	<b>201</b>	<b>5,849</b>

\* Relates to additional lands incorporated into designated area for a Balgaddy-Clonburris Strategic Development SDZ under Planning and Development Act 2000 Order 2015 (S.I. No. 604 of 2015)

^ Additional strategic long term units excluded from new residential capacity. Fixed capacity for Balgaddy-Clonburris SDZ included in Table 1.8

### 1.6.3 TOTAL CAPACITY 2016-2022 COUNTY DEVELOPMENT PLAN

Table 1.10 sets out the total housing capacity under the 2016-2022 County Development Plan with the proportion of overall capacity to be accommodated at each tier in the settlement hierarchy and the projected population for each settlement.

**Table 1.10: South Dublin County Development Plan 2016-2022 Total Capacity**

HIERARCHY	TOTAL LAND CAPACITY (HA)	TOTAL HOUSING CAPACITY (No.s)	% TOTAL IN EACH SETTLEMENT	2011 POP	POTENTIAL POP (2011 & FORECAST 2022)	INFRASTRUCTURE COMMENT
<b>Consolidation Areas within the Gateway</b>						
Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Knocklyon, Firhouse/ Ballycullen and parts of Greenhills, Terenure and Rathfarnham.	295	9,620	24%	89,752	95,854	No significant road, water supply or drainage constraints. Proposed high capacity transport projects (BRT) would increase capacity of zoned lands.
<b>Metropolitan Consolidation Towns</b>						
Tallaght	157	5,412	13%	67,632	68,789*	No water supply constraints. Dodder Valley Sewerage Scheme would support future expansion in the south of the County. Proposed high capacity transport projects would increase capacity of zoned lands.
Lucan (inc. Adamstown)	217	8,304	21%	43,841	52,545	No water supply constraints. 9B Foul Sewer upgrade scheme would support future expansion in the north of the County. Proposed high capacity transport projects would increase capacity of zoned lands.
Clondalkin (inc. Clonburris)	315	10,748	27%	43,538	58,532	No water supply constraints. 9B Foul Sewer upgrade scheme would support future expansion in the north of the County. Proposed high capacity transport projects would increase capacity of zoned lands.

HIERARCHY	TOTAL LAND CAPACITY (HA)	TOTAL HOUSING CAPACITY (No.s)	% TOTAL IN EACH SETTLEMENT	2011 POP	POTENTIAL POP (2011 & FORECAST 2022)	INFRASTRUCTURE COMMENT
<b>Emerging Moderate Sustainable Growth Town</b>						
Saggart/Citywest	138	4,196	10%	9,115	17,972	Saggart/ Rathcoole/ Newcastle Sewerage Scheme required to support long-term development to the west of County.
<b>Small Towns (within the Metropolitan Green Belt)</b>						
Newcastle	28	701	2%	2,680	4,235	Saggart/Rathcoole/ Newcastle Sewerage Scheme required to support long-term development to the west of County.
Rathcoole	45	1,062	3%	4,019	5,703	Saggart/Rathcoole/ Newcastle Sewerage Scheme required to support long-term development to the west of County.
<b>Rural Areas</b>						
Metropolitan Area	0	75	>1%	2,825	3,134	N/A
Hinterland Area	0	25	>1%	1,803	1,859	N/A
<b>Completions Census 2011 to January 2015</b>						
DOECLG		1,001			2,228	
<b>TOTAL</b>	<b>1,195</b>	<b>41,143</b>	<b>100</b>		<b>310,851</b>	

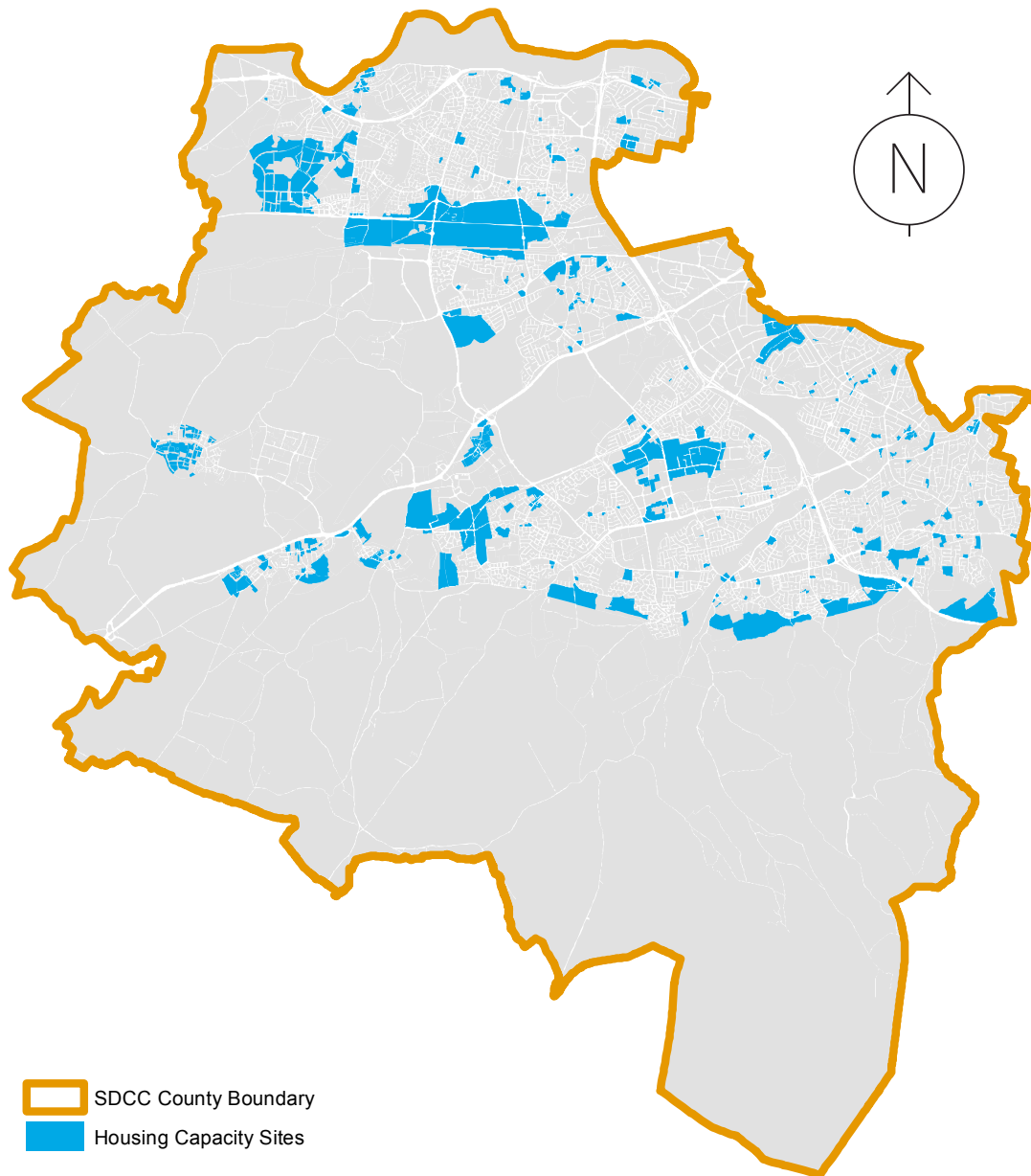
\* Tallaght potential population adjusted to include 730 no. units that are being completed.



#### 1.6.4 HOUSING CAPACITY SUMMARY

In January 2015, the remaining housing capacity of the 2010-2016 South Dublin County Development Plan was 34,294 units. The RPG housing allocations for South Dublin would require 39,649 additional housing units from January 2015 to the end of 2022. This results in a capacity shortfall of 5,355 housing units. Capacity has been identified for a further 5,849 units, through sustainable intensification; development on brownfield sites; on a number of smaller infill sites and on LAP and SDZ sites. The zoning objective of a number of sites has been amended to support development, should economic, market and demographic factors warrant this level of output. Most significantly, a new Regeneration zoning objective 'REGEN' has been introduced to support and facilitate the regeneration of underutilised industrial lands that are proximate to town centres and/or public transport nodes for more intensive enterprise and residential led development.

**Map 1.3: Capacity Sites**



*Note: Graphic is indicative only. Please refer to Development Plan Maps for Land Use Zoning Objectives.*

## 1.7.0 Settlement Strategy

South Dublin's Settlement Strategy is based on the consolidation of existing towns and villages in line with national and regional policy. All settlements in South Dublin County are situated within the Metropolitan Area of Dublin and the rural uplands to the south of the County are within the Hinterland Area.

The South Dublin County Settlement Strategy is derived from, and consistent with, the Settlement Strategy for the Greater Dublin Area outlined in the Regional Planning Guidelines 2010-2022. Settlements to the east of the M50 and south of the River Dodder have been identified as Consolidation Areas within the Gateway due to their established character and strong economic and social ties with Dublin City. Tallaght, Lucan and Clondalkin are designated Metropolitan Consolidation Towns. The emerging settlement of Saggart/Citywest is identified as an Emerging Moderate Sustainable Growth Town. Newcastle and Rathcoole, while retaining a village character are identified as Small Towns in the County Settlement Hierarchy reflecting current population size.

The role and function and corresponding development objectives for each settlement are set out below.

For the purposes of clarity, the Settlement Hierarchy (and in particular the pre-eminence of our County's traditional villages) shall take precedence when considering development proposals for non-retail, civic, public service and community developments.

### 1.7.1 CONSOLIDATION AREAS WITHIN THE GATEWAY

The settlements of Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Knocklyon, Firhouse, Ballycullen and parts of Greenhills, Walkinstown, Terenure and Rathfarnham have been identified as Consolidation Areas within the Dublin Gateway. These established areas are located to the east of the M50 and south of the River Dodder. They are suburban areas with established identities and communities and distinct heritage and character. These areas have a range of urban services such as transport, retail, medical and community facilities. Recent Census data identifies an aging population and stagnant or falling populations which presents a serious risk for the viability of services and facilities into the future.

A key element of the overall Settlement Strategy is to promote the consolidation and sustainable intensification of the existing urban/suburban built form to the east of the M50 and south of the River Dodder, thereby maximising efficiencies from established physical and social infrastructure.

#### CORE STRATEGY (CS) Policy 1 Consolidation Areas within the Gateway

**It is the policy of the Council to promote the consolidation and sustainable intensification of development to the east of the M50 and south of the River Dodder.**

##### CS1 Objective 1:

To promote and support high quality infill development.

##### CS1 Objective 2:

To promote and support the regeneration of underutilised industrial areas in areas designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led development).

##### CS1 Objective 3:

To promote and support the development of undeveloped zoned lands and promote pre-application consultation in accordance with Section 247 of the Planning and Development Act 2000 (as amended).

### 1.7.2 METROPOLITAN CONSOLIDATION TOWNS

The Towns of Tallaght, Lucan and Clondalkin are designated as Metropolitan Consolidation Towns in the RPGs Settlement Hierarchy. Metropolitan Consolidation Towns are located close to Dublin City and function as part of the Dublin Gateway. These towns will continue to be developed at a relatively large scale as part of the consolidation of the Metropolitan Area, will continue to support key public transport corridors and be important locations for services, retail and economic activity. The RPGs long term growth target for Metropolitan Consolidation Towns is up to 100,000 people over a series of Development Plans. There is identified housing capacity for up to 24,779 units in the Metropolitan Consolidation Towns overall, representing 62 percent of the County's overall housing capacity.

Tallaght is the County Town and the administrative capital of South Dublin County. It is also designated as a Level 2 Retail Centre in the Retail Strategy for the Greater Dublin Area 2008-2016. Situated 12 kilometres from Dublin City, it is located on the N7 economic corridor, which is a key national transport corridor and also has a direct Luas connection and bus links to Dublin City. Tallaght is a significant settlement in regional terms and includes major shopping facilities, civic offices and associated commercial, financial, cultural and community facilities, the Institute of Technology, a Regional Hospital and employment areas.

Lucan is situated 14 kilometres to the west of Dublin City along the N4 economic corridor. It is characterised by low density suburban neighbourhoods based around a polycentric network of district and local retail centres. Liffey Valley Shopping Centre, a Major Retail Centre and Level 2 Retail Centre in the Retail Strategy for the Greater Dublin Area 2008-2016 is located at the eastern periphery of the area. The area is permeated by high frequency bus routes to Dublin City and the Dublin – Kildare rail line serves communities to the south of Lucan. Lands at Adamstown were designated as a Strategic Development Zone (SDZ) by Government Order in 2001, for the purpose of delivering residential development and associated infrastructure and facilities. Adamstown represents a major expansion of the footprint of Lucan to the west along the Dublin - Cork rail corridor and development in Adamstown is subject to an approved SDZ Planning Scheme (2014). In order to facilitate sustainable new development, the Council shall actively promote the delivery of sufficient public transport and road capacity in tandem with future development of the SDZs.

The settlement of Clondalkin is 11 kilometres west of Dublin City. Clondalkin is a secondary administrative centre for South Dublin County and a Level 3 Retail Centre in the Retail Strategy for the Greater Dublin Area 2008-2016. Its town centre includes shopping facilities, civic and administrative services and associated commercial, cultural and community facilities. Outside of the centre the area is characterised by low density suburban neighbourhoods that are based around a polycentric network of local retail centres. Lands at Clonburris were initially designated as a Strategic Development Zone (SDZ) by Government Order in 2006. An extended SDZ boundary area was designated in 2015. Clonburris represents a major expansion of the footprint of Clondalkin along the Dublin-Cork rail corridor and development in Clonburris will be subject to an approved SDZ Planning Scheme. There is also significant potential for development on brownfield lands adjacent to Clondalkin Town Centre.



**CORE STRATEGY (CS) Policy 2 Metropolitan Consolidation Towns**

**It is the policy of the Council to support the sustainable long-term growth of Metropolitan Consolidation Towns through consolidation and urban expansion.**

**CS2 Objective 1:**

To promote and facilitate urban expansion on designated Strategic Development Zone sites at Adamstown and Clonburris, in tandem with the delivery of high capacity public transport services and subject to an approved Planning Scheme.

**CS2 Objective 2:**

To provide sufficient zoned lands to accommodate future population growth in Metropolitan Consolidation Towns.

**CS2 Objective 3:**

To provide sufficient zoned land to accommodate services, facilities, retail and economic activity in Metropolitan Consolidation Towns.

**CS2 Objective 4:**

To promote and support the regeneration of underutilised industrial areas within areas designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led regeneration).

**CS2 Objective 5:**

To promote and support high quality infill development in existing built-up areas.

**CS2 Objective 6:**

To promote higher residential densities at appropriate locations, adjacent to town centres or high capacity public transport nodes (Luas/Rail).

**1.7.3 EMERGING MODERATE SUSTAINABLE GROWTH TOWN**

Saggart/Citywest is an emerging settlement in South Dublin County. It is not listed as a Moderate Sustainable Growth Town in the RPGs Settlement Hierarchy but its population exceeds the RPG defined population threshold for a 'Small Town'. The population taken in conjunction with the extent of economic activity, the quality of public transport provision, the designation of Citywest Shopping Centre as a Level 3 Retail Centre in the Retail Strategy for the Greater Dublin Area 2008-2016 and future growth potential, align strongly with the definition of a Moderate Sustainable Growth Town in the RPGs. It is considered appropriate to reflect this under the County Settlement Hierarchy by designating Saggart/Citywest as an Emerging Moderate Sustainable Growth Town.

**CORE STRATEGY (CS) Policy 3 Emerging Moderate Sustainable Growth Town**

**It is the policy of the Council to support the sustainable long-term growth of Moderate Sustainable Growth Towns/Emerging Moderate Sustainable Growth Towns based on the capacity of public transport connections and the capacity of social infrastructure.**

**CS3 Objective 1:**

To support and facilitate development on zoned lands on a phased basis subject to approved Local Area Plans.

**CS3 Objective 2:**

To provide sufficient zoned land to accommodate services, facilities, retail and economic activity.

**1.7.4 SMALL TOWNS**

While the settlements of Newcastle and Rathcoole retain a village character, current populations exceed the RPG defined population threshold for a Village. The current populations of Newcastle and Rathcoole are more consistent with that of a Small Town (1,500-5,000 persons). The RPGs state that levels of growth in small towns shall be managed in line with the ability of local services to cater for growth, responding to local demand.

**CORE STRATEGY (CS) Policy 4 Small Towns**

**It is the policy of the Council to support the sustainable long-term growth of Small Towns based on local demand and the ability of local services to cater for growth.**

**CS4 Objective 1:**

To support and facilitate development on zoned lands on a phased basis subject to approved Local Area Plans.

**CS4 Objective 2:**

To provide sufficient zoned land to accommodate services, facilities, retail and economic activity.

**1.7.5 RURAL AREAS**

The Rural and High Amenity areas of South Dublin County are considered to be under strong urban influence for housing and the Development Plan reflects this by having a carefully defined Rural Settlement Strategy.

**CORE STRATEGY (CS) Policy 5 Rural Areas**

**It is the policy of the Council to restrict the spread of dwellings in the Rural “RU”, Dublin Mountain “HA-DM”, Liffey Valley “HA-LV” and Dodder Valley “HA-DV” zones based on the criteria set out in the Rural Settlement Strategy contained in Chapter 2 Housing.**

**CS5 Objective 1:**

To implement the Rural Settlement Strategy contained in Chapter 2 Housing.

*Note: The policies and objectives above relate only to the County Settlement Strategy and the role of each settlement in accommodating future growth. Subsequent sections will deal with issues of housing quality, community infrastructure, integration of land-use and transportation/mobility, infrastructure, etc.*

**1.8.0 Phasing, Prioritisation And Infrastructure Delivery**

Map 1.3 outlines the sites that have been identified as having development potential during the plan period.

- 1) The continued consolidation of the established urban and suburban built form is a priority during the period 2016-2022. There is significant capacity for new housing on serviced lands to the east of the M50, south of the River Dodder and in the Metropolitan Consolidation Towns.
- 2) Strategic growth nodes at Adamstown and Clonburris (SDZs) offer significant potential for housing and commercial activity and are priority development areas. The SDZs are serviced by strategic water, drainage and transport infrastructure. The delivery of sufficient public transport and road capacity shall be actively supported in tandem with future development of the SDZs so as to facilitate sustainable new development in these areas. Internal physical and social infrastructure is required to be delivered in tandem with housing. The future development of these areas is/will be subject to approved Planning Schemes and is dependent on a sustainable delivery model.
- 3) The Ballycullen/Oldcourt LAP area is a key growth node at the edge of the Consolidation Areas within the Gateway. Future development will be dependent on the delivery of a surface water drainage scheme. Social and physical infrastructure and services will also need to be provided in tandem with the delivery of housing. Delivery of the surface water drainage scheme is due during the life time of this Plan.
- 4) Underutilised industrial lands that are close to town centres and transport nodes are designated with Zoning Objective Regeneration ‘REGEN’ (to facilitate enterprise and/or residential led regeneration). These lands are serviced and offer significant potential for more intensive employment and/or residential development and associated uses. The transition from underutilised industrial areas is likely to occur on an incremental basis and may need to be supported by an economic regeneration strategy. It is envisaged that not more than 50% of these areas would come forward for housing during the period 2016-2022.



- 5) The emerging settlement of Saggart/Citywest will develop based on the capacity of the public transport network and social infrastructure. While additional long-term capacity exists in this area, the capacity of zoned lands is considered to be sufficient to meet demand during the period 2016-2022.
- 6) Rathcoole and Newcastle have limited public transport provision and social services, and as such, are not identified as growth nodes. These settlements will develop at an incremental pace based on the delivery of social, physical and transport infrastructure and services. The capacity of zoned lands is considered to be largely sufficient to meet long-term demand.

All residential and allied mixed use zoned lands have access to the strategic road, water and drainage networks and utilities.

The South Dublin County (Section 48) Development Contribution Scheme (2016 – 2020) assesses the future infrastructure needs of the County and seeks to prioritise the delivery of road and transport infrastructure; surface water drainage infrastructure; community facilities; and parks and open spaces in key growth areas in tandem with the delivery of new communities.

The achievement of the Core Strategy is intrinsically linked to the delivery of concurrent water and drainage infrastructure by Irish Water to serve the priority growth locations. As such, the investment programme of Irish Water is a key influence on the achievement of the Core Strategy.

The delivery of enhanced transport infrastructure will be dependent on the investment programmes of government agencies such as the Department of Transport, Tourism and Sport and the National Transport Authority (NTA).

### 1.9.0 Local Area Plans, Approved Plans And Studies

Local Area Plans will be prepared for areas where new development requires a co-ordinated approach and in particular for areas that are likely to experience large scale development or are in need of regeneration. Local Area Plans must be consistent with the policies and objectives of the County Development Plan. Policy changes in relation to housing densities will help inform the decision to review existing Local Area Plans.

#### CORE STRATEGY (CS) Policy 6 Local Area Plans

**It is the policy of the Council to prepare Local Area Plans as appropriate, and to prioritise areas that are likely to experience large scale residential or commercial development or regeneration.**

##### CS6 Objective 1:

To prepare Local Area Plans for areas that are likely to experience large scale residential or commercial development or regeneration.

##### CS6 Objective 2:

To support a plan led approach in Local Area Plan areas by ensuring that development complies with the specific local requirements of the Local Area Plan in addition to the policies and objectives contained in this Development Plan.

##### CS6 SLO 1:

To prepare a Ballymount Local Area Plan for lands zoned REGEN, EE, and LC, stretching southwest from Walkinstown Roundabout along the Greenhills Road (including those areas adjacent to Greenhills Estate) to the M50, north from there to the Red Cow, east from there along the Naas Road to the city boundary, and along the boundary back to Walkinstown Roundabout. The subject Local Area Plan to be concluded by the end of 2018; and the lands north of this between the M50, the Grand Canal and city boundary currently zoned EE to be considered for inclusion in this plan. The Naas Road Framework Plan (2010) to be taken into consideration during the preparation of the Local Area Plan.

##### CS6 SLO 2:

That a Local Area Plan be initiated for the community of Kingswood (Naas Road) with a view to the sustainability of this community being protected and which provides for retail and other commercial opportunities and amenities, community facilities, employment opportunities and connectivity to the adjoining residential and commercial areas. The preparation of a Local Area Plan for Kingswood to be initiated within two years of the adoption of this County Development Plan.



**CS6 SLO 3:**

To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long term viability of the local community. The planning study to commence within 6 months of the adoption of this County Development Plan and to include an analysis of population and housing data.

### 1.10.0 Strategic Development Zones

The Planning and Development Act, 2000 (as amended) introduced Strategic Development Zones (SDZs). Where, in the opinion of the Government, specified development is of economic or social importance to the State, the Government may, by order, designate sites for the establishment of a Strategic Development Zone (SDZ) to facilitate such development. A Planning Scheme must be prepared for the SDZ to indicate the extent and type of development that will take place and proposals relating to supporting infrastructure and facilities. Development within a SDZ must be consistent with the relevant Planning Scheme.

The Government designated 223.5 hectares of land at Adamstown as a Strategic Development Zone in 2001. The Adamstown SDZ Planning Scheme (amended) 2014 sets out a planning framework to support the delivery of up to 8,908 dwelling units and supporting infrastructure and facilities.

The Government designated 180 hectares of land at Clonburris as a Strategic Development Zone in 2006. The Clonburris SDZ Planning Scheme 2008, set out a planning framework to support the delivery of 11,505 dwelling units and supporting infrastructure and facilities. The Planning and Development Act 2000 Order 2015 (S.I. No. 604 of 2015) establishes an extended designated area (280 hectares) for a Balgaddy-Clonburris SDZ. A revised Planning Scheme must be made for the designated area not later than 2 years after the making of the Order.

Planning Schemes form part of the County Development Plan for the area and any contrary provisions of the Development Plan are superseded by the Planning Scheme.

#### **CORE STRATEGY (CS) Policy 7 Strategic Development Zones**

**It is the policy of the Council to continue to implement the approved Planning Schemes for Adamstown SDZ and to secure the implementation of an approved Planning Scheme for the Clonburris SDZ.**

**CS7 Objective 1:**

To support the delivery of sufficient public transport and road capacity to facilitate sustainable new development in Strategic Development Zones

### 1.11.0 Housing Strategy

An Interim South Dublin County Council Housing Strategy 2016-2022 has been prepared and is contained in Schedule 3 of this written statement. The Interim Housing Strategy is based on the overall population and housing land requirements set in the Core Strategy, and informed by the most recent summary of social housing assessment within the County, Social Housing Strategy 2020 and the Implementation Plan on the State's Response to Homelessness (2014). It assesses the mix of house types and tenures that are required to serve the needs of the County's projected population; measures to address housing segregation; and mechanisms to provide social housing including the reservation of lands for social housing.

### 1.12.0 Employment Lands

Chapter 4 Economic Development & Tourism and Chapter 5 Urban Centres & Retail contain policies and objectives to support the economic development of the County.

The Core Strategy Guidance Notes, DECLG (2010) state that the Core Strategy should incorporate 'an appropriate level of analysis to ensure that sufficient lands are identified for employment purposes at suitable locations, taking account of National planning policies...and the availability of the required physical infrastructure'. (pg. 8)

South Dublin is an integral part of the Dublin City Region, a city region of international scale. There is a flow of employees across the various counties of the GDA and industries tend to cluster based on geographic characteristics, with Dublin City Centre serving as the commercial core and accommodating higher order commercial activities and edge of city locations accommodating larger scale enterprises.

In South Dublin economic activity is focused into employment lands that are proximate to key centres of population and into the main urban centres. The Economic Strategy for the County seeks to ensure that there is a sufficient supply of zoned and serviced lands at suitable locations to accommodate future demand for enterprise and employment investment across a diverse range of sectors. The strategy also seeks to strengthen the alignment between employment, population and transport services.

### 1.13.0 Retail Strategy

The County Retail Strategy contained in Chapter 5 Urban Centres and Retailing is derived from the Retail Hierarchy set out in the Retail Strategy for the Greater Dublin Area 2008-2016, RPG Office (2008). The Retail Strategy supports the provision of appropriate levels of retail service at each level in the settlement hierarchy and reinforces the established network of town centres, village centres, district centres and local centres.

### 1.14.0 Transport & Mobility Strategy

The Transport Strategy for South Dublin County seeks to ensure an integrated strategy for transport and mobility that enhances access and movement within and through the County, while promoting change, in favour of sustainable modes. The strategy addresses all types of traffic including pedestrian, cyclist, public transport, private vehicle and economic through traffic. The settlement, employment and transport strategies are aligned with the aim of strengthening the alignment between employment, population and transport services.

### 1.15.0 Climate Change

The National Climate Change Adaptation Framework – Building Resilience to Climate Change was published by the Department of the Environment, Community & Local Government in 2012. Local authorities are obliged to prepare Local Adaptation Plans in consultation with all relevant internal and external stakeholders. South Dublin County Council is committed to preparing a Local Adaptation Plan, which will inform policy making at a local level in the future.

The County Development Plan seeks to promote a series of policies and objectives throughout that will ameliorate the effects of climate change and introduce resilience to its effects to support the implementation of the National Climate Change Strategy 2007-2012, DEHLG (2007) and the National Climate Change Adaptation Framework Building Resilience to Climate Change, DECLG (2012).

#### CORE STRATEGY (CS) Policy 8 National Climate Change Strategy

**It is the policy of the Council to support the implementation of the National Climate Change Strategy and the National Climate Change Adaption Framework Building Resilience to Climate Change 2012 through the County Development Plan and through the preparation of a Climate Change Adaptation Plan in conjunction with all relevant stakeholders.**





South Dublin County Council

# Development Plan 2016 – 2022

## 2

## Housing



# 2

## Housing

### 2.0 INTRODUCTION

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A core objective of the National Housing Policy Statement, DECLG (2011) is “to enable each household to have access to good quality housing that is appropriate to its circumstances and in a community of its choice”.

In a predominantly urban county such as South Dublin, new housing will be delivered in established areas through sustainable intensification, infill development and the re-use of brownfield lands while respecting the amenity value of existing public open spaces. Expansion will focus on the creation of sustainable new communities at locations that can be served by high quality public transport. This approach will make the best use of the County’s land and infrastructure resources by ensuring that in the first instance, new development is linked to existing transport services, physical and social infrastructure and amenities.

Future housing provision will take account of the housing needs of the County’s population and in particular changing demographic factors such as the decline in average household size and the increasing number of people aged over 65.

#### 2.1.0 Housing Strategy

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The preparation of a Housing Strategy is a mandatory requirement of the Planning and Development Act 2000 (as amended). Due to current uncertainty in both the housing market and in relation to affordable housing provision, an Interim South Dublin County Council Housing Strategy (2016-2022) has been prepared and is contained in Schedule 3 of this written statement.

A review of the Housing Strategy will be undertaken as part of the mandatory Two Year Development Plan Review.

The Interim Housing Strategy assesses the mix of house types and tenures that are required to serve the needs of the County's forecast population and sets out a range of measures to address housing segregation and provide social housing including the reservation of lands for social housing. The Strategy responses are based on the population and housing projections set out in the Core Strategy, the most recent summary of social housing assessment within the County, the Social Housing Strategy 2020, DECLG (2014), and the Implementation Plan on the State's Response to Homelessness, DECLG, (2014).

The Core Strategy projects a likely need for 32,132 additional housing units in South Dublin County over the 7 year period from 2015 - 2022. The Interim Housing Strategy forecasts that 8,303 social housing units will be required during the period 2016 - 2022. The social housing needs of the County will be addressed through a range of mechanisms, including vacancy in the existing social housing stock, a social housing building programme, leasing and rental schemes, the Capital Assistance Scheme and through Part V of the Planning and Development Act 2000 (as amended). It is estimated that 2,000 housing units will be required to be delivered through Part V.

Pursuant to Part V of the Planning and Development Act 2000 (as amended – including the Urban Regeneration and Housing Act, 2015) a 10% social housing requirement will be applied to planning permissions for housing on all lands zoned solely for residential use, or for a mixture of residential and other uses, save in specified circumstances where an increased element may be acceptable.

#### HOUSING (H) Policy 1 Housing Strategy

**It is the policy of the Council to implement the Interim South Dublin County Council Housing Strategy 2016-2022 (and any superseding Housing Strategy agreed by the Council) and to carry out a review of the Housing Strategy as part of the mandatory Two Year Development Plan review.**

##### H1 Objective 1:

To significantly increase the stock of social housing in the direct control of South Dublin County Council in order to meet the long term housing needs of those households on the local authority housing list.

##### H1 Objective 2:

To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites that are zoned solely for residential use, or for a mixture of residential and other uses, (save where the development qualifies for a modified or amended obligation or is otherwise exempted).

##### H1 Objective 3:

To review the South Dublin County Council Interim Housing Strategy 2016-2022 as part of the mandatory Two Year Development Plan review.

##### H1 Objective 4:

To promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing in a balanced way in all Local Electoral Areas of the County.

##### H1 Objective 5:

To ensure that those with specific housing needs, such as older persons, persons with disabilities, homeless persons and Travellers, are accommodated in a manner appropriate to their specific needs. The re-development of the Oldcastle Park Traveller Accommodation Site should be prioritised.

##### H1 Objective 6:

To facilitate the development of emergency accommodation including hostels for homeless individuals and families in a balanced way located throughout the County and not concentrated in any particular area.



**H1 Objective 7:**

To meet the County's need for social housing provision through a range of mechanisms, including Part V of the Planning and Development Act 2000 (as amended), a social housing building programme, acquisition, leasing, Housing Assistance Payment (HAP) scheme, Rental Accommodation Schemes (RAS) and the utilisation of existing housing stock. This should include for the provision of one bedroom units for homeless housing need.

**H1 Objective 8:**

To ensure an adequate provision of social housing across the County through the facilitation of the transfer of lands and other appropriate mechanisms with third parties to ensure an appropriate distribution of new social housing and to avoid additional concentration of social housing above that already in existence.

**H1 Objective 9:**

To facilitate the development of a new Women's Refuge within the County to include emergency accommodation and transitional units.

**H1 Objective 10:**

To establish an 'Arms Length' company-housing trust within South Dublin County Council administrative area or in partnership with other Dublin Local Authorities in order to access additional funding for the provision of local authority controlled social housing.

**2.1.1 SUPPLY OF HOUSING**

The Core Strategy identifies capacity for approximately 40,150 housing units in the County to 2022. Consolidation and sustainable intensification in established urban and suburban areas, through infill development and brownfield redevelopment on 'REGEN' zoned lands, is a priority.

Strategic growth nodes at Adamstown and Clonburris (SDZs) are also priority development areas. Ballycullen/Oldcourt and Saggart/Citywest will develop based on the capacity of the public transport network and social infrastructure. Rathcoole and Newcastle are not identified as major growth nodes. These settlements will develop at an incremental pace based on the delivery of social, physical and transport infrastructure and services.

**HOUSING (H) Policy 2 Supply of Housing**

**It is the policy of the Council to seek to ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing requirements of the County.**

**H2 Objective 1:**

To ensure that sufficient zoned land, which could be serviced by sufficient public transport and road capacity, continues to be available at appropriate locations to satisfy the housing requirements of the County and to support and facilitate the development of housing lands based on the Settlement Strategy outlined in Chapter 1 Introduction and Core Strategy.



### 2.1.2 HOUSING FOR OLDER PEOPLE

The Plan will seek to address the housing needs of older people within their communities, with the aim of providing a range of attractive accommodation choices for people wishing to downsize and in turn to address the underutilisation of larger houses, particularly within more established areas.

#### HOUSING (H) Policy 3 Housing for Older People

**It is the policy of the Council to support the provision of accommodation for Older People in established residential and mixed use areas that offer a choice and mix of accommodation types to older people (independent and semi-independent living) within their communities and at locations that are proximate to services and amenities.**

##### H3 Objective 1:

To support housing that is designed for Older People (including independent, semi-independent or nursing home accommodation) in residential and mixed use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport.

##### H3 Objective 2:

To provide for the sub-division of large houses or amalgamation of smaller houses within established areas for the purpose of providing independent, semi-independent or nursing home accommodation. Such development should be subject to the car parking standards and the standards on dwelling subdivision as set out under Chapter 11 Implementation. A Traffic Impact Statement will be required in the case of major traffic generating developments or where it is considered that there would be a significant impact on the County road network.

##### H3 Objective 3:

To support community led housing developments for older people in established areas on lands designated with Zoning Objective "OS" (To preserve and provide for open space and recreational amenities), where the quality and quantum of remaining public open space is deemed to be adequate and the amenities of the area are preserved.

##### H3 Objective 4:

To carry out, during the lifetime of this Plan, a comprehensive study of options for housing for older people in those parts of the County with the highest proportions of older people, and to make specific recommendations for housing provision in these areas.

##### H3 SLO 1:

To facilitate the development of lands at Edmondstown (former Kilmashogue House) for the purpose of low density residential development at a net density of not more than 12 dwellings per hectare and to promote housing for older people (nursing home, independent and semi-independent) as a fully integrated part of such development with an increased density of not more than 20 dwellings per hectare to apply to independent and semi-independent housing for older people. All residential development, including housing for older people, shall be integrated within a sustainable residential neighbourhood that is served by shared public open space, community and local facilities. Permissible densities may be increased in accordance with the relevant ministerial guidelines where issues of accessibility have been fully resolved in an appropriate manner. Any future development should have regard to the boundaries with and the protection of the existing amenity and function of Edmondstown golf course.

##### H3 SLO 2:

To support the retirement development permitted under SD14A/0021 – PL 06S.243745 in Ballynakelly, Newcastle until such time as that permitted development is complete.

##### H3 SLO 3:

To support the development of St Brigid's Nursing home at Crooksling as a centre that provides for the care of elderly people in nursing home accommodation.

### 2.1.3 STUDENT ACCOMMODATION

IT Tallaght is the most significant Third Level Institution in the County and Tallaght Hospital is a teaching hospital of national importance. Other major Third Level Institutions within adjoining counties are also proximate to existing settlements within South Dublin County.

#### HOUSING (H) Policy 4 Student Accommodation

**It is the policy of the Council to support the provision of accommodation for third level students in the campus of Third Level Institutions or at other appropriate locations that are proximate to centres of third level education.**

##### H4 Objective 1:

To support the development of student accommodation in the campus of a recognised Third Level Institution or at other suitable locations throughout the County proximate to public transport links.

### 2.1.4 TRAVELLER ACCOMMODATION

The County's Traveller Accommodation Programme 2014 – 2018 sets out Council policy regarding the provision of Traveller Accommodation. The Council will, as necessary, continue to update its accommodation programme for the Travelling Community. The programme will be re-assessed as part of the review of the Interim Housing Strategy and the mandatory Two Year Development Plan Review.

#### HOUSING (H) Policy 5 Traveller Accommodation

**It is the policy of the Council to implement the South Dublin County Council Traveller Accommodation Programme 2014 – 2018 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.**

##### H5 Objective 1:

To implement the South Dublin County Council Traveller Accommodation Programme 2014-2018 (and any superseding programme).

##### H5 Objective 2:

To ensure that Traveller Accommodation is located in proximity to services, including public transport.

##### H5 Objective 3:

To provide long term sustainable Traveller Accommodation developments, while ensuring proper provision of infrastructure.

##### H5 Objective 4:

To ensure that all Traveller Accommodation is provided to the highest standard following detailed consultation with local communities and Traveller advocacy groups.

##### H5 Objective 5:

To ensure that every halting site has basic amenities such as water and ESB and are situated to enable as much integration with local communities as possible, i.e. access to schools, GPs, shops, playgrounds and sports clubs.

## 2.2.0 Sustainable Neighbourhoods

#### HOUSING (H) Policy 6 Sustainable Communities

**It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.**

### 2.2.1 URBAN DESIGN IN RESIDENTIAL DEVELOPMENTS

Guidelines for Planning Authorities in relation to residential development advocate a holistic approach to the creation of sustainable communities and residential neighbourhoods, with an emphasis on the design of quality urban environments.

The Guidelines on Quality Housing for Sustainable Communities (DEHLG, 2007) advise that successful design and good quality sustainable housing developments require a balance between a range of issues such as accessibility, security, safety, privacy, community interaction, availability of appropriate services and the provision of adequate space.

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) set out urban design criteria that should be used in the design of all residential areas. Best practice examples of the implementation of these urban design criteria are illustrated under the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009).

The Design Manual for Urban Roads and Streets, DTTAS & DECLG (2013) provides further guidance in relation to the design of streets and presents a series of principles, approaches and standards that are necessary to create safe and successful residential streets.

Further to the aforementioned guidelines, standards in relation to Place Making and Urban Design are detailed under Section 11.2.0 of this Plan. The standards are framed by the policy and objectives set out below.

#### HOUSING (H) Policy 7 Urban Design in Residential Developments

**It is the policy of the Council to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).**

##### H7 Objective 1:

To ensure that residential development contributes to the creation of sustainable communities in accordance with the requirements of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) (or any superseding document) including the urban design criteria as illustrated under the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009).

##### H7 Objective 2:

To ensure that residential development provides an integrated and balanced approach to movement, place-making and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DEHLG (2009).

##### H7 Objective 3:

To support public realm improvements as part of infill developments.

##### H7 Objective 4:

That any future development of both residential and/or commercial developments in Palmerstown Village and the greater Palmerstown Area shall not be higher than or in excess of three stories in height.



### 2.2.2 RESIDENTIAL DENSITIES

Government policy as outlined in the Sustainable Residential Development in Urban Areas Guidelines recognises that land is a scarce resource that needs to be used efficiently. These guidelines set out a range of appropriate residential densities for different contexts based on site factors and the level of access to services and facilities, including transport.

Densities should take account of the location of a site, the proposed mix of dwelling types and the availability of public transport services. As a general principle, higher densities should be located within walking distance of town and district centres and high capacity public transport facilities.

#### HOUSING (H) Policy 8 Residential Densities

**It is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context.**

##### H8 Objective 1:

To ensure that the density of residential development makes efficient use of zoned lands and maximises the value of existing and planned infrastructure and services, including public transport, physical and social infrastructure, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).

##### H8 Objective 2:

To consider higher residential densities at appropriate locations that are close to Town, District and Local Centres and high capacity public transport corridors in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DECLG (2009).

##### H8 Objective 3:

To encourage the development of institutional lands subject to the retention of their open character and the provision of quality public open space in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DECLG (2009).

##### H8 Objective 4:

To support proposals for more intensive enterprise and/or residential led development within areas designated with Zoning Objective "REGEN" (To facilitate enterprise and/or residential led regeneration), subject to appropriate design safeguards and based on traditional urban forms that adhere to urban design criteria.

##### H8 Objective 5:

To ensure that developments on lands for which a Local Area Plan has been prepared comply with the local density requirements of the Local Area Plan.

##### H8 Objective 6:

To apply the provisions contained in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (DECLG 2009) relating to Outer Suburban locations, including a density range of 35-50 units per hectare, to greenfield sites that are zoned residential (RES or RES-N) and are not subject to a SDZ designation, a Local Area Plan and/or an approved plan, excluding lands within the M50 and lands on the edge or within the Small Towns/ Villages in the County.

##### H8 Objective 7:

To facilitate, in limited locations, four and five bed detached homes on lands that are appropriate to low density residential development.

##### H8 SLO1:

To ensure that future development on lands at the south west side of the Balrothery Estate (two cottages) reflects the density of the Balrothery estate and that the residential amenity of adjoining dwellings is protected.

**H8 SLO2:**

To maintain a RES zoning objective for the site identified at Coolamber and, in considering the specific local needs of the area, to provide for the following:

- A maximum residential density of 40 units per hectare;
- To maintain a complete unbroken boundary comprising railings or other permanent structure along the perimeter of the site with the exception of an entrance off the Newcastle Road and pedestrian and cyclist permeability with the Finnstown Neighbourhood Centre to the north of the site.

The above notwithstanding any other related policies or objectives outlined in this Plan.

**2.2.3 RESIDENTIAL BUILDING HEIGHT**

A policy shift towards more compact and sustainable forms of development over the past two decades has resulted in increased building heights in the County. Varied building heights are supported across residential and mixed use areas in South Dublin County to promote compact urban form, a sense of place, urban legibility and visual diversity (see also Chapter 5 Urban Centres & Retailing and Chapter 11 Implementation).

**HOUSING (H) Policy 9 Residential Building Heights**

**It is the policy of the Council to support varied building heights across residential and mixed use areas in South Dublin County.**

**H9 Objective 1:**

To encourage varied building heights in new residential developments to support compact urban form, sense of place, urban legibility and visual diversity.

**H9 Objective 2:**

To ensure that higher buildings in established areas respect the surrounding context.

**H9 Objective 3:**

To ensure that new residential developments immediately adjoining existing one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing (see also Section 11.2.7 Building Height).

**H9 Objective 4:**

To direct tall buildings that exceed five storeys in height to strategic and landmark locations in Town Centres, Mixed Use zones and Strategic Development Zones and subject to an approved Local Area Plan or Planning Scheme.

**H9 Objective 5:**

To restrict general building heights on “RES-N” zoned lands south of the N7 to no more than 12 metres where not covered by a current statutory Local Area Plan.

**2.2.4 MIX OF DWELLING TYPES**

This Plan sets out to ensure that new residential development provides a wide variety of housing types that cater for the diverse housing needs of the County’s population and counteract segregation between differing household types. This is supported by the Interim South Dublin County Council Housing Strategy 2016-2022, which recognises the need to provide a range of house types in all residential developments and to meet different categories of housing need.

**HOUSING (H) Policy 10 Mix of Dwelling Types**

**It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022.**

**H10 Objective 1:**

To ensure that new residential developments provide for a wide variety of housing types, sizes and tenures in line with the Interim South Dublin County Council Housing Strategy 2016-2022.

## 2.3.0 Quality Of Residential Development

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DECLG (2009) advise that residents are entitled to expect that new homes offer a high level of amenity, privacy, security and energy efficiency.

Standards in relation to the quality of residential development including public open space, private open space, dwelling unit sizes, privacy and aspect are set out under Section 11.3.1 of this Plan. The standards are framed by the policies and objectives set out below.

### 2.3.1 RESIDENTIAL DESIGN & LAYOUT

#### HOUSING (H) Policy 11 Residential Design and Layout

**It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.**

##### H11 Objective 1:

To promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development in accordance with the standards set out in Chapter 11 Implementation.

##### H11 Objective 2:

To promote new residential developments taking account of energy efficiency, prioritising passive house construction standards, as well as renewable energy opportunities, including solar energy where appropriate, in accordance with Part L of the Building Regulations.

### 2.3.2 PUBLIC OPEN SPACE

The provision of public open space that is appropriately designed, properly located and well maintained is a key element of high quality residential environments. Public Open Space should have active and passive recreational value and should enhance the identity and amenity of an area. Refer to also policies and objectives set out under Section 3.13 and 8.3 of this Plan.

#### HOUSING (H) Policy 12 Public Open Space

**It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.**

##### H12 Objective 1:

To ensure that public open space in new residential developments complies with the quantitative standards set out in Chapter 11 Implementation and the qualitative standards set out in Chapter 11 and Chapter 4 of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009), together with the design criteria illustrated under the Urban Design Manual – A Best Practice Guide, DEHLG (2009).

##### H12 Objective 2:

To ensure that there is a clear definition between public, semi-private and private open space at a local and district level and that all such open spaces benefit from passive surveillance from nearby residential development.

##### H12 Objective 3:

To enhance the recreational value of open spaces that serve existing residential areas as part of any future infill developments.

##### H12 Objective 4:

To develop agreed infill schemes throughout the County while ensuring that no further infill schemes occur within existing estates in the RAPID areas of West Tallaght other than those agreed prior to this Plan save for when a specific extraordinary need can be identified.

### 2.3.3 PRIVATE AND SEMI-PRIVATE OPEN SPACE

The provision of adequate and well-designed private open space is crucial in meeting the amenity needs of residents. In schemes that include apartments and duplexes the more limited private open space provision for these units can be successfully augmented by high quality semi-private open spaces that are landscaped to a high quality and offer a range of active and passive uses for residents.

#### HOUSING (H) Policy 13 Private and Semi-Private Open Space

**It is the policy of the Council to ensure that all dwellings have access to high quality private open space (inc. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.**

##### H13 Objective 1:

To ensure that all private open spaces for apartments and duplexes including balconies, patios and roof gardens are designed in accordance with the qualitative and quantitative standards (including minimum balcony size and depth) set out under Sustainable Urban Housing: Design Standards for New Apartments, DECLG (2015), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and the accompanying Urban Design Manual – A Best Practice Guide, DEHLG (2009).

##### H13 Objective 2:

To ensure that new apartments have access to high quality and integrated semi-private open space that supports a range of active and passive uses, in accordance with the quantitative standards set out in Chapter 11 Implementation.

##### H13 Objective 3:

To ensure that private amenity spaces for houses are designed in accordance with the quantitative standards set out in Chapter 11.0 Implementation and the qualitative standards set out under the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) including the accompanying Urban Design Manual – A Best Practice Guide (2009).

### 2.3.4 INTERNAL RESIDENTIAL ACCOMMODATION

Dwellings should be of sufficient size and sufficiently adaptable to enable people to live comfortably through different stages of their lives and changing household needs.

#### HOUSING (H) Policy Policy 14 Internal Residential Accommodation

**It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long term needs of a variety of household types and sizes.**

##### H14 Objective 1:

To ensure that all residential units and residential buildings are designed in accordance with the relevant quantitative standards, qualitative standards and recommendations contained in Sustainable Urban Housing: Design Standards for New Apartments (2015), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) the companion Urban Design Manual and have regard to the standards and targets contained in Quality Housing for Sustainable Communities (2007) particularly the standards and recommendations that relate to internal amenity/layout, overall unit size, internal room sizes, room dimensions, aspect, sound insulation, communal facilities, storage, sustainability and energy efficiency.

##### H14 Objective 2:

To support adaptable housing layouts that can accommodate the changing needs of occupants, through extension or remodelling.



### 2.3.5 PRIVACY AND SECURITY

A high level of privacy and security is an important part of residential amenity, particularly in higher density schemes. Security can be improved by providing a clear definition between public, semi-private and private spaces and maximising passive and active surveillance of streets and spaces.

#### HOUSING (H) Policy Policy 15 Privacy and Security

**It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.**

##### H15 Objective 1:

To ensure that there is a clear definition between private, semi-private and public open space that serves residential development.

##### H15 Objective 2:

To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and spaces.

##### H15 Objective 3:

To ensure that private open spaces are enclosed within perimeter blocks behind the building line and that they are subdivided by suitably robust boundary treatments of a sufficient height and composition to provide adequate privacy and security.

##### H15 Objective 4:

To ensure that opposing balconies and windows at above ground floor level have an adequate separation distance, design or positioning to safeguard privacy without compromising internal residential amenity.

##### H15 Objective 5:

To investigate a protocol for the development of CCTV systems within housing areas where it is demonstrated that there is a clear security and safety need subject to the protection of residential amenities including the privacy of existing dwellings.

#### Action

- To incorporate guidance on home security into the South Dublin County Council House Extension Design Guide (2010) in consultation with An Garda Síochána, as part of a review of the design guide.

### 2.3.6 STEEP OR VARYING TOPOGRAPHY SITES

The design and siting of new residential development should respond appropriately to the natural topography of its site and improve upon and enhance natural characteristics. This should be based on a thorough site analysis and context review.

To minimise ecological and visual impacts, residential development on sites with a steep or varying topography should utilise the natural slope of the landscape and avoid intrusive engineering features.

#### HOUSING (H) Policy 16 Steep or Varying Topography Sites

**It is the policy of the Council to ensure that development on lands with a steep and/or varying topography is designed and sited to minimise impacts on the natural slope of the site.**

##### H16 Objective 1:

To ensure that all developments including buildings, streets and spaces are designed and arranged to respond to and complement the site's natural contours and natural drainage features in accordance with the recommendations of the Urban Design Manual – A Best Practice Guide (2009).

##### H16 Objective 2:

To avoid the use of intrusive engineered solutions, such as cut and filled platforms, embankments or retaining walls on sites with steep or varying topography.

## 2.4.0 Residential Consolidation – Infill, Backland, Subdivision & Corner Sites

In established residential areas sustainable intensification can be achieved through infill development, the subdivision of larger houses, backland development and the development of large corner sites. Sensitive intensification will be important to revitalise areas that have stagnant or falling populations, to secure the ongoing viability of facilities, services and amenities and to meet the future housing needs of the County.

The sensitive intensification of housing development in established areas is supported by the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009), which recognises that the provision of additional dwellings in the suburban areas of towns and cities can revitalise such areas.

Standards in relation to residential consolidation are set out under Section 11.3.2 of this Plan and have been framed by the policies and objectives set out below.

### HOUSING (H) Policy 17 Residential Consolidation

**It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.**

#### H17 Objective 1:

To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

#### H17 Objective 2:

To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

#### H17 Objective 3:

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

#### H17 Objective 4:

To promote and encourage residential uses on the upper floors of appropriate buildings located in Town, District, Local and Village Centres within the County save for public houses and nightclubs and other inappropriate places where similar business is conducted.

#### H17 Objective 5:

To ensure that new development in established areas does not impact negatively on the amenities or character of an area.

#### H17 Objective 6:

To support the subdivision of houses in suburban areas that are characterised by exceptionally large houses on relatively extensive sites where population levels are generally falling and which are well served by public transport, subject to the protection of existing residential amenity.

#### H17 Objective 7:

To support and facilitate the replacement of existing dwellings with one or more replacement dwellings, subject to the protection of existing residential amenities and the preservation of the established character (including historic character and visual setting) of the area (see Section 9.1.5 Older Buildings, Estates and Streetscapes).

#### H17 SLO1:

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.

### 2.4.1 RESIDENTIAL EXTENSIONS

Domestic extensions allow for the sustainable adaptation of the County's existing housing stock. The South Dublin County Council House Extension Design Guide (2010) supplements the policies and guidance of the development plan.

#### HOUSING (H) Policy 18 Residential Extensions

**It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.**

##### H18 Objective 1:

To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

### 2.4.2 FAMILY FLATS

A family flat refers to a temporary subdivision or extension of a single dwelling unit to provide semi-independent accommodation for an immediate family member (older parent or other dependent). The Council will consider family flat developments where an established need has been satisfactorily demonstrated.

#### HOUSING (H) Policy 19 Family Flats

**It is the policy of the Council to support family flat development subject to the protection of residential and visual amenities.**

##### H19 Objective 1:

To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria outlined in Chapter 11 Implementation.



## 2.5.0 Rural Housing

### 2.5.1 INTRODUCTION

South Dublin County's rural hinterland is an important resource for the County and the Dublin Region. The rural landscape incorporates places of scenic and natural beauty together with popular recreational amenities. The rural belt also provides an important green buffer between the built up area of Dublin, rural settlements and urban centres in adjoining Counties.

The Sustainable Rural Housing Guidelines for Planning Authorities, DEHLG (2005) identify the rural areas of South Dublin County as areas that are under strong urban influence for housing. The Rural Housing Guidelines advise that planning authorities should distinguish between urban and rural generated housing in areas under strong urban influence and that urban generated housing should be directed into designated settlements. The Landscape Character Assessment of South Dublin County (2015) highlights the high landscape value and sensitivity of the rural hinterland areas of the County, given the proximity to Dublin. The protection of rural landscapes and of high amenity and environmentally sensitive areas is a priority of the Development Plan.

The Council acknowledges the distinctive characteristics of the rural communities of the County, supports their way of life, and through the policies of this Development Plan, will endeavour to ensure their continued existence as viable communities. This includes cognisance of the demand to provide support for dependents including family members and older parents in rural areas through dwelling subdivision. Further to the Rural Housing Guidelines and Circular SP 5/08, the County Development Plan sets out to strike a balance between facilitating housing for people who have a genuine need to live in rural areas of the County and that will contribute to the rural community while protecting such areas from urban generated housing and housing that would adversely impact on landscape character, environmental quality and visual amenity.

It is the policy of the Council to restrict the spread of dwellings into rural and high amenity areas. The rural housing policies contained in this Development Plan apply to lands that are designated with the following the zoning objectives:

- RU: To protect and improve rural amenity and to provide for the development of agriculture.
- HA-DM: To protect and enhance the outstanding natural character of the Dublin Mountains Area.
- HA-LV: To protect and enhance the outstanding character and amenity of the Liffey Valley.
- HA-DV: To protect and enhance the outstanding character and amenity of the Dodder Valley.

Applications for housing in these zones will also be assessed against other relevant policy considerations and standards, as set out in Chapter 11 Implementation.

#### HOUSING (H) Policy 20 Management of Single Dwellings in Rural Areas

**It is the policy of the Council to restrict the spread of dwellings in the rural "RU", Dublin Mountain "HA-DM", Liffey Valley "HA-LV" and Dodder Valley "HA-DV" zones and to focus such housing into existing settlements.**

### 2.5.2 RURAL HOUSING POLICIES AND LOCAL NEED CRITERIA

Rural generated housing arises where the applicant is indigenous to the rural area or has close family links to the rural area or who works in a type of employment intrinsic to the rural economy, which requires the applicant to live in the rural area, to be close to their rural-based employment. Urban generated housing arises where the applicant has no indigenous links with the rural area, currently lives and works in the urban area and wishes to live in the rural area.

**HOUSING (H) Policy 21 Rural Housing Policies and Local Need Criteria**

**It is the policy of the Council that in accordance with the Sustainable Rural Housing Guidelines DEHLG (2005) and Circular SP 5/08 Rural Housing Policies and Local Need Criteria in Development Plans: Conformity with Articles 43 and 56 (Freedom of Establishment and Free Movement of Capital) of the European Community Treaty, “persons who are an intrinsic part of the rural community” or “persons working full-time or part-time in rural areas” as described under Section 3.2.3 (Rural generated housing) of the Sustainable Rural Housing Guidelines (2005) shall be favourably considered in relation to rural housing.**

**2.5.3 RURAL HOUSING IN RU ZONE****HOUSING (H) Policy 22 Rural Housing in RU Zone**

**It is the policy of the Council that within areas designated with Zoning Objective “RU” (to protect and improve rural amenity and to provide for the development of agriculture) new or replacement dwellings will only be permitted in exceptional circumstances.**

**H22 Objective 1:**

To consider new or replacement dwellings within areas designated with Zoning Objective “RU” (to protect and improve rural amenity and to provide for the development of agriculture) where:

- The applicant can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community) OR
- The applicant has close family ties with the rural community.

**2.5.4 RURAL HOUSING IN HA – DUBLIN MOUNTAINS ZONE****HOUSING (H) Policy 23 Rural Housing in HA – Dublin Mountains Zone**

**It is the policy of the Council that within areas designated with Zoning Objective “HA-DM” (to protect and enhance the outstanding natural character of the Dublin Mountains Area) new or replacement dwellings will be only be considered in exceptional circumstances.**

**H23 Objective 1:**

To consider new or replacement dwellings within areas designated with Zoning Objective “HA-Dublin Mountains” (to protect and enhance the outstanding natural character of the Dublin Mountains Area) where all of the following criteria are met:

- 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 Guidelines (2005), having regard to the outstanding character of the area and the need to preserve the environmental and landscape quality of this area.

**H23 Objective 2:**

To generally prohibit development within restricted areas identified on the Bohernabreena/Glenasmole Reservoir Restricted Areas Map contained in Schedule 4.





#### 2.5.5 RURAL HOUSING IN HA – LIFFEY VALLEY AND HA – DODDER VALLEY

##### HOUSING (H) Policy 24 Rural Housing in HA – Liffey Valley and Dodder Valley

**It is the policy of the Council that within areas designated with Zoning Objective ‘HA-LV’ (to protect and enhance the outstanding character and amenity of the Liffey Valley) and ‘HA-DV’ (to protect and enhance the outstanding character and amenity of the Dodder Valley) residential development will only be permitted in exceptional circumstances.**

##### H24 Objective 1:

Within areas designated with the Zoning Objective ‘HA-LV’ (to protect and enhance the outstanding character and amenity of the Liffey Valley) and ‘HA-DV’ (to protect and enhance the outstanding character and amenity of the Dodder Valley) residential development will be restricted to:

- The replacement of an existing structure by a structure of a similar size – see H25 Objective 1;
- The extension or alteration of an existing habitable structure – not to exceed 50% of the original structure;
- The provision of a domestic garage, greenhouse, shed or similar non-residential structures where its use is incidental to the enjoyment of an existing dwelling house; and
- The preservation of the high amenity landscape, views or vistas of the valley, biodiversity and amenity.

### 2.5.6 REPLACEMENT RURAL DWELLINGS

#### HOUSING (H) Policy 25 Replacement Dwellings in Rural and High Amenity Areas

**It is the policy of the Council to consider applications for replacement dwellings in rural and high amenity areas where there is a genuine need for refurbishment and/or replacement.**

##### H25 Objective 1:

To favourably consider applications for replacement dwellings within areas designated with Zoning Objective “RU” (to protect and improve Rural Amenity and to provide for the development of Agriculture), Zoning Objective “HA – Dublin Mountains” (to protect and enhance the outstanding natural character of the Dublin Mountains Area), Zoning Objective “HA – Liffey Valley” (to protect and enhance the outstanding character and amenity of the Liffey Valley) and Zoning Objective “HA – Dodder Valley” (to protect and enhance the outstanding character and amenity of the Dodder Valley) where the Planning Authority is satisfied that all of the following are met:

- There is a genuine need for replacement or refurbishment of the structure; and
- The roof, internal walls and external walls of the structure on site are substantially intact; and
- The structure on site is a habitable dwelling and its use as a habitable dwelling has not been abandoned (for a period that exceeds 5 years); and
- The structure on site is of limited value in terms of built heritage, character and visual amenity; and
- The replacement dwelling would largely occupy the same footprint, scale and location of the dwelling to be replaced, save in exceptional circumstances where the Planning Authority agrees a more favourable position in the context of the development management criteria outlined in Chapter 11 Implementation.

### 2.5.7 RURAL DWELLING OCCUPANCY

#### HOUSING (H) Policy 26 Occupancy Condition

**It is the policy of the Council that conditions attached to the grants of permission for housing in Rural (RU), Dublin Mountain (HA-DM), Liffey Valley (HA-LV) and Dodder Valley (HA-DV) areas 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, for a minimum period of seven years or such other longer period of time as is considered appropriate.**





### 2.5.8 RURAL HOUSE & EXTENSION DESIGN

The design of all new dwellings and extensions (including family flat extensions) in rural areas should respond appropriately and sensitively to its surrounding rural, mountain and/or river valley context. Dwellings should be designed to be inconspicuous and compact in design particularly in areas of high visual amenity and with a steep topography. In designing individual proposals within a rural area, regard should also be had in relation to the combined and accumulated visual impact of a proposed development when taken together with existing nearby structures.

Further to the policy and objectives set out below, standards in relation to the design and siting of residential development are detailed under Section 11.3.4 of this Plan.

#### HOUSING (H) Policy 27 Rural House & Extension Design

**It is policy of the Council to ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.**

##### H27 Objective 1:

Ensure that all new rural housing and extensions within areas designated with Zoning Objective “RU” (to protect and improve Rural Amenity and to provide for the development of Agriculture), Zoning Objective “HA-DM” (to protect and enhance the outstanding natural character of the Dublin Mountains Area), Zoning Objective “HA-LV” (to protect and enhance the outstanding character and amenity of the Liffey Valley) and Zoning Objective “HA-DV” (to protect and enhance the outstanding character and amenity of the Dodder Valley):

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and
- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and
- Is designed and sited to minimise impact on the site’s natural contours and natural drainage features; and
- Retains and reinstates traditional roadside and field boundaries; and
- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and
- Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses (EPA, 2009) or other superseding standards; and
- Would not create or exacerbate ribbon or haphazard forms of development.



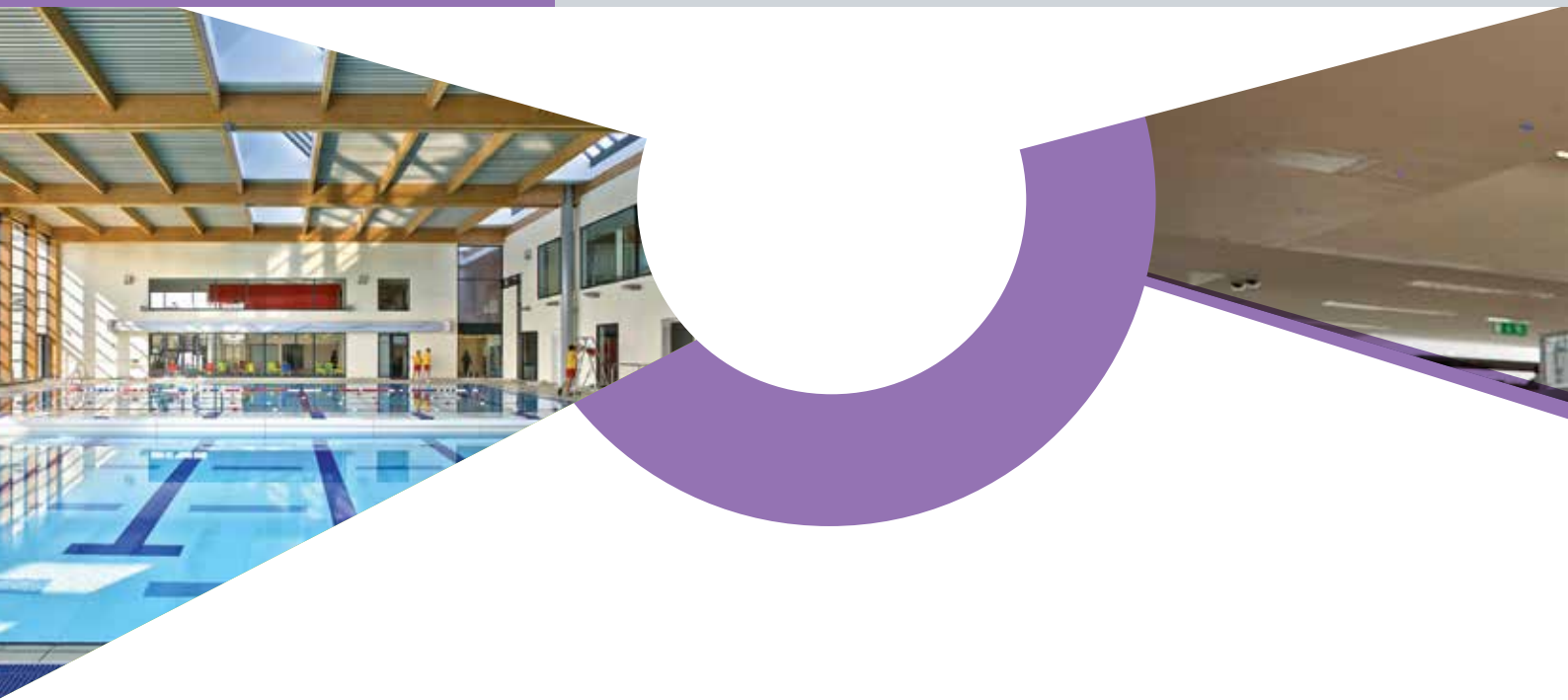


South Dublin County Council

# Development Plan 2016 – 2022

## 3

## Community Infrastructure



# 3

## Community Infrastructure

### 3.0 INTRODUCTION

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The overall aim of the Development Plan with regard to community infrastructure is to support the planned provision of accessible community and recreational facilities, parks and open spaces, and to ensure that all communities in South Dublin County have access to a range of facilities that meet the needs of the communities they serve.

The provision of community infrastructure is an important part of fostering sustainable communities and delivering successful places. Taking a strategic approach to the delivery of community infrastructure will help to develop social wellbeing and sustainable communities in South Dublin County.

Community infrastructure, for the purpose of the County Development Plan, includes community centres and halls, libraries and cultural facilities, religious buildings and burial grounds, sporting facilities, health facilities, childcare and educational facilities, and open space and recreational facilities. The Council will promote and support the provision of community infrastructure that meets the social and recreational needs of communities. The Council will seek to ensure that services and facilities are physically integrated with residential and employment areas, clustered to optimise accessibility and usage, and universally accessible to all citizens.



### 3.1.0 LCDC & LECP

The South Dublin County Local Community Development Committee (LCDC) was established in 2014 to develop, coordinate and implement a coherent and integrated approach to local and community development, in line with A Guide to Putting People First: Action Plan for Effective Local Government, DECLG, 2012. The LCDC brings together local authority members and officials, representatives from state agencies, the Local Development Company, and the Public Participation Network.

The Local Economic and Community Plan (LECP) 2015 is a central component of the local authority's role in economic and community development. The purpose of the LECP is to identify objectives and implement actions to strengthen and develop the economic and community dimensions of South Dublin over a six year period.

While the LECP provides a framework for the economic development and local community development of South Dublin, the County Development Plan provides a strategy for the proper planning and sustainable development of the County at a spatial level.

### 3.2.0 Community Facilities

Community facilities are an essential part of all communities. Facilities such as community centres, sports centres, libraries and playgrounds can serve as a focal point for the communities they serve, and provide venues for local sporting, cultural, community, education and social events. The Council recognises that the provision of good quality community facilities in existing and developing areas is a key element in the development of sustainable communities across the County.

The Council will seek to ensure that an appropriate range of community facilities is provided in all communities, taking account of the population profile and growth targets identified in the Core Strategy. Table 3.1 sets out an appraisal of the existing and planned hierarchy of community facilities for each level in the Settlement Hierarchy.

**Table 3.1 Appraisal of Existing and Planned Community Facility Provision**

<b>METROPOLITAN CONSOLIDATION TOWNS (RPGs POPULATION UP TO 100,000)</b>	
<b>Tallaght (2011 population 67,632)</b>	
<b>Lucan (2011 population 43,841)</b>	
<b>Clondalkin (2011 population 43,538)</b>	
<b>Community Centre</b>	19 community centres serve the Consolidation Towns and surrounding areas. Provision is stronger in established areas with limited provision in some newer communities.
<b>Library</b>	4 libraries currently located in the area, in addition to Library HQ in Tallaght. Planned facilities at Rowlagh and Adamstown.
<b>Sports and Leisure including swimming pool</b>	Large scale public sports and leisure centres in Tallaght and Clondalkin, including public pools. Planned Sports and Leisure Centre for Lucan including swimming pool.
<b>Regional Park</b>	Regional Park in each settlement.
<b>Playgrounds/Play spaces</b>	Public playgrounds located in each settlement, with further playspaces to be provided under the SDCC 5 Year Play Space Programme.
<b>Playing Pitches</b>	90 public GAA and Soccer pitches distributed throughout the area, in parklands and around established leisure facilities. There are also private club facilities. Good distribution and level of provision is considered adequate.  1 cricket strip in Corkagh Park.
<b>Medical Centre(s)</b>	Health centres, doctors and clinics distributed throughout the area, in addition to Tallaght Hospital, Peamount Hospital and Hermitage Private Hospital.
<b>Childcare Facilities</b>	Childcare facilities distributed throughout the area. New facilities required in developing areas on phased basis, in accordance with approved Local Area Plans and Planning Schemes.
<b>CONSOLIDATION AREAS WITHIN THE GATEWAY (NO RPGs POPULATION TARGET)</b>	
<b>Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Knocklyon, Firhouse/Ballycullen and parts of Greenhills, Terenure and Rathfarnham (2011 combined population 89,752)</b>	
<b>Community Centre</b>	7 no community centres distributed throughout the area. Good distribution and level of provision is considered adequate.
<b>Library</b>	3 libraries located in the area, with a number of proximate public libraries in adjoining council areas. Overall a good level of provision.
<b>Sports and Leisure including swimming pool</b>	Number of proximate leisure facilities offering public 'pay as you go' access to swimming pools and leisure facilities including Tallaght and Clondalkin Leisure Centres and Stewarts Hospital Swimming Pool. A number of proximate facilities in adjoining County Council areas also (e.g. Ballyfermot Leisure Centre, Dublin City Council; Meadowbrook Leisure Centre, Dun Laoghaire Rathdown).
<b>Local Park</b>	4 local/neighbourhood parks located in the area and proximate parks in adjoining County Council areas (e.g. Bushy Park, Dublin City Council; Marlay Park, Dun Laoghaire Rathdown).
<b>Playgrounds/Play spaces</b>	6 public playgrounds in the area, including 3 new playspaces completed under the SDCC 5 Year Play Space Programme.
<b>Playing Pitches</b>	55 playing pitches distributed throughout the area. Distribution and level of provision is considered adequate.
<b>Medical Centre(s)</b>	Health centres, doctors and clinics distributed throughout the area.
<b>Childcare Facilities</b>	Childcare facilities distributed throughout the area.



MODERATE SUSTAINABLE GROWTH TOWNS (RPGs POPULATION UP TO 15,000)	
Saggart/City West (2011 population 9,115)	
<b>Community Centre</b>	No community centres located in the immediate area. Community floorspace requirement under the Fortunestown Local Area Plan.
<b>Local Park</b>	Rathcoole Park and Carrigmore Park (nearing completion) to serve the area.
<b>Playgrounds/Play spaces</b>	One public playground currently located in the area.
<b>Playing Pitches</b>	Public playing pitch in Carrigmore Park; some private pitches.
<b>Medical Centre(s)</b>	Some healthcare facilities in the area, with access to facilities within Consolidation Towns.
<b>Childcare Facilities</b>	Facilities will be required on a phased basis in tandem with housing development.
SMALL TOWNS (RPGs POPULATION UP TO 5,000)	
Rathcoole (2011 population 4,019)	
Newcastle (2011 population 2,680)	
<b>Community Centre</b>	Community run public centres in Rathcoole and Newcastle. Community floorspace required under Newcastle LAP.
<b>Local Park</b>	Rathcoole Park; planned provision in Newcastle under Local Area Plan.
<b>Playgrounds/Play spaces</b>	New public playspace completed in Rathcoole Park under the SDCC 5 Year Play Space Programme. Planned park provision in Newcastle under LAP to include playspace.
<b>Playing Pitches</b>	Approximately 3 public playing pitches located in Rathcoole Park; GAA facilities in Newcastle. Planned park provision in Newcastle under LAP to include playing pitches.
<b>Medical Centre(s)</b>	Some healthcare facilities in the area, with access to facilities within Consolidation Towns.
<b>Childcare Facilities</b>	Limited childcare facilities currently located in area; facilities will be required in tandem with any population growth.

*All information above correct as of May 2015.*



### 3.3.0 Community Centres

#### COMMUNITY INFRASTRUCTURE (C) Policy 1 Community Centres

##### Policy C1

It is the policy of the Council to ensure that all communities have access to multifunctional community centres that provide a focal point for community activities.

##### C1 Objective 1:

To carry out an assessment of community floorspace needs in South Dublin County.

##### C1 Objective 2:

To support the provision of a network of district scale community centres across the County that can function as multifunctional, active and vibrant community hubs.

##### C1 Objective 3:

To support the clustering of community facilities such as community centres, sports and leisure facilities and open spaces to create multi-purpose community hubs.

##### C1 Objective 4:

To ensure that community facilities are provided in new communities on a phased basis in tandem with the provision of housing in accordance with approved Local Area Plans or Planning Schemes.

##### C1 Objective 5:

To support the provision of new or improved facilities in established areas.

##### C1 Objective 6:

To ensure that community buildings are flexible and adaptable and can be used by all age cohorts, including young people (youth programmes, youth cafes, etc).

##### C1 Objective 7:

To provide additional youth cafés in areas with high population of young adults and to utilise existing buildings which can be adaptable to youth programme facilities such as local libraries.

##### C1 SLO 1:

To support a new community centre for the Balgaddy/South Lucan Area on the site of the existing Bush Centre, including a community garden, and to ensure that any community centre developed on this site meets the needs of the community and is developed in partnership with existing service providers in the Balgaddy/South Lucan Area.

#### Actions

- To carry out, in conjunction with Objective 1, an analysis of existing and proposed community floorspace/facilities within the County and assess and plan for current and future community needs as developed through the LECP.
- To investigate the provision of a community centre in the Cherryfield/Beechfield area as part of an overall countywide survey of community floorspace in the County.





### 3.4.0 Libraries

The County's libraries address a variety of needs, particularly in the areas of information, culture and heritage, literature and learning. The South Dublin Library Development Plan 2012-2016 sets out a framework for the delivery of library services in South Dublin County.

#### COMMUNITY INFRASTRUCTURE (C) Policy 2 Libraries

**It is the policy of the Council to continue to provide an innovative, community focused public library service to all who live, work and study in South Dublin County.**

##### C2 Objective 1:

To support the development of the County's library services and the implementation of the Actions set out in the South Dublin Library Development Plan 2012-2016 (and any future Plan) which includes, amongst other actions, a Digital Hub at Palmerstown.

##### C2 Objective 2:

To support the delivery of a new library to serve the new community of Adamstown in accordance with the phasing strategy set out in the SDZ Planning Scheme and a new public library in Rowlagh.

### 3.5.0 Arts & Cultural Facilities

The existing arts and cultural infrastructure in South Dublin includes theatres, museums, music venues, performance spaces and outdoor events spaces. The Council supports the development of the arts and is committed to providing opportunities for all who live in, work in and visit the County.

The South Dublin County Council Arts Development Strategy (2011) provides for the development of an arts service that is inclusive, accessible and sustainable for the County's communities. New initiatives will be introduced in addition to the support of existing programmes to strengthen the arts infrastructure of the County.

#### COMMUNITY INFRASTRUCTURE (C) Policy 3 Arts & Cultural Facilities

**It is the policy of the Council to facilitate the continued development of arts and culture in the County.**

##### C3 Objective 1:

To facilitate the provision of arts infrastructure at suitable locations in the County.

##### C3 Objective 2:

To ensure that art and cultural facilities are accessible to all members of the community.

### 3.6.0 Places of Worship

South Dublin County Council recognises the importance of places of worship and multi-faith centres in meeting the diverse religious and cultural needs of the County's population. Given the potential noise and traffic impacts associated with the use of a building as a place of public worship or religious instruction it is important that places of worship and associated uses are suitably located.

#### COMMUNITY INFRASTRUCTURE (C) Policy 4 – Places of Worship

**It is the policy of the Council to support and facilitate the development of places of worship and multi-faith facilities at suitable locations within the County.**

##### C4 Objective 1

To support and facilitate the development of places of worship and multi-faith facilities at appropriate locations, such as town, village, district and local centres or other suitable locations where they do not adversely impact on existing amenities.

### 3.7.0 Fire Stations

The Council will continue to co-operate with Dublin City Council in the development and upgrading of the fire service in the Dublin Region.

#### COMMUNITY INFRASTRUCTURE (C) Policy 5 – Fire Stations

**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.**

##### C5 Objective 1:

To support and facilitate the development of an efficient fire service in the Dublin Region, in co-operation with Dublin City Council and to reserve sites for the provision of a fire station where a need is identified by the Dublin Fire Brigade with particular reference to the area north of the N7.

### 3.8.0 Burial Grounds

Local Authorities are responsible for ensuring that there are adequate burial facilities, including the acquisition of lands for such facilities where necessary. Cemeteries and crematoria can also be provided by the private sector. A number of existing burial grounds may need to be extended and/or new sites identified over the next number of years to address capacity issues as they arise. Due to the increased number of faith communities in the County, the burial needs of multi-faith and non-religious communities should also be taken into account with regard to such facilities.

#### COMMUNITY INFRASTRUCTURE (C) Policy 6 – Burial Grounds

**It is the policy of the Council to facilitate the sustainable development of cemeteries and crematoria to cater for the needs of the County.**

##### C6 Objective 1:

To facilitate the development of new or extended burial grounds and crematoria at suitable locations in the County, subject to appropriate safeguards with regard to environmental, noise and traffic impacts.





### 3.9.0 Sports Facilities & Centres

The Council recognises the importance of sports facilities and is committed to ensuring that all communities have access to a range of such facilities. The Council will seek to ensure that an appropriate range of sports facilities are provided in all communities, taking account of the population profile and growth targets identified in the Core Strategy.

#### COMMUNITY INFRASTRUCTURE (C) Policy 7 – Sports Facilities & Centres

**It is the policy of the Council to ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.**

##### **C7 Objective 1:**

To support the provision of new or improved sports and leisure facilities in the County.

##### **C7 Objective 2:**

To support the provision of multi-purpose sports halls and all weather playing pitches in Moderate Sustainable Growth Towns.

##### **C7 Objective 3:**

To support and provide a framework for the improvement, maintenance, upgrade and refurbishment of existing community based facilities, within the County, to meet current and future needs.

##### **C7 Objective 4:**

To encourage the co-location of community and sporting facilities.

##### **C7 Objective 5:**

To promote and support communities and clubs in developing minority sports in the County by providing indoor and outdoor spaces for the pursuance of these activities.

##### **C7 Objective 6:**

To support the provision of permanent space for well-established sports and leisure clubs, including amateur boxing clubs and scouts clubs, in the County.

**C7 Objective 7:**

To support District Level Community Hubs in the Metropolitan Consolidation Towns of Tallaght, Lucan and Clondalkin, to serve the growing population of these settlements and of the County as a whole. Such hubs should incorporate a sports centre with swimming pool, all weather playing pitches and children's play facilities.

**C7 Objective 8:**

To support the development and promotion of an athletics track, built to a National standard, within the Lucan area and situated close to a major public transport route.

**C7 Objective 9:**

To make available suitable Council owned brown land sites and buildings to sport, arts and community groups on a temporary basis.

**C7 Objective 10:**

To include a BMX facility for consideration in the review of the Jobstown Park Masterplan.

**C7 Objective 11:**

To support the review of the County's playing pitches.

**C7 SLO 1:**

To provide a swimming pool for Lucan on a new sports and leisure centre campus at Griffeen; alternative locations to be sought as part of an extensive public consultation process but with Griffeen identified as the default site. The new sports facility will ensure that sufficient capacity is built in to provide storage space for sports equipment from local clubs including equipment required for users with special needs.

## Actions

- To prepare a comprehensive study during the lifetime of the Plan to examine existing facilities, club structures, demographic data and other information to identify future needs for sports and leisure development in the County as developed through the LECP.
- To investigate a suitable location for a skate/biking park, as part of the Tymon Park Masterplan preparation to be developed through the LECP.
- To investigate the provision of a swimming pool in the Knocklyon/Firhouse area.





### 3.10.0 Early Childhood Care and Education

South Dublin County Council supports the sustainable development of good quality and accessible early childcare and education infrastructure in the County. Childcare facilities are taken to encompass full-day care, sessional facilities and after school services.

The Childcare Facility Guidelines for Planning Authorities, DEHLG (2001), advocate a pro-active role by the planning authority in the promotion of increased childcare provision. In the interest of fostering sustainable communities, the Guidelines promote the provision of childcare facilities at suitable locations including residential areas, centres of employment, educational establishments, at town, village, district and neighbourhood centres, and in areas convenient to public transport.

Pre-school childcare needs are difficult to access on a long term basis as the nature of demand evolves over time based on factors such as the population profile of an area, market conditions, government policy and the level of state intervention. Notwithstanding this, there is a recognised need for planned provision in new communities where no infrastructure exists. South Dublin County Council will seek to facilitate the provision of good quality and accessible childcare infrastructure at appropriate locations by combining area-based requirements in new communities with market-led provision in more established areas.

#### COMMUNITY INFRASTRUCTURE (C) Policy 8 – Childcare Facilities

##### **Policy C8 (a)**

**It is the policy of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations in the County.**

##### **Policy C8 (b)**

**It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities.**

##### **C8 Objective 1:**

To support and facilitate the provision of childcare infrastructure at suitable locations such as town, village, district and local centres, adjacent to school sites and in employment areas.

##### **C8 Objective 2:**

To require childcare infrastructure to be provided in new communities on a phased basis in tandem with the delivery of residential development, in accordance with the phasing requirements of Local Area Plans or approved Planning Schemes.

##### **C8 Objective 3:**

To support the provision of small scale childcare facilities in residential areas subject to appropriate safeguards to protect the amenities of the area, having regard to noise pollution and traffic management.

##### **C8 Objective 4:**

To support the provision of childcare facilities in community buildings, such as community centres and schools.

### 3.11.0 Educational Facilities

Educational facilities have an important role to play in developing sustainable and balanced communities in the County. The Department of Education and Skills is responsible for the delivery of educational facilities and services.

South Dublin County Council has worked with the Department of Education and Skills since 2012, under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and support the Department's Schools Building Programme. The Department of Education and Skills will continue to work closely with South Dublin County Council under the Memorandum of Understanding in relation to the identification and acquisition of school sites.

The Department of Education and Skills will commence a new phase of school building during the period 2016-2022. The Department has identified a need for additional post primary schools in South Dublin County up to 2026. Schools in Lucan (Kishoge Community College), Tallaght (Kingswood) and Rathcoole (Holy Family Community School) are under construction or at design stage. Demand for further provision is also identified in the Lucan; Saggart/Citywest; Newcastle/Rathcoole; Knocklyon/Firhouse/Ballycullen areas. The Department identifies a possible requirement for further provision in the Lucan and Dublin 24 areas particularly, although other areas may also require some level of additional provision.

With regard to school requirements, the Department of Education and Skills uses a Geographical Information System (with data from the CSO, OSI and Department of Social Protection in addition to Department of Education and Skills own databases) to identify where pressure for additional primary and post-primary school places will arise, and cater for same either via new schools or expansion of existing schools. Demographic changes in South Dublin will continue to be monitored by the Department of Education and Skills on an ongoing basis and is it possible that further educational requirements may arise over the lifetime of this Plan.

The Provision of Schools and the Planning System, a Code of Practice for Planning Authorities, published jointly by the Department of Education and Skills and the Department of Environment Heritage and Local Government, sets out the best practice approach to facilitate the timely and cost effective roll out of school facilities.

South Dublin County Council will continue to support and facilitate the provision of primary and post primary school facilities to serve all cultural and religious needs of the County, and support the co-location of schools or 'stand alone' institutions where appropriate.

#### 3.11.1 PRIMARY & POST-PRIMARY FACILITIES

##### COMMUNITY INFRASTRUCTURE (C) Policy 9 – Primary & Post-primary Facilities

###### **Policy C9 (a)**

It is the policy of the Council to work in conjunction with the relevant education authorities to promote and support the provision of primary and post-primary schools in the County.

###### **Policy C9 (b)**

It is the policy of the Council to engage with the Department of Education and Skills and to support the Department's School Building Programme by actively identifying sites for primary and post primary schools at suitable locations, based on forecast need.

###### **C9 Objective 1:**

To engage with the Department of Education and Skills and support the Department's School Building Programme by actively identifying sites for primary and post primary schools, based on forecast need.

###### **C9 Objective 2:**

To support and facilitate the provision of additional post primary schools in Kingswood (Tallaght); Lucan; Saggart/Citywest; Newcastle/Rathcoole; and Ballycullen/Firhouse/Knocklyon areas.

**C9 Objective 3:**

To reserve sites for primary and post-primary school provision in developing areas through approved Local Area Plans and Planning Schemes, in consultation with the Department of Education and Skills.

**C9 Objective 4:**

To require schools to be provided in new communities on a phased basis in tandem with the delivery of residential development, in accordance with the phasing requirements of Local Area Plans or approved Planning Schemes.

**C9 Objective 5:**

To support and facilitate the extension of existing school facilities, based on identified needs, subject to appropriate safeguards in relation to traffic management and the amenities of the area.

**C9 Objective 6:**

To ensure schools are located so as to promote walking and cycling, including the provision of adequate secure bicycle storage in all schools.

**C9 Objective 7:**

To promote and support schemes that facilitate the shared use of sufficient school facilities, particularly at planning stage, such as sports halls, ball courts and all-weather pitches for community use outside of school hours and support the co-location of pre- and after-school childcare facilities on new primary school developments.

**C9 Objective 8:**

To promote the provision for accommodation for special education and ASD classes in more schools; and to seek that applications relating to the development of new schools and/or school extensions should include provision for accommodation for Special Education and ASD classes where a demonstrated local need exists, as confirmed with the Department of Education and Skills.

**C9 Objective 9:**

To ensure all proposals for new schools make adequate and sufficient provision for both “drop off” and parking spaces for staff and parents with a view to safe and manageable traffic flows.



**C9 Objective 10:**

That a secondary school be built in the Firhouse/Ballycullen area over the lifetime of this plan to cater for the school going children of that area. Having regard to the primary school developments on Carrigwood Green this objective should be met without further new school development on that site.

**C9 Objective 11:**

To facilitate the development of all new schools and extensions planned as part of the Government's School Building Programme 2016-2021.

**C9 Objective 12:**

To ensure the provision of adequate indoor and outdoor school sports facilities for all new and existing schools in the County, based on identified need and in line with the final population of the school.

**C9 Objective 13:**

To support and facilitate the provision of post-primary schools in the Citywest/Saggart area, in line with the Fortunestown Local Area Plan and any subsequent plan for the area.

**C9 SLO 1:**

That the school site in Kingswood be developed for educational facilities.

**C9 SLO 2:**

To only permit development of educational, community facilities or older peoples' housing at the site of St Peter's BNS area.

**3.11.2 THIRD LEVEL EDUCATION FACILITIES**

The Council recognises the importance of making provision for educational facilities throughout the County, and the role of higher education in providing for the economic and social wellbeing of the County's population. The Institute of Technology Tallaght (ITT) provides third and fourth level education in the County. The Institute's mission is to be the centre of higher education and knowledge creation within South Dublin County and its environs, to broaden participation in higher education in the region, to be recognised as a leader in supporting research and commercial innovation, and to assist in the advancement of the economic, social and cultural life of the region. There are also opportunities for ITT to develop strategic links with services and industries in the County and to become a major higher-level education hub.

**COMMUNITY INFRASTRUCTURE (C) Policy 10 – Third and Fourth Level Education Facilities**

**It is the policy of the Council to support the development and ongoing provision of third level education in the County, and to develop Tallaght as a hub for education and employment to provide further opportunities for the County's workforce.**

**C10 Objective 1:**

To facilitate and support the development of existing third level education centres and provide for new third and higher-level facilities, including the development of competences in innovation and outreach services.

**C10 Objective 2:**

To promote and assist the development of Tallaght as a centre for education and employment.

**C10 Objective 3:**

Promote the clustering of education-related services and facilities proximate to existing third-level facilities.

**C10 Objective 4:**

To facilitate the provision of links between IT Tallaght and Tallaght Village, employment areas, and existing community and cultural facilities in the area to serve students of the ITT campus.

### 3.12.0 Healthcare Facilities

Healthcare provision encompasses a range of services, from small scale medical surgeries to district level facilities. Proposals relating to healthcare facilities will be assessed on their own merits, but should reflect the County's Settlement Hierarchy with regard to scale and location.

#### COMMUNITY INFRASTRUCTURE (C) Policy 11 Healthcare Facilities

##### **Policy C11a**

It is the policy of the Council to support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities.

##### **Policy C11b**

It is the policy of the Council to support and encourage the integration of healthcare facilities within new and existing communities that are appropriate to the size and scale of each settlement.

##### **C11 Objective 1:**

To support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities.

##### **C11 Objective 2:**

To promote the integration of healthcare facilities within new and existing communities that are appropriate to the size and scale of each settlement.

##### **C11 Objective 3:**

To require healthcare facilities of an appropriate scale to be provided in new communities on a phased basis in tandem with the delivery of housing, in accordance with the phasing requirements of Local Area Plans and approved Planning Schemes.

##### **C11 Objective 4:**

To direct healthcare facilities into town, village, district and local centres and to locations that are accessible by public transport, walking and cycling, in the first instance.

##### **C11 SLO 1:**

To support and facilitate the appropriate future development of Peamount Healthcare for rehabilitation and continuing care facilities.

### 3.13.0 Open Space Management & Use

Open space and recreational facilities are central to the delivery of sustainable communities. The Council is committed to maximising the leisure and amenity resource offered to the communities of South Dublin through its parks and open spaces.

Outdoor sports facilities, including playing pitches, children's play facilities, allotments and community gardens provide important opportunities for outdoor activity and recreation. Parks also accommodate passive recreational activities and are a key element in the County's Green Infrastructure network.

The Open Space Hierarchy outlined in Table 3.2 sets out the existing and planned parks and open network for the County, identifying the range of functions at each level in the hierarchy. Open space provision in new residential areas is addressed in Chapter 2 Housing and Chapter 11 Implementation.

Table 3.2 Open Space Hierarchy

Public Open Space	Community Features	Green Infrastructure (GI) Features
<b>REGIONAL PARK</b>		
Dodder Valley Park, Griffeen Valley Park, Corkagh Park and Tymon Park are regional parks of between 100 to 200 hectares in area. Regional parks have a district wide catchment.	Community features in the Regional Parks include formal and informal children's play areas, walkways and cycleways (wide enough to accommodate two people passing and be constructed using suitable surface material), seating and passive recreation areas, playing pitches including all-weather pitches, indoor recreational facilities and changing rooms, running tracks and allotments.	Regional parks form a key element of the County's Green Infrastructure network and are important green infrastructure corridors through urban areas. The parks contain important green infrastructure features such as water courses, SUDS features such as ponds, marshlands and meadows, wooded areas and substantial hedgerows. There are opportunities to strengthen biodiversity corridors from these parks into the adjacent urban areas.
<b>NEIGHBOURHOOD PARK</b>		
Neighbourhood Parks range in size from c. 20 to 50 hectares in area. The network includes significant parks such as Waterstown, Ballymount, Cookstown, Sean Walsh and Rathcoole Parks.	Community features vary between parks and include a wide variety of facilities and uses which may include playing pitches, indoor recreational facilities and changing rooms relating to outdoor facilities and activities, play facilities, outdoor gyms, walking and cycling routes.	Neighbourhood parks incorporate a range of GI features including marshlands, meadow parklands, community gardens and allotments with informal biodiversity rich walkways and cycling paths.  There are opportunities to strengthen biodiversity corridors to and from these parks from adjacent urban areas.
<b>LOCAL PARK</b>		
Local parks range in size from c. 2 and 20 hectares and have a local catchment population.  The network includes parks such as Vessey and Hermitage Parks in Lucan, Ballycragh Park, Firhouse Community Centre Park and Quarryvale Park.	Local parks provide for passive recreation and many also have playing pitches.	These parks are primarily grassland. Key GI features include trees, hedgerows, natural landscaping and community gardens.
<b>SMALL PARKS</b>		
Between 0.2 and 2 hectares and within 0.5km from catchment population.	Provides for passive recreation and may incorporate small scale play facilities.	GI features tend to be limited, as areas are characterised by grassland, and may incorporate hedgerows or trees. There are opportunities to strengthen the biodiversity value of these parks.
<b>SQUARES AND PLAZA</b>		
Provides for civic amenity in usually high density areas.	A forum for social interaction requiring informal seating and play area.	There are opportunities to strengthen biodiversity corridors to and from these spaces from adjacent urban areas, through SUDS features and tree and shrub planting.



**COMMUNITY INFRASTRUCTURE (C) Policy 12 Open Space**

**It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.**

**C12 Objective 1:**

To support a hierarchy of open space and recreational facilities based on settlement size and catchment.

**C12 Objective 2:**

To maximise the leisure and amenity resource offered by each of the County's parks through the promotion of Management Plans that provide for the continued improvement of the park setting, biodiversity and recreational facilities.

**C12 Objective 3:**

To develop parks and open/green spaces that cater for the diverse needs of the County's population, in particular different age groups and abilities, through the facilitation of both active and passive recreational activities and universal access.

**C12 Objective 4:**

To support and facilitate the development of indoor and outdoor recreational facilities and play spaces in larger parks to cater for all age groups and abilities.

**C12 Objective 5:**

To support the implementation of the Council's Five Year Play Space Programme 2014-2018 (as amended) including at Cherryfield Park.

**C12 Objective 6:**

To improve the provision for children's play across the County, including the provision of appropriate facilities for both young children and older children/teenagers, ensuring that all new facilities are accessible to all children of that age cohort, irrespective of ability, and to include play equipment of features suitable for children with disabilities.

**C12 Objective 7:**

To support and facilitate the development of facilities for alternative recreational activities in the County, such as BMX tracks, skateboard parks, motor-cross racing, cricket pitches, community angling/fishing and water-based sports.

**C12 Objective 8:**

To retain lands with established recreational uses as open space unless proximate alternatives can be agreed by the Council.

**C12 Objective 9:**

To support the provision and upgrade of running tracks within the County's parks.

**C12 Objective 10:**

To support viable community recreational projects, such as horse projects, community gardens and allotments at suitable locations in both existing and new development areas.

**C12 Objective 11:**

To ensure that parks and open spaces are designed as safe spaces and that access for vehicles such as quads and motorbikes is restricted.

**C12 Objective 12:**

To develop specific plans to reclaim those parks that have been disproportionately affected by anti-social behaviour and vandalism through increasing the facilities available to the communities within the parks and in turn increasing the usage of the parks by local people.

**C12 Objective 13:**

To support and facilitate the provision of coffee shops at appropriate locations in parks in the County.



**C12 SLO 1:**

To require the provision of public open space, including at least one full size playing pitch, prior to the occupation of any development permitted on these lands located east of the R120 Newcastle Road, north of the Grand Canal and west of Hayden's Lane.

**C12 SLO 2:**

To promote a passive recreational area along the Dodder Valley Park in proximity to the Banwnville, Newbawn and Seskin View estates.

**C12 SLO 3:**

To prepare and implement a master plan to regenerate the Cluain Rí Park and to enhance the boundary treatment to Grangecastle Road between Droim a Coille and Foxford estates.

**C12 SLO 4:**

To support a community garden to the rear of St Peter's Road and St James' Road, Greenhills.

**C12 SLO 5:**

To support the ongoing development and future expansion of Lucan Pitch & Putt Club.

**Action**

- To prepare a strategy for community gardens throughout the County

### 3.14.0 Community Infrastructure Delivery

South Dublin County Council is committed to the delivery of social and community infrastructure and will continue to pursue a range of innovative delivery mechanisms, which may include funding through the Council's financial resources, through development levies and contributions, supporting other public agencies such as the HSE or Department of Education, and working in partnership with other private and public sector stakeholders. This Council promotes social clauses.

The outcome of the policies and objectives outlined in this section, in addition to the requirements of the Adamstown and Clonburris SDZ Planning Schemes will inform the statutory review of the South Dublin County Development Contribution Scheme, under Section 48 of the Planning and Development Act, 2000 (as amended). Items of Community infrastructure to be considered as part of the S48 Development Contribution Scheme review include:

- **Libraries:**  
Two new public libraries, in Adamstown and Rowlagh;
- **Sports Facilities:**  
A sports facility, including a swimming pool, in Lucan;
- **Community Floorspace:**  
Community centres in Adamstown, Lucan and Fortunestown.  
Improvements to existing facilities in Newcastle and Rathcoole;
- **Open Space & Recreational Facilities:**  
Enhanced facilities in existing parks, including recreational uses.

South Dublin County Council will work in conjunction with the Department of Education and Skills to support the provision of new schools in Kingswood, (Tallaght); Lucan; Saggart/Citywest; Newcastle/Rathcoole; and Ballycullen/Firhouse/Knocklyon areas, through the Department of Education and Skills' School Building Programme.

### 3.15.0 Universally Accessible Community Facilities

#### COMMUNITY INFRASTRUCTURE (C) Policy 13 – Accessibility

**It is the policy of the Council to promote the highest levels of universal accessibility in all community facilities.**

##### **C13 Objective 1:**

To ensure the highest level of universal accessibility in all new community facilities.

##### **C13 Objective 2:**

To improve levels of universal accessibility in all existing community facilities.

##### **C13 Objective 3:**

To promote the provision of changing spaces in public community buildings in the County, including all major new community buildings.







South Dublin County Council

# Development Plan 2016 – 2022

## 4

## Economic Development & Tourism



# 4

## Economic Development & Tourism

### 4.0 INTRODUCTION

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The County Development Plan seeks to support and facilitate economic activity across a range of sectors in accordance with the principles of proper planning and sustainable development. The Economic Development and Tourism Chapter sets out a spatial framework for enterprise, employment and tourism development and is consistent with and effectively aligned to national, regional and local level economic development policies.

This Chapter contains policies and objectives to support the sustainable economic development of the County.

#### 4.1.0 Background

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Following a period of sustained contraction in the Irish economy the economic outlook for the period 2016-2022 is more positive. Strong growth in exports and international investment has led the recovery to date and domestic spending is now starting to increase<sup>4</sup>.

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4 Central Bank, Quarterly Economic Bulletin, Q1 2015.

South Dublin County is part of the Dublin City Region, a city of international scale. South Dublin's position at the edge of the Dublin Region is one of its core economic strengths. The availability of large serviced sites at the edge of the built up area present opportunities for large-scale investment that cannot easily be accommodated at inner urban locations. The County's natural, cultural and built heritage assets are an integral part of Dublin's tourism and leisure offer and there is potential to grow this sector of the County's economy. Opportunities for indigenous enterprises, such as those that support Irish based international industries and the recovering domestic market, are also increasing.

The economic growth of the State and Region over the last two decades has been strongly dependent on Foreign Direct Investment (FDI) and this is expected to continue. Winning: Foreign Direct Investment the Industrial Development Authority of Ireland's (IDA) strategy to 2019 seeks to attract up to 900 additional investment projects to Ireland. It is important that South Dublin County seeks to protect and enhance the factors that make the region competitive for economic investment and that provision is made to accommodate investment at suitable locations. There is also an increased focus at Government level on strengthening entrepreneurship and enabling indigenous enterprises to access international markets as part of the export led growth strategy. The Development Plan has a role to play by ensuring that a clear and consistent framework exists for development, by making space for growing Irish businesses and by ensuring that policies and objectives are supportive of business.

The Local Government Reform Act 2014 introduced a requirement to prepare a Local Economic and Community Plan (LECP) for each local authority area. The purpose of the LECP is to set out, for a six-year period, the objectives and actions needed to promote and support the economic, local and community development of the relevant local authority area. Following an analysis of the County profile the LECP will incorporate objectives and actions to meet the needs of citizens, including business support, education and training initiatives. The LECP must be consistent with the County Development Plan and will complement the spatial planning focus of the County Development Plan.

#### 4.1.1 EMPLOYMENT

South Dublin County has a strong and diverse economic base. The county is home to 6,823 business entities<sup>5</sup> and almost 78,000 jobs<sup>6</sup>. Retailing, transportation and distribution, industry and manufacturing, professional and financial services, medical and pharmaceuticals are the key economic sectors in the County, with tourism, recreation and agricultural sectors representing only 3% of all businesses at present<sup>7</sup>.

Economic activity is focused into enterprise lands and urban centres for the most part, with a number of identifiable economic clusters.

- The Citywest Business Campus and Grange Castle Business Park are modern business parks located in the west of the County with capacity to attract large scale industries of regional and national significance, due to the availability of large plot sizes, infrastructure and corporate park style environments. These areas have attracted some of the largest industrial facilities in the County and house several blue-chip national and multi-national corporations. Significant investment has been made over the past two decades in infrastructure and services to support these economic areas.
- The Greenogue and Aerodrome Business Parks at Newcastle are large industrial campuses comprising a mix of warehousing and manufacturing facilities.
- Tallaght Town Centre, the County Town, has emerged over the last two decades as a centre for civic and institutional uses in addition to retailing and hospitality services. It plays host to a number of major institutions including Tallaght Hospital, Institute of Technology Tallaght, South Dublin County Council headquarters and the head office of the Dublin and Dun Laoghaire Education and Training Board (formerly VEC). This area also incorporates the Whitestown Industrial Estate, Tallaght Business Park and Broomhill Industrial Estate. The Council will seek to strengthen Tallaght's position as an urban centre of regional significance.

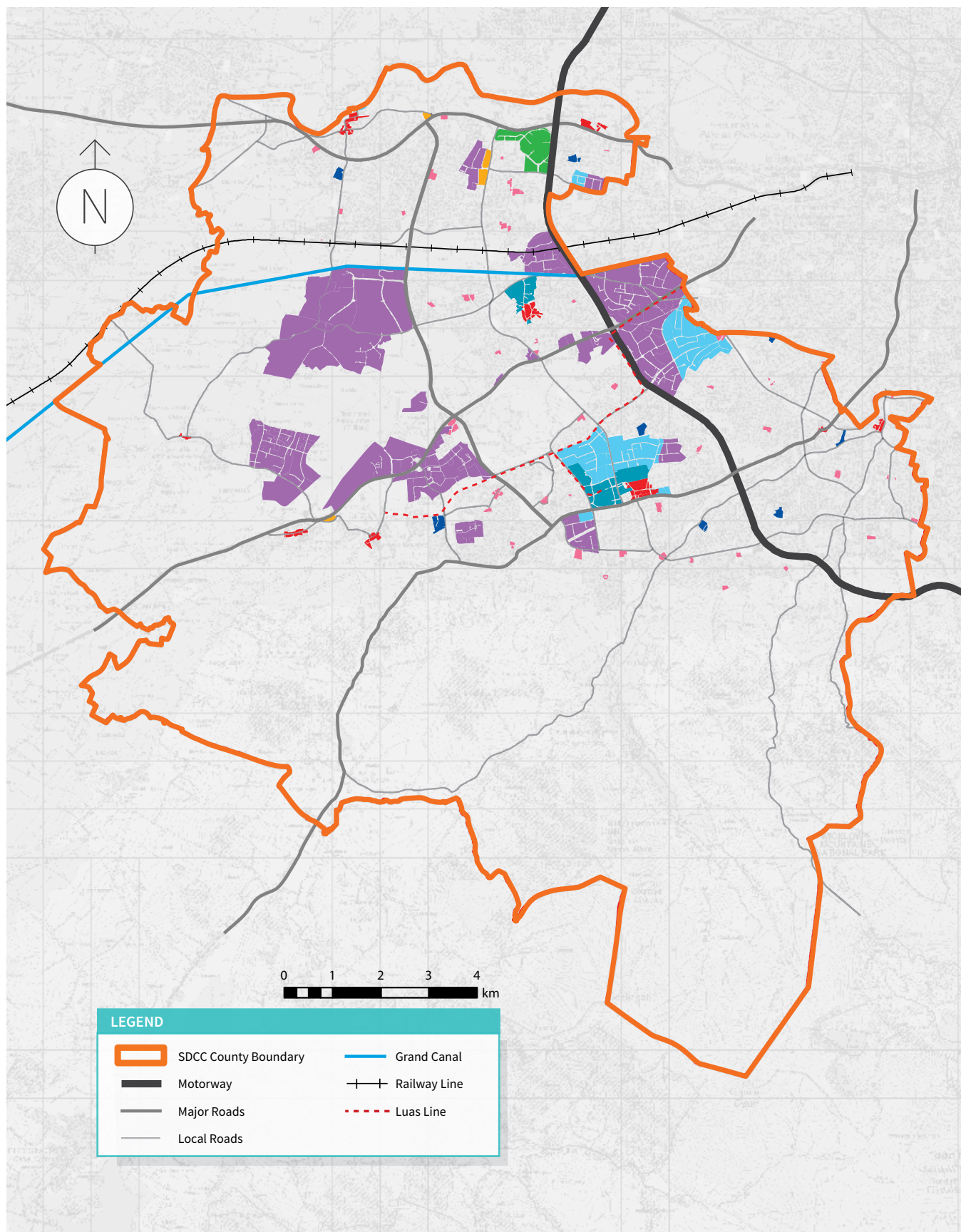
5 SDCC Rates Data May 2014

6 CSO, Census of Population, 2011.

7 Businesses in South Dublin in 2014, Economic Profile Survey, South Dublin County Council and South Dublin Chamber.



Fig. 4.1 South Dublin Enterprise and Employment Opportunities



**Note:** Graphic is indicative only. Please refer to Development Plan Maps for Land Use Zoning Objectives

- A series of older industrial areas along the Luas Corridor, at Naas Road, Ballymount and Cookstown accommodate a diverse range of small and medium sized enterprises and industries. These areas, although large employment centres, are facing issues of evolutionary renewal. The Council will seek to support the regeneration of older industrial areas on a phased basis by promoting more intensive enterprise and/or residential led development at locations proximate to town centres and transport nodes.
- In the north of the County, along the Dublin Cork Rail Corridor, greenfield lands earmarked for future residential and commercial development with a Strategic Development Zone (SDZ) designation offer potential for future economic development.
- South Dublin has a strong network of town, district and village centres, each with a unique character and economic profile. They provide a diverse range of local and district level services including civic uses, comparison and convenience retailing, professional services and hospitality and tourism related services. The future role and function of these centres is addressed in Chapter 5.0 Urban Centres and Retailing.
- Agriculture, horticulture and rural related enterprises define the economic character of the rural and mountain areas of the County and continue to play a defining role in the rural landscape.

#### 4.2.0 Strategic Policy For Employment

It is the policy of the Council to facilitate and support the growth of the economy of South Dublin County and the Greater Dublin Area in a sustainable manner whilst maintaining and improving environmental quality with the following key aims:

- To strengthen existing employment centres;
- To strengthen the integration between employment, housing and transportation with a view to promoting compact urban areas and reducing car dependency;
- To support 'high-value jobs' as companies seek to move up the value chain and undertake higher value-added activities in Ireland.
- To facilitate economic growth by consolidating existing industrial and commercial areas and by ensuring that there is an adequate supply of serviced employment lands at suitable locations.
- To promote the regeneration of underutilised industrial areas in a manner which enhances the local economy and encourages a sequential approach to development;
- To provide for a range of business accommodation types, including units suitable for small business.

#### 4.3.0 Employment Location Categories

Whilst a range of employment uses are generally permitted in principle or open for consideration across a range of land-use zonings, the County Development Plan seeks to guide enterprise and employment development to appropriate locations by identifying economic clusters and setting out policies and objectives for the future development of these areas.

There are 1,300 hectares of land zoned for enterprise and employment related uses in the County. Of this 324 hectares remain undeveloped, offering potential for future economic development. There are 250 hectares of brownfield land zoned for more intensive enterprise and/or residential led development. The Regeneration 'REGEN' Zoning Objective is applied to underutilised industrial lands that are close to town and district centres and transport nodes and have potential for more intensive forms of development. There is significant potential for the redevelopment and intensification of these lands for enterprise and/or residential led development.

#### 4.3.1 OVERARCHING POLICIES AND OBJECTIVES

##### ECONOMIC AND TOURISM (ET) Policy 1 Overarching

**It is the policy of the Council to support sustainable enterprise and employment growth in South Dublin County and in the Greater Dublin Area, whilst maintaining environmental quality.**

##### ET1 Objective 1:

To ensure that there is a sufficient supply of zoned and serviced lands at suitable locations to accommodate a range of enterprise and employment development types.

##### ET1 Objective 2:

To promote enterprise and employment development at locations that are proximate to or integrated with transportation and other urban land uses, to promote compact urban development and sustainable transport.

##### ET1 Objective 3:

To support the continued development of economic clusters to the west of the County by prioritising compatible and complementary enterprise and employment uses that would not undermine the established character of these areas.

##### ET1 Objective 4:

To support the renewal of underutilised industrial areas to the east of the M50 and in proximity to Tallaght and Clondalkin Town Centres.

##### ET1 Objective 5:

To support a balanced distribution of economic and tourism opportunities throughout the County by promoting areas of high unemployment and socioeconomic disadvantage as viable locations for enterprise and employment growth in the County.

##### ET1 Objective 6:

To direct people intensive enterprise and employment uses such as major office developments (>1,000sq.m gross floor area) into lands zoned Town Centre and Regeneration Zones in Tallaght, lands zoned Town Centre in Clondalkin and also to lands zoned District Centre and Enterprise and Employment, and Regeneration Zones subject to their location within 400 metres of a high capacity public transport node (Luas/Rail), quality bus service and/or within 800 metres walking distance of a Train or Luas station, the latter requiring demonstration of required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2013), to achieve same.

##### ET1 Objective 7:

To restrict enterprise and employment development at locations that are environmentally sensitive or at risk of flooding.

##### ET1 Objective 8:

To support and facilitate the provision of enterprise centres and incubation hubs at appropriate locations, in accordance with actions identified by the Local Enterprise Office, through the Local Economic and Community Plan or by other enterprise support initiatives.

##### ET1 Objective 9:

To support and facilitate the development of an education hub in South Dublin that seeks to promote cross sector collaboration between key stakeholders such as the Institute of Technology Tallaght (ITT), Tallaght Hospital, industry, business and government.

##### ET1 Objective 10:

To support export and non-export enterprise and small business.

##### ET1 Objective 11:

To support the provision of strategic piped infrastructure.





#### 4.3.2 EMPLOYMENT AND RESIDENTIAL IN REGENERATION ZONES

The Council seeks to support and facilitate the regeneration of underutilised industrial lands that are proximate to town centres and transport nodes to provide for a more intensive mix of enterprise and/or residential led development. Many of these areas have high levels of vacancy, poor environmental quality and fragmented land ownerships. These lands are serviced and offer significant potential for more intensive forms of enterprise and/or residential led development. A Regeneration Zoning Objective is applied to these areas:

**Land Use Zoning Objective REGEN: To facilitate enterprise and/or residential led regeneration.**

##### **ECONOMIC AND TOURISM (ET) Policy 2 Enterprise and/or Residential Led Development in Regeneration Zones.**

**It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.**

##### **ET2 Objective 1:**

To promote and support the consolidation or relocation of existing employment uses in Regeneration (REGEN) zones and the upgrade of these areas to create opportunities for regeneration.

##### **ET2 Objective 2:**

To support proposals for more intensive compatible enterprise and/or residential led development on lands designated with Zoning Objective 'REGEN', subject to appropriate design safeguards and based on a traditional urban form that adhere to urban design criteria.

##### **ET2 Objective 3:**

To support proposals for incubator, starter and/or live work units on lands designated with Zoning Objective 'REGEN' (to facilitate enterprise and/or residential led regeneration).

Standards and criteria for development on Regeneration zoned lands are detailed under Section 11.2 of this Plan.

#### 4.3.3 ENTERPRISE AND EMPLOYMENT (EE) ZONED LANDS

Enterprise and Employment (EE) zoned lands will accommodate low to medium intensity enterprise and employment uses. Enterprise and Employment zoned lands to the west of the County in the vicinity of the Grange Castle and Citywest economic clusters have the capacity to attract high tech manufacturing and associated strategic investments, due to the availability of large sites that are supported by high quality infrastructure and services. More peripheral Enterprise and Employment lands may be more suited to light industrial or logistics based uses. An Enterprise and Employment Zoning Objective is applied to these areas:

Land Use Zoning Objective EE: To provide for enterprise and employment related uses.

#### ECONOMIC AND TOURISM (ET) Policy 3 Enterprise and Employment (EE)

**It is the policy of the Council to support and facilitate enterprise and employment uses (high-tech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas.**

##### ET3 Objective 1:

To ensure that there is a sufficient supply of zoned and serviced Enterprise and Employment zoned land at suitable locations, to accommodate a diverse range of low to medium intensity enterprise and employment uses in the County.

##### ET3 Objective 2:

To prioritise high tech manufacturing, research and development and associated uses in the established Business and Technology cluster to the west of the County (Grange Castle and Citywest areas) to maximise the value of higher order infrastructure and services that are required to support large scale strategic investment.

##### ET3 Objective 3:

To support the phased expansion of the established Business and Technology cluster to accommodate strategic high-tech manufacturing investments, research and development and associated uses.

##### ET3 Objective 4:

To direct light industry and logistics uses to enterprise and employment zones that are proximate to the strategic and national road network.

##### ET3 Objective 5:

To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme.

##### ET3 Objective 6:

To ensure that business parks and industrial areas are designed to promote walking, cycling and public transport.

##### ET3 Objective 7:

To support the provision or retrofitting of suitable electricity and heat micro generation and storage equipment, such as photovoltaic and water-heating solar panels and small to medium scale wind turbines within business parks and industrial areas.

##### ET3 SLO 1:

To conduct a review of the zoning of lands south of the Grand Canal and west and north of the R120, including lands adjoining Peamount Healthcare, with a view to preparing a long-term plan for the expansion of the Grange Castle Economic and Enterprise Zone to this area, to accommodate strategic investment in the future, while also seeking to provide public open space along the Canal, including a natural heritage area in the vicinity of the historic canal quarries at Gollierstown.

##### ET3 SLO 2:

To facilitate warehousing and ancillary auction uses at the Former Interbloem Premises, Corkagh off the Green Isle Road subject to proper planning and sustainable development including protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and Grange Castle Road, safeguarding the setting of Corkagh Park and its protected structures, and consideration of any potential impacts on the operation and safety of Casement Aerodrome.

#### Action

- South Dublin County Council will engage with the Industrial Development Authority of Ireland (IDA) and other multi-agency stakeholders during the lifetime of the plan to identify likely future demand for large-scale strategic investment in the County and make provision, as appropriate, to accommodate such development.



#### 4.4.0 Home Working

Small scale home based economic activity offers flexibility to self employed persons and employees. This can contribute to a decrease in the demand for travel and reduce the costs associated with starting a business. Small scale home based economic activities that do not have a negative impact on the amenities of an area are generally supported.

##### **ECONOMIC AND TOURISM (ET) Policy 4 Home-Based Economic Activities**

**It is the policy of the Council to support small scale home-based economic activities at appropriate locations.**

##### **ET4 Objective 1:**

To support and facilitate home-based economic activity that is subordinate to the main residential use of a dwelling and where, by virtue of their nature and scale, they can be accommodated without adversely impacting on the amenities of the area.

##### **ET4 Objective 2:**

To support and encourage the provision of ground floor live-work units as part of mixed-use and residential developments in appropriate locations, as a means of enlivening streets and to provide flexible accommodation for small businesses.

Standards and criteria for Home Based Economic Activities are detailed under Section 11.3 of this Plan.

#### 4.5.0 Tourism And Leisure

Dublin is Ireland's primary tourism destination. In 2013 the Dublin Region received 60% of Ireland's international tourists (almost 4 million) and over 40% of their expenditure. Dublin is also a main destination for domestic tourists. Tourism is a significant economic driver and is considered a key growth sector of the Irish economy. It supports job creation across a diverse range of sectors and skill levels. It has wide ranging social and environmental benefits for host communities, with tourism initiatives often making key assets more accessible, supporting environmental improvements and sustaining services and events that would not otherwise be viable.

South Dublin County has a range of natural, cultural and built heritage resources of outstanding merit and the South Dublin Tourism Strategy 2015 identifies a range of actions to develop and present these assets to the market. Through the boost provided by the Destination Dublin: A Collective Strategy for Tourism Growth to 2020, and by collaborating with other parts of Dublin, South Dublin can develop a distinctive range of tourism products that will complement those of other parts of Dublin and generate substantial socio-economic benefits for the County.



The County Development Plan will seek to support and facilitate the development of the County's tourism and leisure sector by setting out a spatial planning framework that seeks to protect and preserve key natural and built assets and supports public and private sector investment in sustainable tourism initiatives.

#### ECONOMIC AND TOURISM (ET) Policy 5 Tourism Infrastructure

**It is the policy of the Council to support the development of a sustainable tourism industry that maximises the recreational and tourism potential of the County, through the implementation of the South Dublin Tourism Strategy 2015.**

##### ET5 Objective 1:

To support the development of tourism infrastructure, attractions, activities and facilities at appropriate locations subject to sensitive design and environmental safeguards.

##### ET5 Objective 2:

To direct tourist facilities into established centres, in particular town and village centres, where they can contribute to the wider economic vitality of urban centres.

##### ET5 Objective 3:

To support the development of a visitor facility in or adjacent to the High Amenity – Dublin Mountains zone (HA-DM), subject to an appropriate scale of development having regard to the pertaining environmental conditions and sensitivities, scenic amenity and availability of services.

##### ET5 Objective 4:

To support the development of an outdoor pursuits centre in or adjacent to lands designated with Zoning Objective High Amenity – Dublin Mountains (HA-DM), subject to an appropriate scale of development having regard to the pertaining environmental conditions and sensitivities, scenic amenity and availability of services.

##### ET5 SLO 1:

To facilitate an extension to the hotel for its existing facilities, and to facilitate the retention of the remaining section/s of the Old Naas Road wall.

#### Action

- South Dublin County Council will seek to establish a multi-stakeholder working group to oversee the preparation of a feasibility study for an interpretative and visitor facility in the County.



**ECONOMIC AND TOURISM (ET) Policy 6 Greenways, Trails and Loops**

**It is the policy of the Council to support and facilitate the development of an integrated network of Greenways and Trails (combined off road cycle and walking routes) along suitable corridors, including natural linear open spaces such as river banks and canals, with local connections to villages and attractions and to take account of the environmental sensitivities along these corridors.**

(See also Chapter 9 Heritage, Conservation and Landscapes, Section 9.4.0 Public Rights of Way and Permissive Access Routes)

**ET6 Objective 1:**

To support and facilitate the development of an integrated network of Greenways and Trails, including blueways/water trails, along suitable corridors, including the River Liffey, Dublin Mountains Way, Grand Canal, River Dodder and Slade Valley.

**ET6 Objective 2:**

To support the development of local tourist and heritage trails at suitable locations such as Brittas, Clondalkin, Lucan, Newcastle-Lyons, Rathcoole, Rathfarnham, Saggart, and Tallaght and seek to make such trails interactive e.g. development of application software.

**ET6 Objective 3:**

To support and facilitate the development of accessible links between the Liffey Valley and the Grand Canal.

**Action**

- South Dublin County Council will continue to engage with funding agencies such as the Department of Transport, Tourism and Sport, the National Transport Authority, and associated transport agencies and LEADER to secure funding to extend the County's greenways, trails and loops.

**ECONOMIC AND TOURISM (ET) Policy 7 Leisure Activities**

**It is the policy of the Council to support and facilitate the development of leisure activities in the County.**

**ET7 Objective 1:**

To promote the active use of managed forests for tourism and leisure related activities subject to an appropriate scale of development having regard to the pertaining environmental conditions and sensitivities, scenic amenity and availability of services.

**ET7 Objective 2:**

To promote the development of outdoor leisure activities on lands that are designated with Zoning Objective Open Space 'OS' (to preserve and provide for open space and recreational amenities).

**ET7 Objective 3:**

To support the development of angling and canoeing/kayaking infrastructure and facilities for tourism in proximity to appropriate water courses or water bodies, subject to an appropriate scale of development having regard to the pertaining environmental conditions and sensitivities, scenic amenity and availability of services.

**ECONOMIC AND TOURISM (ET) Policy 8 Heritage, Culture and Events Tourism**

**It is the policy of the Council to support the development of heritage, cultural and events tourism.**

**ET8 Objective 1:**

To support the sensitive restoration of heritage buildings and sites and operate flexibility with regard to the use of converted buildings to facilitate heritage tourism.

**ET8 Objective 2:**

To support tourism projects that seek to showcase and promote the County's geological heritage and cultural heritage including arts, music, aviation history, Irish Language customs and ways of life including the development of museums, cultural centres and interpretative centres at appropriate locations.

**ET8 Objective 3:**

To support the development of sporting venues of national or regional scale, such as stadia, at locations served by high frequency public transport (Luas/Rail/Bus), including the support of the Leinster GAA Strategic Plan 2015-2018.

**ET8 Objective 4:**

To support concerts or events at suitable locations within the County, such as parks, stadia, auditoriums, conference centres, subject to appropriate licensing arrangements.

**ET8 Objective 5:**

To support development that enhances the audience capacity of festivals, concerts, events or markets.

**Action**

- South Dublin County Council to co-operate with key stakeholders including Coillte, Office of Public Works, Geological Survey of Ireland, Waterways Ireland, Irish Water and other appropriate agencies in identifying and promoting the tourism assets of and supporting the development of tourism infrastructure in a sustainable manner in the County.

## 4.6.0 Rural Economy

In rural areas of the County there is a need to balance the need for social and economic activity with the protection of the environment and character of the rural landscape. Through zoning and development management objectives, it is the intention of the Council to restrict development in rural areas to appropriate forms of development that have a social or economic connection to the local area.

**ECONOMIC AND TOURISM (ET) Policy 9 Rural Economy**

**It is the policy of the Council to support sustainable rural enterprises whilst protecting the rural character of the countryside and minimising environmental impacts.**

**ET9 Objective 1:**

To support and facilitate sustainable agriculture, horticulture, forestry and other rural enterprises at suitable locations in the County.

**ET9 Objective 2:**

To support farm diversification and agri-tourism, where a proposed business initiative is subordinate to the primary agricultural use of the site, subject to traffic and environmental safeguards.

**ET9 Objective 3:**

To protect agriculture and traditional rural enterprises from unplanned and/or incompatible urban development.

**ET9 Objective 4:**

To support sustainable forestry development at suitable locations in the County, subject to the protection of the rural environment, sensitive areas and landscapes.

#### 4.7.0 Mineral Extraction

Mineral extraction and the aggregate industry is an important economic sector that provides the raw materials for the construction industry. The processes involved in extraction can give rise to long-term environmental effects and significantly alter landscape character. Given the need to balance the economic benefits of extraction against potential environmental impacts, it is important to consider the suitability of areas for extraction (taking account of the environmental characteristics and sensitivities of an area) and to manage the impact of extraction where it does occur.

The Landscape Character Assessment of South Dublin County 2015 highlights the high value and sensitivity of rural hinterland areas of the County, given the proximity to Dublin. The protection of these landscapes and, in particular, environmentally sensitive high amenity areas is a priority of the Development Plan. Extraction facilities have the potential to seriously undermine the environmental quality and amenity of these areas and as such, the Council will seek to limit new or expanded facilities in environmentally sensitive and high amenity areas.

##### **ECONOMIC AND TOURISM (ET) Policy 10 Mineral Extraction**

**It is the policy of the Council to support the sustainable extraction of aggregate resources at suitable locations within the County subject to appropriate environmental safeguards.**

##### **ET10 Objective 1:**

To facilitate mineral extraction in suitable locations subject to the protection of amenity and environmental quality.

##### **ET10 Objective 2:**

To limit the operation of the extractive industry and ancillary uses at environmentally sensitive locations and within areas designated with Zoning Objective 'HA – DM', 'HA-LV' and 'HA-DV' where extraction would result in significant adverse effects and/or prejudice the protection of the County's natural and built heritage.

##### **ET10 Objective 3:**

To ensure the satisfactory reinstatement and/or re-use of disused quarries and extraction facilities, where active use has ceased.





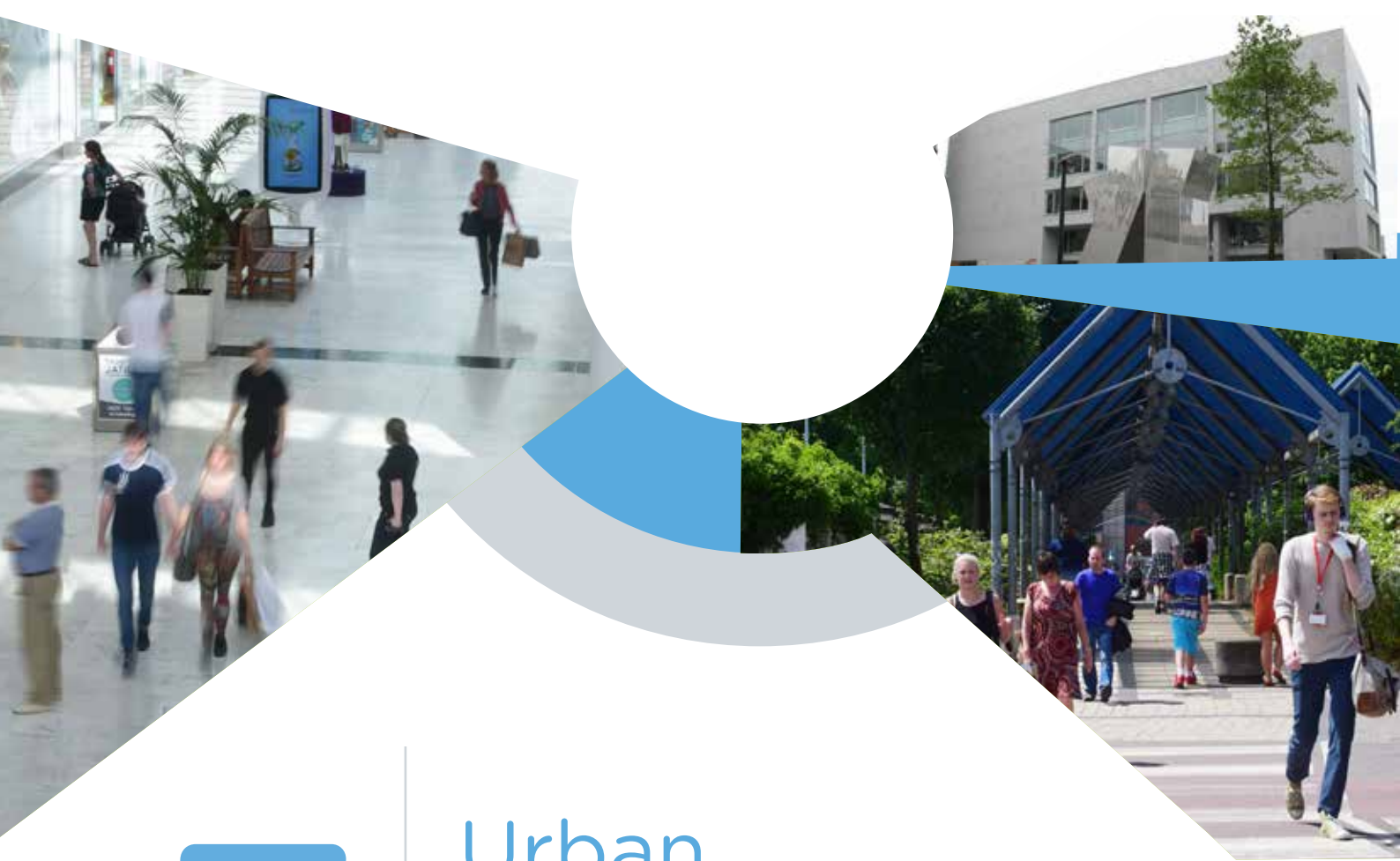
South Dublin County Council

# Development Plan 2016 – 2022

# 5

## Urban Centres & Retailing





# 5

## Urban Centres & Retailing

### 5.0 INTRODUCTION

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The settlement hierarchy for the County is set out in the Core Strategy. This section of the Plan details policies and objectives for the urban centres that are associated with the settlements of the County. Retailing is a key contributor to the vitality and viability of centres. The retail policies and objectives for the County are detailed in Section 5.2 and should be read in conjunction with this section.

#### 5.1.0 Urban Centres

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It is the aim of the Council to continue to develop a hierarchy of urban centres in South Dublin County, by enhancing and developing the urban fabric of existing and developing centres in accordance with the principles of good urban design and sustainable development. It is the aim of the Council to achieve an efficient use of land in centres, and to achieve development densities that can support vibrant, compact, walkable places that prioritise pedestrian movement. Businesses and a variety of other land uses will be directed into the hierarchy of urban centres and public transport infrastructure will be focused around the County's urban centres.

**URBAN CENTRES (UC) Policy 1 Urban Centres Overarching**

**It is the policy of the Council to continue to develop the County's network of town centres, village centres, district centres and local centres, based on the following hierarchy:**

- **Tallaght as the County Town;**
- **Clondalkin as a vibrant Town Centre;**
- **Traditional Village Centres as vibrant and sustainable centres;**
- **A network of District Centres to serve a district catchment and**
- **A network of Local Centres and local shops to serve a local catchment.**

**UC1 Objective 1:**

To direct retail, commercial, leisure, entertainment, civic, community and cultural uses into town, village, district and local centres and to achieve a critical mass of development and a mix of uses that is appropriate to each level in the urban hierarchy.

**UC1 Objective 2:**

To recognise the pre-eminence of our County's town centres and traditional villages as the preferred location in considering development proposals for non-retail civic, public service and community developments; and to apply a sequential approach as appropriate for such proposals.

**UC1 Objective 3:**

To protect the quality, ambience, vibrancy and vitality of urban centres by promoting an appropriate mix of day and night-time uses, including commercial, recreational, civic, cultural, leisure and residential uses and to limit or control uses that might have a detrimental impact on the amenities of centres.

**UC1 Objective 4:**

To promote a high standard of urban design in urban centres that contributes to the creation of safe and attractive streets and spaces and creates desirable places to work, live and visit.

**UC1 Objective 5:**

To promote and facilitate environmental and public realm improvements in existing town, village, district and local centres to address environmental quality, urban design, safety, identity and image.

**UC1 Objective 6:**

To improve the accessibility of town centres from the surrounding catchment area through public transport provision, sustainable transport infrastructure and the road network, and incorporate good local linkages between car parks, public transport stops, cycle parking facilities and the various attractions within the centre (See Transport Section for further detail).

**UC1 Objective 7:**

To improve access to the village, district and local centres of the County with particular emphasis on public transport provision and improvements to walking and cycling infrastructure, including disability proofing.

**UC1 Objective 8:**

To prepare Local Area Plans and/or Framework Plans to inform growth and urban consolidation in urban centres that are likely to experience significant expansion.

## Actions

- Protect and enhance infrastructural investment such as public transport and high quality town centre facilities in Tallaght Town Centre and Clondalkin Town Centre.
- Implement environmental improvements in existing town and village centres to a high standard and finish. The Council will work with developers and other agencies to secure improvements to the public realm and pursue all avenues of funding to secure resources for the enhancement, renewal and regeneration of the public realm of the County's towns and villages.
- Encourage and support mixed use developments in town, village, district and local centres that generate daytime and evening activities.
- Support and facilitate the provision of community facilities within centres.
- Promote measures to improve pedestrian safety and convenience, including pedestrianisation, within the main centre areas.
- Encourage small scale employment and training uses in district and local centres including micro-enterprise and start-up units, subject to the protection of residential amenity.
- Priority Location for public investment will be based on catchment level, the accessibility of the receiving centre and a sequential test in relation to site availability (see Figure 5.1).

**Figure 5.1: Indicative Graph of Priority Location Policy**

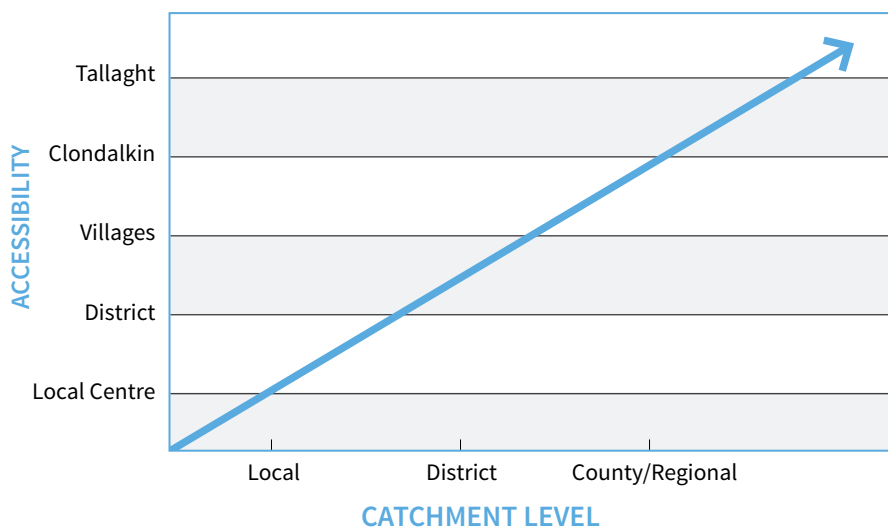
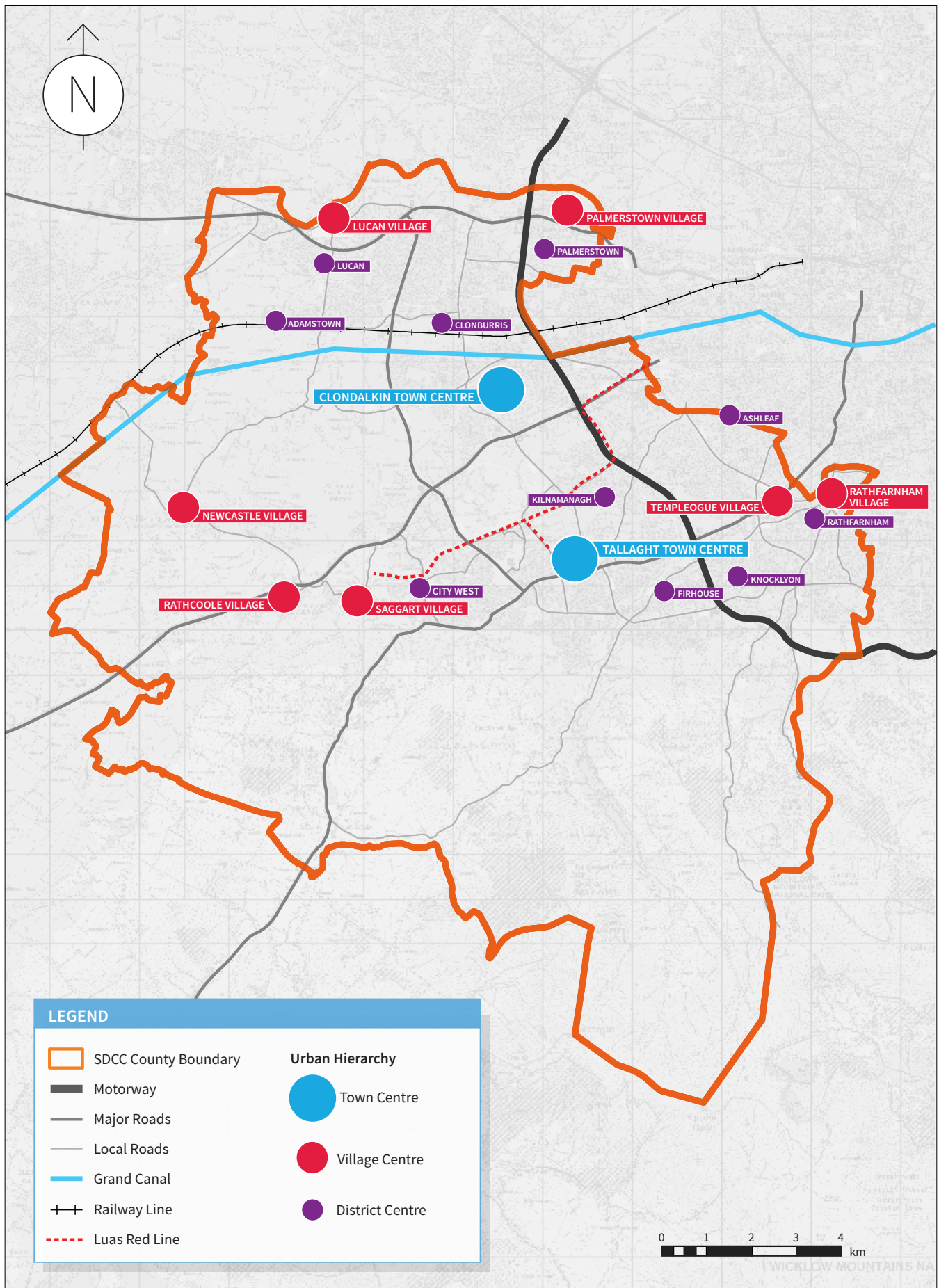




Figure 5.2: Urban Hierarchy



### 5.1.1 TOWN CENTRES

Tallaght is the County Town and Clondalkin is a major Town Centre, at the top of the County's urban hierarchy. A Town Centre Zoning Objective is applied to these areas:

**Land Use Zoning Objective 'TC': 'To protect, improve and provide for the future development of Town Centres'.**

#### URBAN CENTRES (UC) Policy 2 Town Centres

**To reinforce the role of Tallaght as the County Town and Clondalkin as a major Town Centre at the top of the County's urban hierarchy.**

##### UC2 Objective 1:

To promote Tallaght Town Centre as the primary urban centre in the County by directing higher order retail, retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic uses into and adjoining the Core Retail Area of this centre.

##### UC2 Objective 2:

To promote Clondalkin Town Centre as a primary urban centre in the County by directing higher order retail, retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic uses within and adjoining the Core Retail Area of this centre.

##### UC2 Objective 3:

To support and facilitate the future development of tourism related infrastructure and promote events such as markets, festivals and concerts in Tallaght and Clondalkin town centres.

##### UC2 Objective 4:

To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other appropriate centre uses and encourage the full use of buildings and in particular the use of upper floors and backlands with due cognisance to the retail sequential approach, quality of urban design, integration and linkages.

##### UC2 Objective 5:

To reinforce town centres as the priority location for new mixed use development, with urban design, integration and linkage as important considerations.

##### UC2 Objective 6:

To provide a broad range of facilities and services in Tallaght and Clondalkin Town Centres and support the role of these centres as the focus for commercial activity, leisure, entertainment, community activities and public transport.

### 5.1.2 TRADITIONAL VILLAGES

South Dublin County has grown around the nine traditional villages of Clondalkin, Lucan, Newcastle, Palmerstown, Rathcoole, Rathfarnham, Saggart, Tallaght and Templeogue. Each of the villages has a unique character and offers a diverse range of professional and retail services. In recognition of the unique historic character of each village and the opportunities offered, particularly in relation to local and niche retailing, tourism and as a focal point for community events and festivals a Village Centre zoning objective is applied to the nine traditional villages.

**Land Use Zoning Objective 'VC': 'To protect, improve and provide for the future development of Village Centres'.**

The Village Centre zoning will support the protection and conservation of the special character of the traditional villages and provide for enhanced retail and retail services, tourism, residential, commercial, cultural and other uses that are appropriate to the village context.

**URBAN CENTRES (UC) Policy 3 Village Centres**

**It is the policy of the Council to strengthen the traditional villages of the County by improving the public realm, sustainable transport linkages, commercial viability and promoting tourism and heritage value.**

**UC3 Objective 1:**

To protect and conserve the special character of the historic core of the traditional villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of the villages informs the design approach to new development and renewal, in particular in Architectural Conservation Areas (ACAs).

**UC3 Objective 2:**

To promote design standards and densities in traditional village centres, that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale and external finishes.

**UC3 Objective 3:**

To support and facilitate the future development of tourism related infrastructure and promote events such as markets, festivals and concerts in the traditional villages of the County.

**UC3 Objective 4:**

To continue to improve the environment and public realm of village centres in terms of environmental quality, urban design, safety, identity and image.

**UC3 Objective 5:**

To encourage and facilitate the preservation and enhancement of the retail and retail services role of the County's traditional villages.

**UC3 Objective 6:**

To encourage and facilitate the re-use and regeneration of derelict land and buildings for appropriate centre uses and encourage the full use of buildings and in particular, the use of upper floors and backlands, with due cognisance to the retail sequential approach, quality of urban design, integration and linkages.

**UC3 Objective 7:**

To reinforce village centres as a priority location for new mixed use development and to promote and support new development that consolidates the existing urban character with quality of design, integration and linkage as important considerations.

**Actions**

- Support the public realm improvement schemes under the Village Initiative.
- Contribute to the implementation of the recommendations of the County Tourism Strategy and facilitate the provision of tourism infrastructure in village centres (see also Economic Development and Tourism Chapter).
- Pursue all avenues of funding to secure resources for the enhancement, renewal and regeneration of the public realm of the county's towns and villages.
- To protect and enhance the amenities and character of village centres the Council will encourage the improvement and development of the commercial, service, social and cultural functions which town and village centres perform while ensuring the protection of the archaeological and architectural heritage and environmental quality. (see also Chapter 9 Heritage, Conservation & Landscapes and Chapter 11 Implementation).
- To encourage and support proposals from local communities to draw up Village Design Statements for their local village in accordance with the Heritage Councils Community-Led Village Design Statements in Ireland Toolkit (2012).



### 5.1.3 DISTRICT CENTRES

District Centres are secondary urban centres that serve the environs of the Metropolitan Consolidation Towns of Tallaght, Clondalkin and Lucan and the Consolidation Area within the Gateway associated with Dublin City.

These centres are generally purpose built shopping centres with a primary retail function, ancillary land uses and surface car parking. The role of the centres in the urban hierarchy is to provide a district focal point for the community. The scale and function of district centres vary and there are opportunities in many centres for revitalisation and the provision of ancillary community, recreational, medical and other uses at an appropriate district level scale in parallel with the retail function. The retail role of these centres is detailed in Section 5.2 of the Plan. A District Centre Zoning Objective is applied to these areas:

**Land Use Zoning Objective 'DC': 'To protect, improve and provide for the future development of District Centres'.**

#### URBAN CENTRES (UC) Policy 4 District Centres

**It is the policy of the Council to encourage the provision of an appropriate mix, range and type of uses in District Centres, including retail, community, recreational, medical and childcare uses, at a scale that caters predominantly for a district level catchment, subject to the protection of the residential amenities of the surrounding area.**

##### UC4 Objective 1:

To support the revitalisation of District Centres, including maximising the use of upper floors of existing buildings, with due regard to the quality of urban design, integration, linkage, accessibility and protection of residential amenity.

##### UC4 Objective 2:

To support the development of small scale community facilities within accessible district centres.

##### UC4 Objective 3:

To encourage a broad range of facilities and services that are appropriate to serve a district catchment and fulfil a district function, as a focus for both community infrastructure and public transport.

##### UC4 Objective 4:

To improve walking and cycling infrastructure within the local catchment of the County's district centres.

### 5.1.4 LOCAL CENTRES

Local Centres are commercial centres that provide day to day services and facilities to cater for a local catchment. The scale and function of local centres vary. A Local Centre Zoning Objective is applied to these areas:

**Land Use Zoning Objective 'LC': 'To protect, improve and provide for the future development of Local Centres'.**

#### URBAN CENTRES (UC) Policy 5 Local Centres

**It is the policy of the Council to encourage the provision of an appropriate mix, range and type of uses in Local Centres, including retail, community, recreational, medical and childcare uses, at a scale that caters predominantly for a local level catchment, subject to the protection of the residential amenities of the surrounding area.**

##### UC5 Objective 1:

To support the improvement of Local Centres, and encourage the use of upper floors, with due cognisance to the quality of urban design, integration, linkage, accessibility and protection of residential amenity.

##### UC5 Objective 2:

To support and facilitate the location of small scale community facilities within accessible local centres and as part of large scale commercial development where a deficiency in community space is demonstrated, subject to adaptable design for a variety of uses.

##### UC5 Objective 3:

To improve walking and cycling infrastructure within the local catchment of centres.

##### UC5 SLO 1:

To promote and facilitate appropriate development at the former McHugh's Shopping Arcade site on St. James' Road, Greenhills to provide for both community and commercial services for local residents.

### 5.1.5 BUILDING HEIGHT IN URBAN CENTRES

Varied building heights are supported in urban centres and regeneration zones and will be important in creating a sense of place, urban legibility and visual diversity. Tall buildings that exceed five storeys will be considered at strategic and landmark locations in town centres, the regeneration zone and Strategic Development Zones based on approved Local Area Plans or SDZ Planning Schemes (see also Chapter 2 Housing and Chapter 11 Implementation).

#### URBAN CENTRES (UC) Policy 6 Building Heights

**It is the policy of the Council to support varied building heights across town, district, village and local centres and regeneration areas in South Dublin County.**

##### UC6 Objective 1:

To encourage varied building heights in town, district, village, local and regeneration areas to support compact urban form, sense of place, urban legibility and visual diversity while maintaining a general restriction on the development of tall buildings adjacent to two-storey housing.

##### UC6 Objective 2:

To ensure that higher buildings in established areas take account of and respect the surrounding context.

##### UC6 Objective 3:

To direct tall buildings that exceed five storeys in height to strategic and landmark locations in town centres, regeneration zones and Strategic Development Zones, and subject to an approved Local Area Plan or Planning Scheme.

##### UC6 SLO 1:

To preserve the character of Palmerstown Village by limiting any future development on the former Vincent Byrne site to three storeys in height; and two storeys where it backs or sides onto adjoining two storey housing.



## 5.2.0 Retailing

### 5.2.1 STRATEGIC GUIDANCE

The Retail Planning Guidelines for Planning Authorities, DECLG (2012) and the Retail Strategy for the Greater Dublin Area, Regional Planning Guidelines Office (2008) form the basis for retail planning in the Greater Dublin Area (GDA). The Retail Planning Guidelines for Planning Authorities seek to ensure that the planning system continues to play a key role in supporting competitiveness in the retail sector for the benefit of the consumer and that it also promotes and supports the vitality and viability of city and town centres.

The Guidelines identify five key policy objectives to be progressed by planning authorities as follows:

1. **Ensuring that retail development is plan-led.**
2. **Promoting city/town centre vitality through a sequential approach to development.**
3. **Securing competitiveness in the retail sector by actively enabling good quality development proposals to come forward in suitable locations.**
4. **Facilitating a shift towards increased access to retailing by public transport, cycling and walking.**
5. **Delivering quality urban design outcomes.**

The Retail Strategy for the Greater Dublin Area 2008 – 2016 sets out the Retail Hierarchy for the Greater Dublin Area (GDA). The strategy projects future retail demand and retail floorspace need estimates for the GDA and outlines the types of services that would be expected at each tier in the hierarchy. The economic and retailing context has changed significantly since the Strategy was formulated but it continues to provide an overarching framework to support a co-ordinated and sustainable approach to retail development in the Greater Dublin Area. It seeks to ensure adequate retail provision at suitable locations, linked to population growth and public transport investment. The Retail Strategy for the GDA also encourages healthy competition and consumer choice in the retail market and the avoidance of overprovision in dominant retail centres that would impact negatively on more marginal retail centres.



### 5.2.2 RETAIL HIERARCHY

The Retail Strategy for the Greater Dublin Area 2008 - 2016 sets out a five-tier Retail Hierarchy for the Greater Dublin Area. The South Dublin County Retail Hierarchy in Table 5.1 is derived from the Retail Strategy for the Greater Dublin Area 2008 - 2016 and updated to take account of the existing scale and function of centres in the County. This hierarchy of retail locations will form the basis for retail development in the County during the period 2016 - 2022.

**Table 5.1 South Dublin County Retail Hierarchy**

LEVEL	CENTRE	CATEGORIES AND TYPES OF SERVICES
<b>Level 1</b>	Dublin City Centre	Prime retailing centre for the Greater Dublin Area with a full range of all types of retail services from newsagents to specialist shops and boutiques, department stores, foodstores of all types and a high level of mixed uses including the arts and culture to create a vibrant living place.
<b>Level 2</b>	Tallaght & Liffey Valley Shopping Centre	Full range of all types of retail services from newsagents to specialist shops and boutiques, department stores, foodstores of all types and a high level of mixed uses including the arts and culture to create a vibrant living place. Centres should be well connected and served by high quality public transport, and should be serving population catchments in excess of 60,000 people.
<b>Level 3</b>	Clondalkin, Citywest Shopping Centre, Kilnamanagh Shopping Centre, Rathfarnham Shopping Centre, Lucan Shopping Centre, Crumlin (Ashleaf), Adamstown SDZ District Centre (planned), Clonburris SDZ District Centre (planned)	These centres will vary both in the scale of provision and size of catchment depending on proximity to a major town centre but a good range of comparison shopping would be expected (though no large department store), some leisure activities and a range of cafés and restaurants and other mixed uses. They should contain at least one supermarket and ancillary foodstores alongside financial and other retail services. District Centres should generally cater for a population of 10,000-40,000 people.
<b>Level 4</b>	Lucan Village, Rathfarnham Village, Newcastle Village, Rathcoole Village, Saggart Village, Palmerstown Village, Templeogue Village, Knocklyon Shopping Centre, Firhouse Shopping Centre, Palmerstown Shopping Centre & all Local Centres in the County.	These centres usually contain one supermarket ranging in size from 1,000-2,500 sq.m. with a limited range of supporting shops and retail services and possibly other services such as post offices, community centres or health clinics grouped together to create a focus for the local population. These centres meet the local day-to-day needs of surrounding residents.
<b>Level 5</b>	Corner Shops	Local Shops

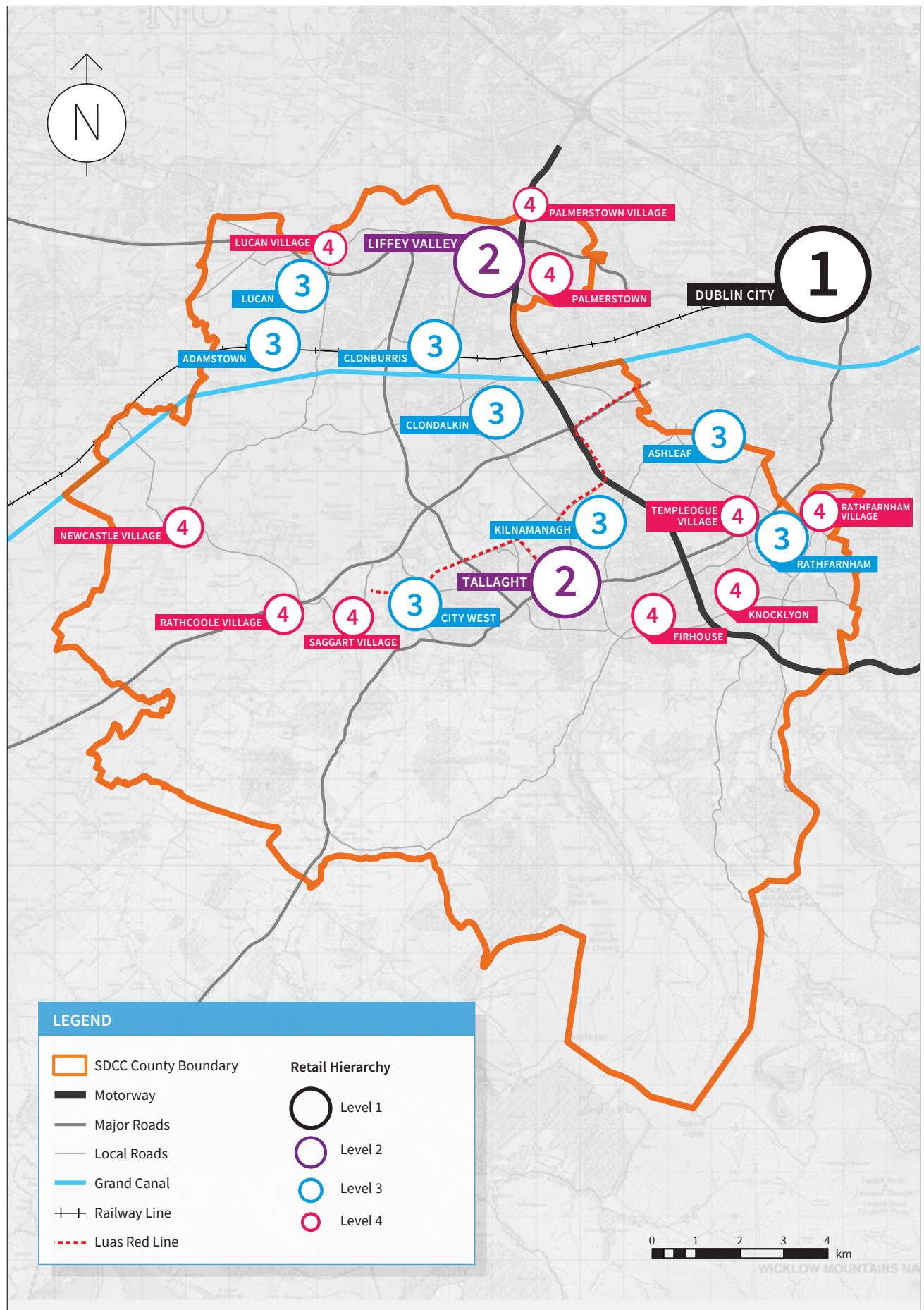
The Retail Planning Guidelines advocate an alignment between settlements and retail centres. The South Dublin County Settlement Hierarchy and the corresponding Retail Hierarchy is set out in Table 5.2 for comparison.

Table 5.2: Settlement Hierarchy and Retail Hierarchy

SETTLEMENT		CENTRES & RETAIL		
RPG Destination	Settlement Hierarchy Area	Centre Name	Centre Destination/Land Use Zoning	SDCC Retail Hierarchy Level
Consolidation Areas within the Gateway	Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Knocklyon, Firhouse, Ballycullen and parts of Greenhills, Terenure and Rathfarnham	Ashleaf Shopping Centre	District Centre	Level 3
		Firhouse Shopping Centre	District Centre	Level 4
		Knocklyon Shopping Centre	District Centre	Level 4
		Palmerstown Shopping Centre	District Centre	Level 4
		Rathfarnham Shopping Centre	District Centre	Level 3
		Palmerstown Village Core	Village Centre	Level 4
		Rathfarnham Village Core	Village Centre	Level 4
		Templeogue Village Core	Village Centre	Level 4
		Local Centres (various)	Local Centre	Level 4
Metropolitan Consolidation Town	Tallaght	Tallaght Town Centre	Major Town Centre	Level 2
		Kilnamanagh Shopping Centre	District Centre	Level 3
		Local Centres (various)	Local Centre	Level 4
Metropolitan Consolidation Town	Clondalkin	Clondalkin Town Centre	Town Centre	Level 3
		Clonburris SDZ District Centre	District Centre	Level 3
		Local Centres (various)	Local Centre	Level 4
Metropolitan Consolidation Town	Lucan	Liffey Valley Shopping Centre	Major Retail Centre	Level 2
		Adamstown SDZ District Centre	District Centre	Level 3
		Lucan Shopping Centre	District Centre	Level 3
		Lucan Village Core	Village Centre	Level 4
		Local Centres (various)	Local Centre	Level 4
Moderate Sustainable Growth Town	Saggart/City West	Citywest Shopping Centre	District Centre	Level 3
		Saggart Village Core	Village Centre	Level 4
Small Town	Rathcoole	Rathcoole Village Core	Village Centre	Level 4
Small Town	Newcastle	Newcastle Village Core	Village Centre	Level 4



Figure 5.3: Retail Hierarchy



Note: Graphic only includes the primary retail centres in the County hierarchy.



### 5.3.0 Additional Retail Floorspace

The Core Strategy projects population growth of 26,275 persons between 2011 and 2022, based on CSO Regional Population Forecasts, 2013. This increase in population will provide a significant increase in retail expenditure and require additional floor space to accommodate the needs of the future population. This is likely to be coupled with increased spending power across the population, due to improved economic conditions.

The capacity for retail developments in Tallaght Town Centre and in Liffey Valley Shopping Centre and the planned centres at Adamstown and Clonburris align with planned population growth and are considered to be sufficient to accommodate population growth and the expenditure needs of these areas. The SDZ District Centres will reflect a higher density urban environment and will cater for a varied range of comparison shopping, including the possibility of anchor department stores on main shopping streets, some leisure activities and a range of cafés and restaurants and other mixed uses. They should contain at least one supermarket and ancillary foodstores alongside financial and other retail services. SDZ District Centres should generally cater for a local population catchment of 10,000-40,000 people and be developed in accordance with approved Planning Schemes.

There are retail opportunity sites and vacant units in the Core Retail Areas of Tallaght and Clondalkin Town Centres. The projected population increase outlined in the Core Strategy and the associated additional expenditure will support the long-term viability of these established centres, and assist in reducing vacancy and provide opportunities for extension and renovation.

It is a requirement of the Retail Planning Guidelines that the Greater Dublin Area Planning Authorities prepare a multi-authority Retail Strategy for the GDA to replace the Retail Strategy for the GDA 2008 - 2016, which is outdated. The central objectives of the strategy will be to identify requirements for additional retail floor space in the GDA to support the settlement hierarchy; to outline quantity and type by county and to guide the location and function of retail activity. The primary quantitative requirements for additional retail floor space will be allocated at a regional level by the Regional Strategy.



**RETAIL (R) Policy 1 Overarching**

**It is the policy of the Council to seek to ensure adequate retail provision at suitable locations in the County and to protect the vitality and viability of existing centres in accordance with the retail framework provided by the Retail Planning Guidelines for Planning Authorities (2012) and the Retail Strategy for the Greater Dublin Area 2008-2016. Given the changing economic circumstances since the adoption of the Retail Strategy for the Greater Dublin Area a cautionary approach will be adopted in relation to future quantitative retail floor space requirements.**

**R1 Objective 1:**

To have regard to the Retail Planning Guidelines for Planning Authorities, DOECLG (2012), the Retail Strategy for the Greater Dublin Area 2008-2016, Regional Planning Guidelines Office (2008) and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (2010) in defining the role of retail centres and in determining planning applications for retail development.

**R1 Objective 2:**

To update the Retail Strategy for South Dublin County within the lifetime of this Plan following the completion of the reviews of the Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022 and the Retail Strategy for the Greater Dublin Area 2008 – 2016 and include for analysis of footfall, vacancy and expenditure.

**R1 Objective 3:**

To support new retail provision in the County to meet the needs of the County's population and to direct new retail floor space into designated retail centres in accordance with the County Retail Hierarchy, so that centres can maintain and expand their retail offer.

**R1 Objective 4:**

To support the viability and vitality of the existing retail centres in the County, in particular town, village and district centres and to facilitate a competitive and healthy environment for the retail industry, while reinforcing sustainable development.

**R1 Objective 5:**

To assess and monitor the vitality and viability of town, major retail, district and village centres.

**R1 Objective 6:**

To facilitate and provide for, the refurbishment and replacement of obsolete floorspace and promote the use of vacant floorspace.

**R1 Objective 7:**

To support, subject to identified need, the development of smaller and medium sized supermarkets in preference to superstore and hypermarket outlets, development of which should be generally limited.

**R1 Objective 8:**

To review and monitor retail trends that influence the performance of the sector within South Dublin and to encourage and facilitate innovation in the County's retail offer and attraction.

**R1 Objective 9:**

To encourage and facilitate the provision of local convenience shops (Shop – Local) in existing residential areas where there is a deficiency of retail provision in the catchment, subject to protecting residential amenity.

## 5.4.0 Sequential Approach

The Retail Planning Guidelines for Planning Authorities (2012) and the Retail Strategy for the Greater Dublin Area 2008 – 2016 set out a framework for future retail development based on a sequential approach that prioritises designated retail centres. This approach seeks to maintain the vitality and viability of established centres and maximise the value of investment in transport infrastructure and other services that support established urban centres. The overall preferred location for new retail development in South Dublin County is within town centres, major retail centres and district centres. New retail development should take place within the retail core areas of designated retail centres. Retail development outside of such centres will only be considered in exceptional circumstances where the planning authority is satisfied that there are no sites or potential sites available either within the centre or on the edge of the Core Retail Area and that the proposed retail development is necessary to serve the needs of the area.

**RETAIL (R) Policy 2 Sequential Approach**

**It is the policy of the Council to guide retail development where practical and viable in accordance with the framework provided by the Sequential Approach to enable the vitality and viability of existing town, major retail, village and district centres to be sustained and strengthened.**

**R2 Objective 1:**

To consolidate the existing retail centres in the County and promote town, village, district centre and local centre vitality and viability through the application of a sequential approach to retail development.

**R2 Objective 2:**

To direct new major retail floorspace in the County to designated centres of the appropriate level and the identified Retail Opportunity Sites; and to further direct retail development in designated centres into the Core Retail Areas and restrict retail development outside of the Core Retail Area to an appropriate level and form of retail development.

### Action for Retail Hierarchy & Sequential Approach

- South Dublin County Council will seek to address impediments to town, village and district centre redevelopment opportunities that may arise through infrastructural, flood risk, land ownership and built heritage considerations.

## 5.5.0 Core Retail Areas

The Retail Planning Guidelines require retail strategies to define the boundaries of the Core Retail Areas of major retail centres. The Core Retail Areas of Tallaght, Liffey Valley and Clondalkin are set out in Fig. 5.4, Fig. 5.5 and Fig. 5.6 below. The Core Retail Areas of all other centres are defined by the District, Village or Local Centre land use zoning.

**Figure 5.4 Tallaght Core Retail Area**

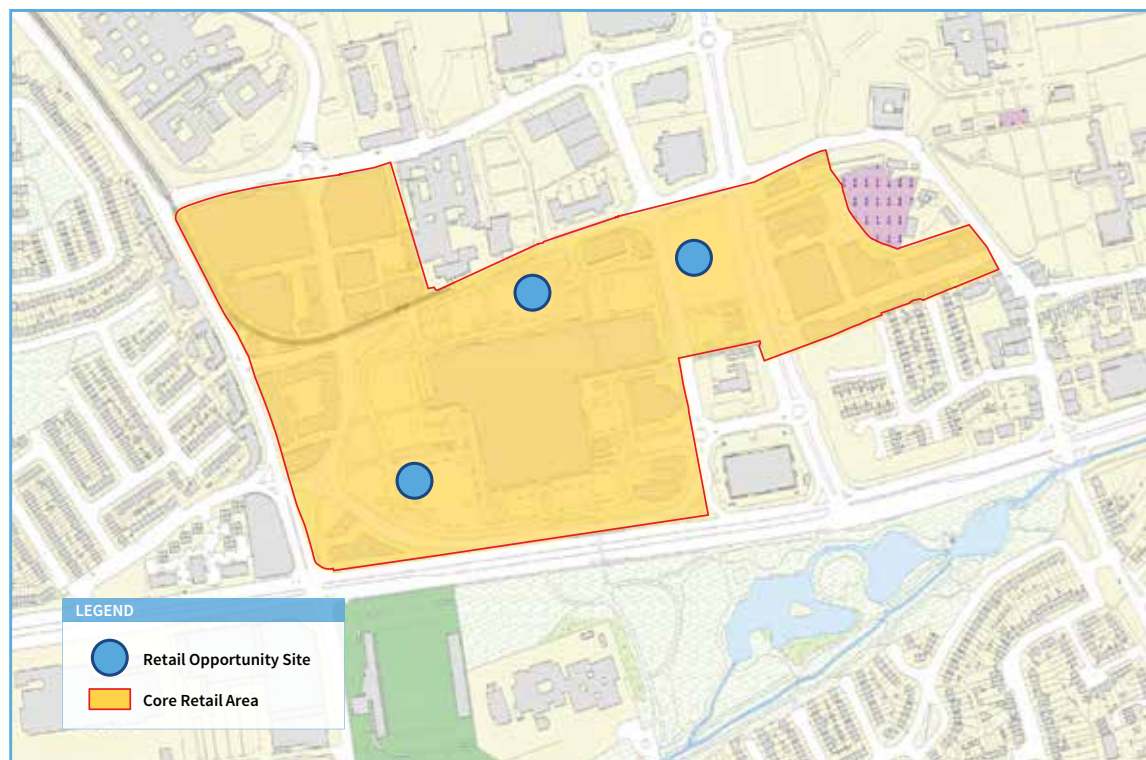




Figure 5.5 Clondalkin Core Retail Area

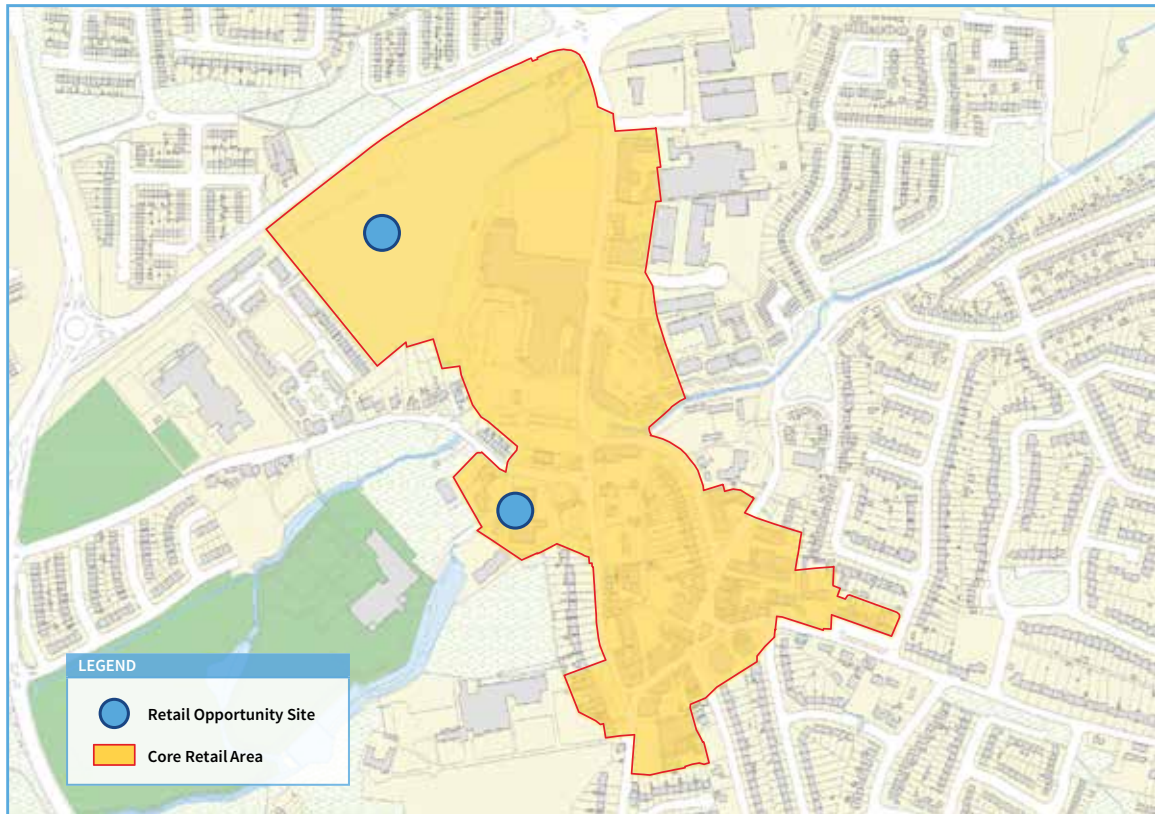


Figure 5.6 Liffey Valley Core Retail Area



## 5.6.0 Retail Centres

### 5.6.1 TALLAGHT

#### RETAIL (R) Policy 3 Tallaght Town Centre

**It is the policy of the Council to maintain and enhance the primary retailing and major town centre function of Tallaght Town Centre as a Level 2 Retail Centre.**

##### **R3 Objective 1:**

To continue to develop Tallaght as a vibrant and sustainable County Town at the top of the County's settlement and retail hierarchies, and improve Tallaght's importance in regional retail terms.

##### **R3 Objective 2:**

To facilitate the provision of the highest level and broadest range of retailing in the County in the Core Retail Area of Tallaght Town Centre, along with a broad range of services and functions in the wider Town Centre and Village Centre zonings.

##### **R3 Objective 3:**

To promote the intensification of the Core Retail Area of Tallaght.

##### **R3 Objective 4:**

To promote and encourage the development and redevelopment, to a high standard of urban design, of the identified Retail Opportunity Sites at, and adjacent to, the Square Shopping Centre and the former Woodies site on the Belgard Road.

### 5.6.2 LIFFEY VALLEY SHOPPING CENTRE

Liffey Valley Shopping Centre is designated as a Major Retail Centre. This reflects the Level 2 Retail designation under the Retail Strategy for the Greater Dublin Area 2008 - 2016, the established regional shopping centre use of the site and allows for complementary leisure, retail warehouse and commercial land uses. A Major Retail Centre Zoning Objective is applied to this area:

**Zoning Objective 'MRC': 'To protect, improve and provide for the future development of a Major Retail Centre.'**

#### RETAIL (R) Policy 4 Liffey Valley Major Retail Centre

**It is the policy of the Council to support the Level 2 retail function of Liffey Valley Shopping Centre.**

##### **R4 Objective 1:**

To support Liffey Valley as a Major Retail Centre and allow for the growth of the existing shopping centre and complementary leisure, retail warehouse and commercial land uses.

##### **R4 Objective 2:**

To support and facilitate consolidation of the quantum and quality of the retail offering at the Liffey Valley Major Retail Centre.

##### **R4 Objective 3:**

To support the development of retail warehousing within the Liffey Valley Major Retail Centre.

##### **R4 Objective 4:**

To prepare a Local Area Plan for the Liffey Valley Major Retail Centre with reference to the retail warehousing zone at the adjoining Fonthill Industrial Estate.

##### **R4 Objective 5:**

To promote a high standard of urban design in the Major Retail Centre that contributes to the creation of safe and attractive spaces and creates desirable places within which to work and visit.

### 5.6.3 CLONDALKIN

#### RETAIL (R) Policy 5 Clondalkin Town Centre

**It is the policy of the Council to maintain and enhance the Level 3 retailing function of Clondalkin Town Centre.**

##### R5 Objective 1:

To develop Clondalkin as a high quality, vibrant service centre.

##### R5 Objective 2:

To support the vitality and viability of retailing in the Town and Village Centre of Clondalkin and encourage the expansion and intensification of the Core Retail Area to serve the established and growing catchment population.

##### R5 Objective 3:

To facilitate the provision of a high level and a broad range of retailing in the Core Retail Area of Clondalkin, along with a broad range of services and functions in the wider Town Centre zoning.

##### R5 Objective 4:

To promote and encourage the development/redevelopment of the identified Retail Opportunity Sites in the Core Retail Area of Clondalkin, including the Mill Centre.

### 5.6.4 DISTRICT CENTRES

#### RETAIL (R) Policy 6 District Centres

**It is the policy of the Council to maintain and enhance the retailing function of District Centres (Level 3 & Level 4).**

##### R6 Objective 1:

To promote the development of District Centres, as sustainable, multifaceted, retail led mixed-use centres.

##### R6 Objective 2:

To ensure that the scale and type of retail offer in District Centres is sufficient to serve a district catchment, without adversely impacting on or drawing trade from higher order retail centres.

##### R6 Objective 3:

To support and facilitate the development of new District Centres of an appropriate urban scale at Adamstown and Clonburris in accordance with approved Planning Schemes which should provide a sustainable retail mix including department stores and shopping centres that facilitates walking, cycling and use of public transport and reduces car journeys outside the SDZ for many retail needs.

### 5.6.5 VILLAGE CENTRES

#### RETAIL (R) Policy 7 Village Centres

**It is the policy of the Council to strengthen the retail, retail services and niche retailing function of traditional villages.**

##### R7 Objective 1:

To support and facilitate the development of moderate retail, retail services and niche retailing in the traditional village centres.



### 5.6.6 LOCAL CENTRES

#### RETAIL (R) Policy 8 Local Centres

**It is the policy of the Council to maintain and enhance the retailing function of Local Centres.**

##### R8 Objective 1:

To support the development of Local Centres as sustainable, multifaceted, retail led mixed use Local Centres.

##### R8 Objective 2:

To ensure that the scale and type of retail offer in Local Centres is sufficient to serve a local catchment, without adversely impacting on or drawing trade from higher order retail centres.

### 5.7.0 Retail Warehousing & Retail Parks

#### RETAIL (R) Policy 9 Retail Warehousing

**It is the policy of the Council to consolidate existing retail warehousing clusters and to direct new retail warehousing floor space in the County, into the Major Retail Centre (MRC) and Retail Warehousing (RW) zones.**

##### R9 Objective 1:

To direct Retail Warehousing into lands designated with Major Retail Centre 'MRC' Zoning Objective and Retail Warehousing 'RW' Zoning Objective and to limit new retail warehousing/retail park floor space outside of these areas.

##### R9 Objective 2:

To ensure that retail warehousing development would not adversely impact on the vitality and viability of established retail centres and retail warehousing cores in the County, in accordance with the Retail Planning Guidelines for Planning Authorities 2012.



### 5.8.0 Fast Food Outlets/Takeaways

#### RETAIL (R) Policy 10 Fast Food Outlets/Takeaways

**It is the policy of the Council to manage the provision of fast food outlets and takeaways.**

##### **R10 Objective 1:**

To prevent an excessive concentration of fast food outlets/takeaways and 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.

##### **R10 Objective 2:**

To restrict the opening of new fast food/takeaway outlets in close proximity to schools so as to protect the health and wellbeing of school-going children.

### 5.9.0 Off-Licence/Betting Office

#### RETAIL (R) Policy 11 Off Licences & Betting Offices

**It is the policy of the County to manage the provision of off-licences and betting offices and to prevent an excessive concentration of these land uses.**

##### **R11 Objective 1:**

To prevent an excessive concentration of off-licence and betting offices.





South Dublin County Council

# Development Plan 2016 – 2022

## 6

## Transport & Mobility



# 6

## Transport and Mobility

### 6.0 INTRODUCTION

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Transport and mobility policy in South Dublin is guided by a comprehensive and coordinated set of national and regional policy documents. National and Regional transport policy recognises that current transport trends, in particular levels of car use, are unsustainable and that a transition towards more sustainable modes of transport, such as walking, cycling and public transport is required. There are concerns that if current trends continue, congestion will increase, transport emissions will grow, economic competitiveness will suffer and quality of life will decline.

One of the major challenges facing the County during the life of this Plan is the need to promote and provide for sustainable transport options, whilst maintaining the effectiveness of the County's road network.

## 6.1.0 Overarching Policies And Objectives

The social, economic and environmental wellbeing of South Dublin County and the Dublin Region is dependent on the efficient and sustainable movement of people and goods within and through the County. This can be achieved by providing for a range of transport options that are safe, reliable and offer value for money.

The Council will seek to rebalance transport and mobility within the County by promoting ease of movement by sustainable modes (including walking, cycling and public transport) and freeing up road space for economic growth and new development. In doing so, the Council will continue to provide for all elements of the transportation network that are within its remit and will engage with external agencies to secure the development of elements that are provided at a Regional or National level.

The Council recognises that new development, both residential and commercial, permitted in line with this Plan will lead to additional trips generated. The Council will work with the relevant agencies to seek to ensure that as high a proportion as possible would be conducted by sustainable means. However it is accepted that a residual proportion of the trips generated will be taken by private vehicle. This has the potential to add to existing levels of congestion or saturation of the road network.

The Council will seek to positively and constructively promote, facilitate and where) require the enhancement of both public transport carrying capacity and road capacity to support sustainable future development.

### TRANSPORT AND MOBILITY (TM) Policy 1 Overarching

**It is the policy of the Council to promote the sustainable development of the County through the creation of an integrated transport network that services the needs of communities and businesses.**

#### TM1 Objective 1:

To support and guide national agencies in delivering major improvements to the transport network.

#### TM1 Objective 2:

To spatially arrange activities around, and improve access to, existing and planned public transport infrastructure and services.

#### TM1 Objective 3:

To focus on improvements to the local road and street network that better utilise existing road space and encourage a transition toward more sustainable modes of transport, while ensuring sufficient road capacity exists for the residual proportion of the trips which will continue to be taken by private vehicle.

#### TM1 Objective 4:

To prioritise new road construction that provides access to new communities and development areas and supports the economic development of the County.

#### TM1 Objective 5:

To balance the needs of road users and the local community with the need to support the development of a sustainable transportation network.

#### TM1 Objective 6:

To support the delivery of sufficient public transport and road capacity to facilitate sustainable new development in the County.

### Actions

- Prepare an Integrated County Mobility Plan, that addresses the long term mobility needs of communities and businesses within the County.
- Prepare Integrated Transport Studies for towns, villages and communities in the County, as need arises, to provide a long term plan for the movement of pedestrians, cyclists, public transport and private vehicles.
- Prepare a Local Access Study for the Liffey Valley Town Centre that also incorporates the Palmerstown, North Clondalkin and South Lucan communities and that takes full account of the need to regulate motorised traffic within these communities relative to the Liffey Valley Town Centre, no later than two years after the 2016- 2022 County Development Plan is approved.



### 6.1.1 INTEGRATED COUNTY MOBILITY PLAN

The County Mobility Plan will address urban transport issues and will be guided by the Guidelines on Developing and Implementing a Sustainable Urban Mobility Plan, European Commission (2013). Building on existing practices and regulatory frameworks, the characteristics of a Sustainable Urban Mobility Plan are:

- Long-term vision and clear implementation plan;
- Participatory approach;
- Balanced and integrated development of all transport modes;
- Horizontal and vertical integration;
- Assessment of current and future performance;
- Regular monitoring, review and reporting; and
- Consideration of external costs for all transport modes.

### 6.1.2 INTEGRATED TRANSPORT STUDIES

The Council has undertaken a number of integrated transport studies with the support of the National Transport Authority (NTA), resulting in the preparation of Movement Framework Plans for Tallaght and Clondalkin Town Centres. An Access Study has also been prepared for Lucan and its environs.

Further studies and plans for major centres (including transport hubs) and established communities will be developed in consultation with the NTA. These plans will address:

- The existing network, investigating movement around and through the defined area with the aim of optimising accessibility for all modes of transport, and in particular sustainable modes;
- The development of networks that maximise connectivity and ease of movement for all modes including vehicles, cyclists and pedestrians;
- Improved facilities for pedestrians and cyclists, such as increased footpath/cyclepath widths and safer crossings;
- Opportunities for public realm improvements that balance the needs of 'movement' and 'place' with improved levels of safety for all users within a traffic calmed environment;
- Restrictions on the movement of certain vehicle types, such as Heavy Goods Vehicles (HGVs);
- Infrastructure improvements to prioritise the movement of public transport, such as bus lanes, bus gates and signal prioritisation;
- Opportunities for the provision of taxi ranks and drop-off areas that serve transport hubs and/or the needs of particular land uses;
- Car parking management to ensure the sufficient distribution of spaces.

Movement Framework Plans may be supported by a Traffic Management Strategy that defines the street hierarchy and Traffic Models that assess capacity within the network.

## 6.2.0 PUBLIC TRANSPORT

Levels of public transport use vary across the County. While trips to Dublin City Centre are reasonably well catered for and used, a significant proportion of the County's workforce live and work in outer suburbs, which are served by fewer orbital routes. The use of public transport is particularly low in areas where it is difficult to reach services by foot and where services are infrequent.

In order to address identified movement patterns within the County, the Council will work with the National Transport Authority, the statutory authority responsible for long term strategic transport planning in the Greater Dublin Area, to focus on the delivery of:

- Orbital public transport services to link major centres and areas of employment such as Tallaght, Clondalkin and Liffey Valley.
- Additional and extended public transport routes to service newly developed areas and areas where gaps in service exist.
- Transport hubs, to connect services (such as between orbital and radial routes and/or core and feeder routes) and form a 'web' like network.
- Improved access to public transport stops and services.
- Improved integration between higher density forms of development and public transport nodes.

**TRANSPORT AND MOBILITY (TM) Policy 2 Public Transport**

**It is the policy of the Council to promote the sustainable development of the County by supporting and guiding national agencies in delivering major improvements to the public transport network and to ensure existing and planned public transport services provide an attractive and convenient alternative to the car.**

**TM2 Objective 1:**

To secure the implementation of major public transport projects as identified within the relevant public transport strategies and plans for the Greater Dublin Area.

**TM2 Objective 2:**

To establish future public transport routes that will support the County's medium to long term development, in particular orbital routes.

**TM2 Objective 3:**

To generate additional demand for public transport services through integrated land use planning and maximising access to existing and planned public transport services throughout the network.

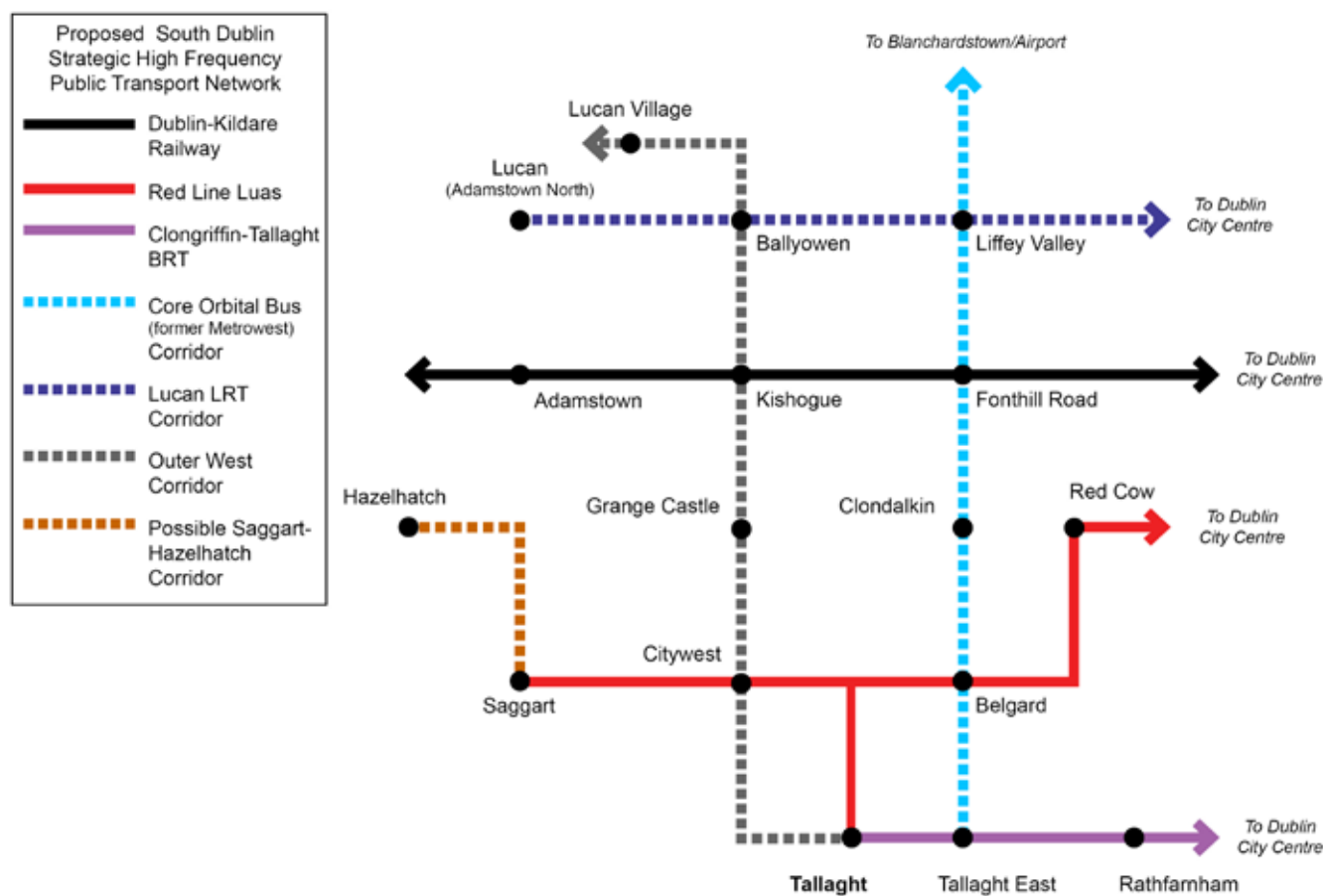
**TM2 Objective 4:**

To create an interlinked network that maximises the efficiency of existing services, reduces overall journey times and facilitates easy exchanges between modes and/or routes.

**Actions**

- Support the NTA in implementing major transport projects such as the reopening of the Phoenix Park Tunnel for rail services, DART Underground and Tallaght Swiftway (Bus Rapid Transport).
- Work with the NTA to finalise the route of the Tallaght Swiftway (Bus Rapid Transport) between Rathfarnham and Tallaght.
- To support the delivery of the Luas to Lucan (linking Lucan, Liffey Valley and the City Centre). To facilitate this service the reservation along the Emerging Preferred Route for the Lucan Luas, as identified by the Railway Procurement Agency will be maintained, subject to a future reassessment of all of the potential route options to ensure the most direct and efficient route is taken.
- To support the delivery of the Core Orbital Bus Network with a high frequency service linking Tallaght, Clondalkin, Liffey Valley and Blanchardstown. To facilitate this service the reservation along the Emerging Preferred Route alignment of former Metro-West will be maintained subject to a future reassessment of all of the potential route options to ensure the most direct and efficient route is taken.
- Work with the NTA to secure the extension and expansion of the Core Bus Network network and other bus services to serve new areas of employment, housing and tourist potential, whilst also improving the efficiency and frequency of services within more established areas.
- Identify opportunities for multi-modal interchange and transport hubs at key locations (such as Centres, cross cutting infrastructure) to increase the efficiency and flow of public transport services (see also Section 6.1.2 Integrated Transport Studies).
- Consolidate development around existing and planned major public transport routes and interchanges (see also Section 2.2.2 – Residential Densities).
- Increase the catchment of public transport services by reducing walking and cycling distances (see also Section 6.3.2 – Local Permeability Improvements).
- Facilitate the provision of Park and Ride facilities in appropriate locations at transport nodes and along strategic transport corridors (see also Section 6.2.1 - Park and Ride Facilities).
- Investigate future public transport links between Saggart and Hazelhatch and Newcastle and Rathcoole.

**Fig. 6.1 Schematic of County Wide Higher Capacity Public Transport Network**



### 6.2.1 PARK AND RIDE FACILITIES

Park and Ride facilities provide for car parking in close proximity to a major public transport route, allowing commuters to park their car and undertake the remainder of their journey by public transport. A number of major park and ride facilities are located in the County and further sites have been identified (see Table 6.3). The Planning Authority will consult with the NTA and other stakeholders to secure their implementation, as appropriate.



Table 6.3 Park and Ride locations within the County

Locations	Status
<b>Adamstown Station</b> (Dublin-Kildare Railway)	Temporary facility operating with a permanent facility to be completed as part of the District Centre development (as identified within the Adamstown SDZ Planning Scheme).
<b>Cheeverstown Station</b> (Luas Red Line)	Complete.
<b>Clondalkin Village</b>	Availability of a site for the provision of a multi-storey carpark to be investigated.
<b>Firhouse/Knocklyon</b> (Clongriffin to Tallaght Swiftway)	Potential for a site to be investigated along the finalised route of the Clongriffin to Tallaght Swiftway project.
<b>Fonthill Station</b> (Dublin-Kildare Railway)	Complete.
<b>Kishogue Station</b> (Dublin-Kildare Railway)	Location to be determined in conjunction with the preparation of an Approved Area Plan.
<b>Lucan</b> (N4 bus corridor)	Availability of a site for the provision of a carpark to be investigated.
<b>Red Cow Station</b> (Luas Red Line)	Complete.
<b>Tallaght Cross West</b> (Luas Red Line)	Complete.

### 6.3.0 Walking And Cycling

Walking and cycling trends vary from area to area, highlighting differences in the ease with which people can walk or cycle, due to levels of connectivity and the quality of facilities provided. Levels of walking and cycling are higher in areas that are close to employment centres, colleges and schools. There are opportunities to make walking and cycling more attractive, to increase the proportion of daily journeys undertaken on foot or by bicycle. This will also promote healthier lifestyles in keeping with Healthy Ireland (2013), the national framework for improved health and well-being published by the Department of Health.

In order to encourage walking and cycling for travel it is necessary to focus on the delivery of:

- A permeable pedestrian and cycling network that allows for multiple direct connections between key destinations; and
- An attractive pedestrian and cycling environment where high quality facilities are provided.



**Transport and Mobility (TM) Policy 3 Walking and Cycling**

**It is the policy of the Council to re-balance movement priorities towards more sustainable modes of transportation by prioritising the development of walking and cycling facilities within a safe and traffic calmed street environment.**

**TM3 Objective 1:**

To create a comprehensive and legible County-wide network of cycling and walking routes that link communities to key destinations, amenities and leisure activities with reference to the policies and objectives contained in Chapter 9 (Heritage, Conservation and Landscape) particularly those that relate to Public Rights of Way and Permissive Access Routes.

**TM3 Objective 2:**

To ensure that connectivity for pedestrians and cyclists is maximised in new communities and improved within existing areas in order to maximise access to local shops, schools, public transport services and other amenities, while seeking to minimise opportunities for anti-social behaviour and respecting the wishes of local communities.

**TM3 Objective 3:**

To ensure that all streets and street networks are designed to prioritise the movement of pedestrians and cyclists within a safe and comfortable environment for a wide range of ages, abilities and journey types.

**TM3 Objective 4:**

To prioritise the upgrade of footpaths, lighting & public realm maintenance and supporting signage on public roads/paths where a demonstrated need exists for busy routes used by runners & walkers.

**TM3 Objective 5:**

To provide that planning permissions granted for the development of all new schools or for existing schools where 25% or greater expansion in classrooms is proposed, should include a requirement for the provision of cycle paths from the school to join the nearest cycle network, where feasible.

**TM3 Objective 6:**

To ensure that all walking and cycling routes have regard to pertaining environmental conditions and sensitivities and incorporate appropriate avoidance and mitigation measures as part of any environmental assessments.

**TM3 SLO 1:**

To provide for a pedestrian bridge over the N7 at the Barney's Lane junction to improve access to the Saggart Luas terminus.

**TM3 SLO 2:**

That access to the Deerpark Estate from the development of Elder Heath/Park or from any future development in the Killinarden and Kiltipper areas be limited to cyclists and pedestrians only.

## Actions

- Work with the NTA to assist and secure funding for the ongoing implementation of the County Strategic Cycle Network (see also Section 6.3.1 - County Strategic Cycle Network).
- Undertake a series of studies in association with the NTA and TII that seeks to address accessibility and permeability issues in the vicinity of existing and proposed major public transport services.
- Provide additional directional signs for major destinations, civic amenities and tourist attractions on major pedestrian and cycle routes, including references to distances, estimated times and/or number of steps to be taken.
- Work with the NTA to review the feasibility of implementing public bike schemes within the major urban and recreational areas of the County.
- Identify new walking and cycling routes on all sites where new development is proposed to occur (see also Sections 11.2.1 – Masterplans).
- Reduce walking and cycling distances to areas of employment, community services, schools, shops, public transport and other community facilities through the delivery of Local Permeability Improvements within existing communities (see also Section 6.3.2 – Local Permeability Improvements).
- Ensure facilities for pedestrians and cyclists are designed in accordance with the principles, approaches and standards contained within the Design Manual for Urban Roads and Streets and the National Cycle Manual.
- Further develop a footpath repair and assessment system where members of the public can report maintenance issues and instigate repairs, and implement a public lighting renewal, improvement and maintenance strategy
- Adopt a county-wide signage scheme for motorists, in accordance with the Traffic Signs Manual, warning of the presence of pedestrians and cyclists along rural roads.

### 6.3.1 STRATEGIC CYCLE NETWORK

South Dublin County Council worked in close consultation with the NTA to develop a County-wide cycling network, which is incorporated into the National Transport Authorities Greater Dublin Area Strategic Cycle Network. This document identifies a hierarchy of routes for the Greater Dublin Area as follows:

- Primary Routes:** These provide links to Dublin City Centre from major urban centres such as Clondalkin, Lucan, Tallaght and Rathfarnham. An orbital route from Liffey Valley to Dun Laoghaire (via Tallaght) is also proposed.
- Secondary Routes:** These provide direct links to Primary Routes and between key urban destinations such as Adamstown, Citywest, Clondalkin, Lucan, Liffey Valley, Rathfarnham, Tallaght and Walkinstown.
- Green Routes:** These provide tourist, recreational and leisure routes through amenity areas and along water courses including the Dodder Valley, Grand Canal, Griffeen Valley, Liffey Valley and Tymon Park.
- Feeder Routes:** These provide routes through neighbourhoods to link to Primary and Secondary routes.
- Minor Greenways:** These provide links through parks and open lands to link with Green Routes.
- Inter Urban Routes** These provide links between rural towns and villages and through the Dublin Mountains.

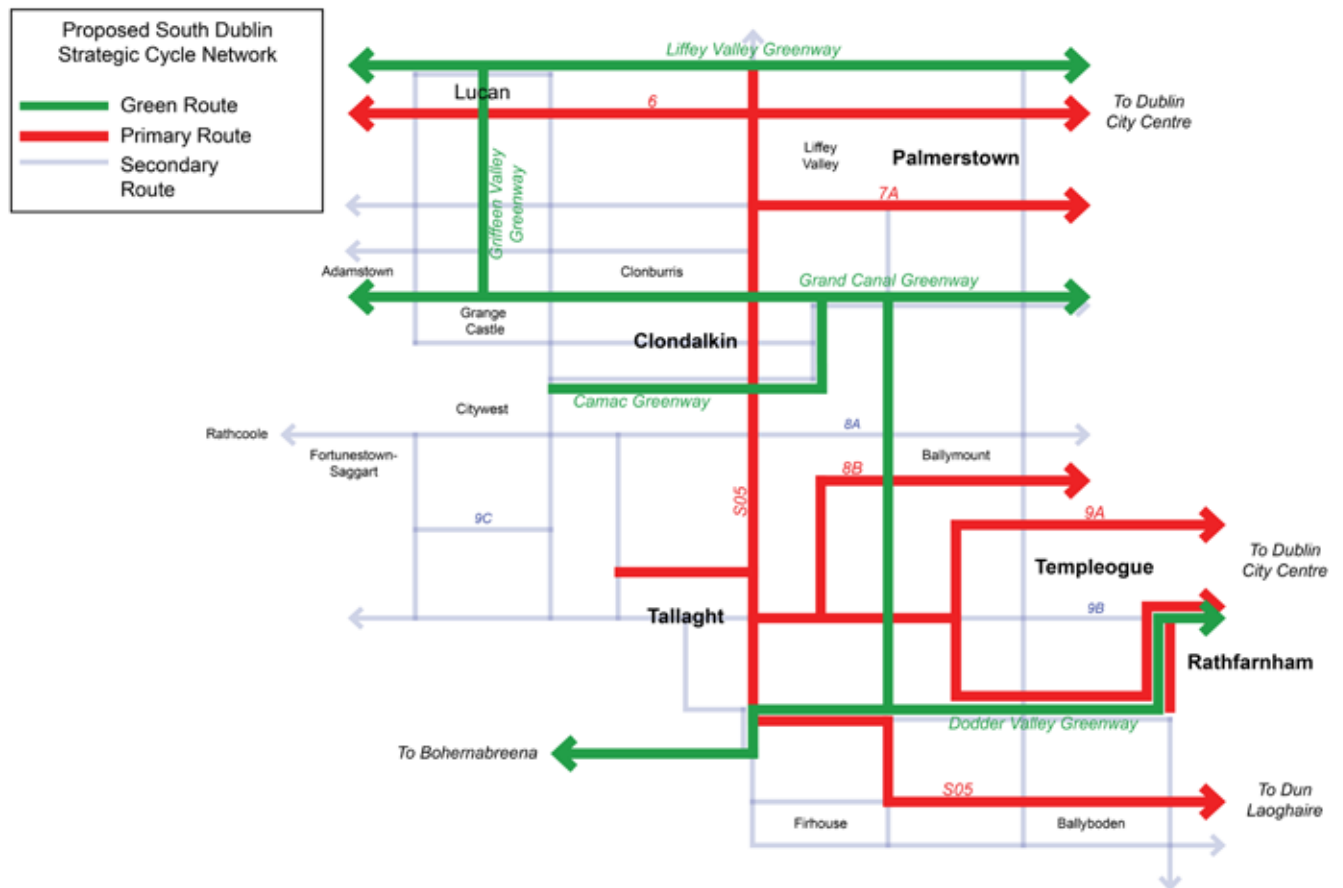
Key routes in the six year Cycle Network Programme are outlined in Table 6.4. A number of identified routes have been completed, await construction or are at design or consultation stage.



Table 6.4 Six Year Cycle Network Programme

NAME*	DESCRIPTION	ROUTE
<b>Dodder Greenway/9A</b>	Green Route/Primary Route	Bohernabreena to Rathfarnham via Firhouse and Old Bawn (linking to Dublin City Centre).
<b>Camac Greenway/7C</b>	Green Route/Primary route	Corkagh Park to Grand Canal via Clondalkin.
<b>Liffey Valley Greenway</b>	Green Route	Lucan to Palmerstown via Lucan (linking from Leixlip to Heuston Station).
<b>Grand Canal Greenway</b>	Green Route	Extension of existing route to Hazelhatch.
<b>Griffeen Valley Greenway</b>	Green Route	Extension of existing route from Griffeen Valley Park to Lucan.
<b>S05</b>	Primary Route	Tallaght to Ballyboden via Old Bawn, Dodder Valley Park, Firhouse and Knocklyon (linking to Dun Laoghaire).
<b>S05</b>	Primary Route	Tallaght to Liffey Valley via Belgard, Clondalkin and Clonburris.
<b>S6</b>	Primary Route	Lucan to Palmerstown via N4 (linking to Dublin City Centre).
<b>7A</b>	Primary Route	Lucan to Palmerstown via Liffey Valley (linking to Dublin City Centre).
<b>8B/8A</b>	Primary/ Secondary Route	Tallaght to Walkinstown via Greenhills and Crumlin (linking to Dublin City Centre).
<b>9A/9B</b>	Primary/ Secondary Route	Tallaght to Templeogue via Tallaght Village, M50 underpass and Spawell.
<b>N05</b>	Secondary Route	Old Lucan Road to Lower Valley Road (Fingal).
<b>9C</b>	Secondary Route	Tallaght to Saggart via N81, Jobstown and Fourtunestown.
<b>9D/S06</b>	Secondary Route, Feeder Link, Minor Green Link	Citywest Shopping Centre to Dodder Valley Park via Belfry, Jobstown, Whitestown Stream and Firhouse Road West.
<b>n/a</b>	Minor Greenway	Old Bawn crossroads, alongside the N81, to link with the other Slí na Sláinte-Dodder Park.
<b>n/a</b>	Minor Greenway	From Lucan-Newland Road (Griffeen Valley Greenway) to Adamstown Road through Vesey Park.
<b>n/a</b>	Minor Greenway	From Griffeen Valley Park to Fonthill Road via the Esker Embankment.
<b>n/a</b>	Minor Greenway	From Willsbrook Road, through Willsbrook Park, along Esker Lane and Lucan Road as far as the schools in the Chapel Hill/Lucan Village area.
<b>n/a</b>	Feeder	Kiltipper Way to Dodder Greenway.
<b>Other Projects</b>		<b>Description</b>
<b>Walkinstown Roundabout</b>		Major roundabout upgrade to provide for improved pedestrian and cyclist facilities.

\* refers to route name/identification within Greater Dublin Area Strategic Cycle Network.

**Fig. 6.2 Schematic Map of County Wide Strategic Cycle Network**

### 6.3.2 LOCAL PERMEABILITY IMPROVEMENTS

Local Permeability Improvements reduce walking and cycling distances to schools, shops, public transport and other community facilities by delivering new pathways and creating openings in barriers to movement, such as through walls and fences. South Dublin County Council has worked in conjunction with the NTA to prepare the Appraisal and Prioritisation of Proposed Permeability Projects Study, which examines levels of connectivity within communities and identifies potential walking and cycling links within communities throughout the County. The Planning Authority's experience in implementing these schemes is also documented in the Permeability Best Practice Guide (2013), co-produced with the NTA.

A number of improvements have been implemented under the National Transport Authorities Sustainable Transport Measures Grants schemes (STMGs). The Planning Authority will continue to seek funding for the implementation of local permeability improvements. When seeking to implement new walking/cycling links the Planning Authority will undertake a process of:

- Scheme Identification
- Scheme Appraisal
- Scheme Prioritisation
- Consultation
- Scheme Design; and
- Evaluation and Monitoring

Further projects may also be identified as part of the preparation of spatial and transport and mobility related studies.

### 6.3.3 GREEN SCHOOLS

The Planning Authority works closely with the Environmental Education Unit of An Taisce, as supported by various government departments and sponsors, in the implementation of the Green Schools Programme. The programme promotes long-term whole school action for the environment under a range of themes. The Travel theme is funded by the Department of Transport, Tourism and Sport and is supported by the NTA. The program seeks to achieve a number of softer and harder outcomes, such as education and infrastructure improvements, to support behavioural change in schools.

The Planning Authority is currently working with the NTA and An Taisce as part of the Sustainable Transport Measures Grants Schemes (STMGs) to pilot a walking and cycling to school project with a school cluster in the Rathfarnham/Ballyboden area. This project will explore methods for implementing a programme of works to improve pedestrian and cycle facilities and ensure that safety and traffic management systems outside existing and planned schools are to the highest standard across the county (see also Section 6.4.3 Road and Street Design) in order to improve safety and make cycling and walking more attractive and desirable.

The Planning Authority will continue to implement pedestrian and cycling improvements with the assistance of the NTA through the Green Schools and the STMGs programmes. The Planning Authority will also ensure that road safety and traffic management systems outside existing and planned schools are to the highest standard across the County.

### 6.3.4 DESIGN OF CYCLING FACILITIES

The design of cycle facilities in Ireland is directed by the National Cycle Manual, NTA (2011). The National Cycle Manual (NCM) seeks to encourage cycling by promoting a safe environment for all road users with a focus on cyclists. It offers guidance on integrating the bike in the design of urban areas through five basic principles:

- **Safety**  
Designers of transport infrastructure must seek to maximise road safety for all road users, including cyclists.
- **Coherence**  
Cycling routes within the network should be logical and continuous.
- **Directness**  
Cycling infrastructure should be as direct as possible, minimising any delays or detours.
- **Attractiveness**  
The cycling environment along a route should be pleasant and interesting. This is particularly important for beginners, tourists and recreational cyclists.
- **Comfort**  
Cycling infrastructure should be designed, built and maintained for ease of use and for comfort.

The Planning Authority will apply the NCM when designing new cycle facilities (including tracks, lanes, paths and storage facilities), and in the assessment of those that form part of any new development proposals.

The quantum of cycle parking required to service new developments is contained within Section 11.4.1 - Bicycle Parking Standards.

## 6.4.0 Road and Street Network

Continued investment in the County's road network is necessary to ensure the efficient movement of people and goods within the County, to provide access to developing areas and to support economic activity. It is also acknowledged that the creation of more road space to cater for traffic, particularly in existing areas, is expensive and may serve to attract more cars to the network. Managing travel demand and freeing up road space will be one of the key challenges that the Council will face during the lifetime of this Plan.

The Council will also respond to recent guidance, such as the Design Manual for Urban Roads and Streets, Department of Transport, Tourism and Sport (DTTAS) and Department of Environment, Community and Local Government (DECLG) (2013) and the Guidelines for Setting and Managing Speed Limits in Ireland,

DTTAS (2015). These documents seek to implement a range of design measures that ensure roads and streets are designed and managed to cater for all users, not just cars.

The road network will need to be carefully managed and expanded to:

- Facilitate access to areas of economic activity to and from the National Road network, especially on the periphery of urban areas.
- Effectively manage access to and from the National Road network to minimise any impacts on the local road and street network.
- Provide access to new communities and development lands.
- Make the most efficient use of existing road space.
- Provide a safer street environment with reduced vehicle speeds, particularly in areas where pedestrians and cyclists are likely to be more active.
- Manage car parking in an effective manner

#### 6.4.1 STRATEGIC ROAD AND STREET NETWORK

To ensure ongoing competitiveness and the efficient movement of people and goods within the County, strategic road access needs to be direct, particularly between areas of employment and the National road network (ie the M50, N4, N7 and N81). The Core Strategy identifies a number of developing areas that will accommodate new communities. Access to these areas will also be required as part of the future development of the strategic road and street network.

#### TRANSPORT AND MOBILITY (TM) Policy 4 Strategic Road and Street Network

**It is the policy of the Council to improve and expand the County-wide strategic road and street network to support economic development and provide access to new communities and development.**

##### TM4 Objective 1:

To secure the implementation of major road projects as identified within the relevant strategies and plans for the Greater Dublin Area.

##### TM4 Objective 2:

To increase competitiveness by ensuring the efficient movement of people and goods between enterprise and employment areas and the national road network.

##### TM4 Objective 3:

To ensure that developing areas have sufficient access to the County's road network.

##### TM4 Objective 4:

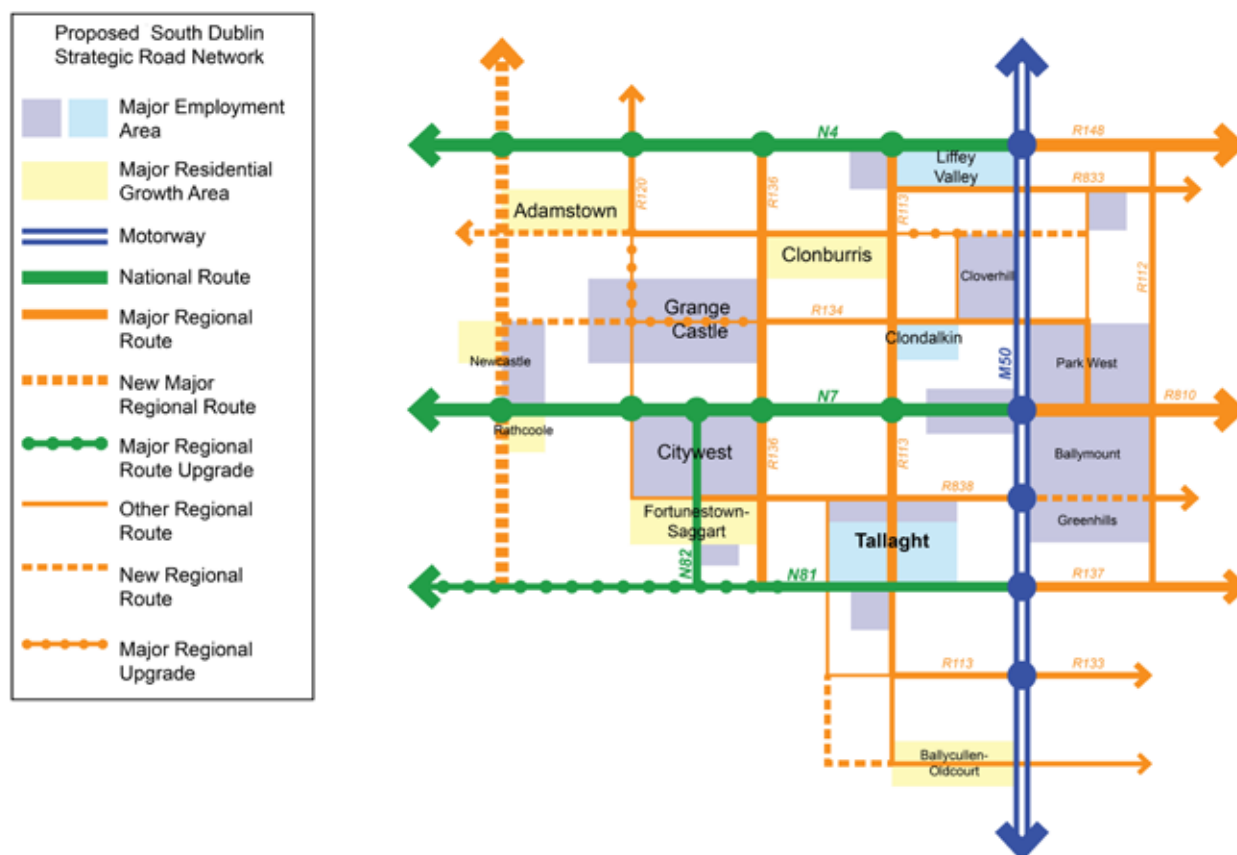
To ensure that all road and street networks proposals have regard to pertaining environmental conditions and sensitivities and incorporate appropriate avoidance and mitigation measures as part of any environmental assessments.

##### TM4 SLO 1:

To ensure that development of the lands zoned "RES-N" at Tootenhill (Rathcoole) accommodates the required road reservation for a Western Dublin Orbital Route.

#### Actions

- Work in conjunction with transport agencies, including the DTTAS, NTA, and National Roads Authority (NRA) to deliver improvements to and extensions of the Strategic Road Network.
- Identify long term road corridors suitable for the development of high capacity roads on the periphery of the County and implement a short to medium term road improvements programme over the life of the County Development Plan (see also Section 6.4.1(I) - Road and Street Proposals).

**Fig. 6.3 Schematic Map of County Wide Strategic Road Network.****(I) Road and Street Proposals**

The strategic road network consists of national and regional routes that carry the bulk of traffic throughout and within the County. The expansion of the strategic road network is required to provide access to developing areas and to support the economic development of the County. This network expansion will also support the provision of infrastructure that supports more sustainable modes (i.e. buses, cyclists and pedestrians) by providing the necessary infrastructure for their movement.

Through traffic primarily occurs along two National Roads (N4 and N7) and one National Secondary Road (N81) and the M50 Motorway, which are among the busiest roads in the County. The management of these roads is the responsibility of the NRA. The Council will continue to work with the NRA to support major improvements to the National Road network and to maintain and protect the safety, capacity and efficiency of national roads and associated junctions in accordance with the Spatial Planning and National Roads: Guidelines for Planning Authorities, DECLG (2012).

South Dublin Council is responsible for the management of the regional and local network. South Dublin County Council's proposals for the short and medium to long term development of the regional road network are outlined in Tables 6.5 and 6.6.

- Table 6.5 outlines a Six Year Road Programme, which is subject to available funding. Designs have been prepared in respect of some of these proposals. The Council may, at its discretion, introduce an additional road proposal, where such a proposal benefits economic and population growth.
- Table 6.6 outlines corridors that are essential to providing a long-term road network and to provide access between major areas of economic activity and the national and regional road network. Some of these roads have been the subject of preliminary design studies and their detailed design will be undertaken and phased according to need. Where the opportunity arises, roads shown as long-term may be brought forward for construction at an earlier date, subject to funding being available.

**Table 6.5 Six Year Road Programme**

ROAD	DESCRIPTION	FUNCTION
<b>Adamstown Street Network</b>	Various streets within the Adamstown SDZ lands.	Formation of a strategic street network providing access throughout the site.
<b>Ballycullen-Oldcourt Street Network</b>	Various streets within the Ballycullen-Oldcourt LAP lands.	Formation of a strategic street network providing access throughout the site.
<b>Ballymount Road Extension</b>	New link road though Robinhood from Ballymount Avenue to Longmile Road.	To provide improved access to the Ballymount and Robinhood employment areas.
<b>Celbridge Link Road</b>	New road between the Adamstown SDZ lands and Celbridge Road (R403).	To provide access to the Adamstown SDZ lands.
<b>Citywest Junction Link</b>	New road to from the north of the Citywest Road (N82) and Naas Road (N7) junction at Brownsbarn.	To provide improved access to/from the Baldonnell employment area.
<b>Clonburris/Kishogue Street Network</b>	Various streets within the Clonburris SDZ/LAP lands.	Formation of a strategic street network providing access throughout the Clonburris LAP/SDZ lands.
<b>Fortunestown Street Network</b>	Various Streets within the Fortunestown LAP lands.	Formation of a strategic street network providing access to the Fortunestown LAP lands.
<b>Greenhill Road upgrade and links</b>	Upgrade of Greenhills Road from Airtown Road to Walkinstown Roundabout with new links to Ballymount Avenue, Limekiln Road and Calmount Road.	To provide improved access to/between employment lands within Tallaght, Ballymount and Robinhood and to provide improved access to and from the Greenpark, Limekiln and Greenhills area.
<b>Griffeen Avenue</b>	Improvements at junctions with Griffeen Road, Outer Ring Road and the link between them.	Enhance the efficiency and safety of these junctions for all users.
<b>Kennelsfort Road and the R148.</b>	Upgrade of existing junction.	Provision of grade separated junction to enhance the efficiency of the junction, particularly for buses on the N4/Lucan Road QBC and ensure safe crossing facilities are provided for all users.
<b>New Nangor Road/ R134 Upgrade</b>	Upgrade/realignment of existing road between Nangor and Ballybane.	To provide improved access to the Grange Castle employment lands from Clondalkin and the R120 with further links to the proposed Western Orbital Route (see below).
<b>Newcastle Street Network</b>	Various streets within the Newcastle LAP lands.	Formation of a strategic street network providing access throughout the LAP lands.
<b>Newcastle Road (R120)</b>	Junction upgrades at SuperValu roundabout, Hillcrest Road and N4 overbridge.	Enhance the efficiency and safety of these junctions for all users.
<b>Tallaght Town Centre Street Network</b>	Various streets within the Tallaght Town Centre.	Formation of a strategic street network within the Tallaght Town Centre LAP lands.
<b>Templeroan Road Extension.</b>	New link road from Knocklyon Road to Firhouse Road.	Local road re-alignment.
<b>Fonthill Road/N4</b>	Junction upgrade.	Upgrade to provide greater access/egress to Liffey Valley Shopping Centre and South Lucan, improve traffic flow and alleviate tailbacks onto the N4.



**Table 6.6 Medium to Long Term Road Objectives**

PROPOSAL	DESCRIPTION	FUNCTION
<b>Adamstown South Road</b>	New link road from Adamstown SDZ lands (via the existing railway bridge) to the Grange Castle employment lands.	To provide access between the Adamstown SDZ lands and Grange Castle Employment Area.
<b>Aylmer Road Upgrade</b>	Upgrade of existing road from Blundelstown to Keeloges.	To provide improved access between employment areas of Greenogue and Grange Castle.
<b>Ballyboden Road/ Stocking Lane (R115)</b>	Upgrade of existing road.	To enhance pedestrian and cycling facilities and exploit the tourist potential of the route.
<b>Ballymount Industrial Estates Street Network</b>	Various streets within the Ballymount employment area.	Formation of a strategic street network within the Ballymount and Robinhood employment areas.
<b>Blessington Road/N81</b>	Upgrade of the existing route including the extension of the dual carriage way from Jobstown to the Embankment and an upgrade from the Embankment to the County border at Lisheen, to a safe, modern, single lane, carriage way with associated works for public transport.	Improvement of the National Road network between Tallaght and Blessington, Co. Wicklow.
<b>Citywest Junction Improvement</b>	Re-alignment of eastbound slip lane.	To improve the safety of access to the N7.
<b>Cloverhill Road/Ninth Lock Road Upgrade and Link Road.</b>	Upgrade of Cloverhill Road from the M50 and upgrade of Ninth Lock Road from Fonthill Road to a new link road adjacent to the Dublin-Kildare railway Line.	To provide improved access to employment areas within Clondalkin and Park West (see also Junction 8 below).
<b>Esker Lane/N4</b>	Junction re-opening and upgrade.	Reopening of former junction to alleviate local traffic congestion. The junction will include upgrade works to ensure that safe access/egress can be made. A range of options will be considered including a dedicated slip road to the Newcastle Road Interchange.



PROPOSAL	DESCRIPTION	FUNCTION
<b>Junction 8 - M50</b>	Re-establishment of the J8 junction.	To promote development of enterprise lands at Clondalkin (and Park West) and to alleviate traffic congestion within Clondalkin and Palmerstown villages.
<b>Killeen Road Extension</b>	New link road from Nangor Road to Chestnut Road.	To provide improved access to the Fox and Geese employment area.
<b>Killinniny Road</b>	Minor widening of the existing carriageway within the curtilage of the existing road.	To reduce delays to the M50 and create additional road space for the provision of dedicated bus and cycle lanes.
<b>Lock Road/R120 Upgrade</b>	Upgrade of existing road from Adamstown to Ballybane.	To provide improved access to the Grange Castle employment area.
<b>New Nangor Road Extension</b>	New road between Ballybane and Brownstown.	To provide access to employment lands within Grange Castle from the proposed Western Orbital Route (see below).
<b>Oak Road Extension</b>	New road linking Oak Road to Robinhood Road.	To provide improved access between the Ballymount, Robinhood and Fox and Geese employment areas.
<b>Tandy's Lane/N4</b>	Junction re-opening and upgrade.	Re-opening of former junction to provide access to the N4. The junction will include upgrade works to ensure that safe access/egress can be made.
<b>Tay Lane/N7 Junction</b>	Junction re-opening and upgrade.	Re-opening of former junction to provide access to the N7. The junction will include upgrade works to ensure that safe access/egress can be made.
<b>Western Dublin Orbital Route (north)</b>	New high capacity road from Tootenhill to the Leixlip Interchange (with a provision to make a further connection to the N3).	Major regional link between the N7 to N4. Any further connections, and a possible alternative route to the west of Leixlip and/or Celbridge, will be determined in consultation with Kildare and Fingal County Councils, the National Roads Authority and the National Transport Authority. The primary objective of South Dublin County Council in this regard shall be to protect the scenic Liffey Valley parklands and amenities at Lucan Demesne and St Catherine's Park, and to examine all possible engineering options for a future route so as to minimise the impact on the environment, landscape and amenities.
<b>Western Dublin Orbital Route (south)</b>	New road from Boherboy to Tootenhill.	Link between the N81 and the N4 with a by-pass function around Rathcoole and Saggart.

#### 6.4.2 Traffic and Transport Management

Traffic and Transport Assessments and/or Workforce Travel Plans (also known as Mobility Management Plans) will be required to support development proposals that have the potential to generate significant traffic movements, to demonstrate that there is public transport carrying capacity and road capacity to serve the development. The Council is also committed to the provision of a Traffic Management Centre for the Greater Dublin Area, in association with the NTA.

**TRANSPORT AND MOBILITY (TM) Policy 5 Traffic and Transport Management**

**It is the policy of Council to effectively manage and minimise the impacts of traffic within the County.**

**TM5 Objective 1:**

To effectively manage the flow of through traffic along the strategic road network and maximise the efficient use of existing road resources.

**TM5 Objective 2:**

To protect sensitive areas from inappropriate levels of traffic and in particular the movement of Heavy Goods Vehicles.

**TM5 Objective 3:**

To minimise the impact of new development on the County road and street network.

**TM5 SLO 1:**

To seek to reconfigure the road layout and traffic management arrangements so as to improve flow around Lucan Village Green, including at the junctions of Lucan/Celbridge Road with Adamstown Road and Main Street.

**Actions**

- Maintain and protect the safety, capacity and efficiency of National roads and associated junctions in accordance with the Spatial Planning and National Roads: Guidelines for Planning Authorities, DECLG (2012), the Trans-European Transport Networks (TEN-T) Regulations and with regard to other policy documents such as the NRA M50 Demand Management Report 2014 and the N4 and N7 Corridor Study.
- Work with the NTA and Local Authorities within the Greater Dublin Area to establish a Traffic Management and Incident Centre for the Greater Dublin Area utilising Intelligent Transportation Systems and communications infrastructure (see also Section 6.4.2(I) – Traffic Management Centre).
- To continually review the efficiency of major junctions that are managed by South Dublin County Council and to consult with the relevant National Agencies regarding the implementation of any proposed solutions.
- Undertake a detailed analysis of all major centres and communities to identify opportunities for effective traffic management and mobility improvements for alternative modes (see also Section 6.1.0 – Integrated Transport Studies).
- Consult with An Garda Síochána in relation to the implementation of restrictions on the movement of Heavy Goods Vehicles within residential areas and around schools.
- All vehicles in excess of 3.5 Tonne will be restricted, except for access, from entering Kennelsfort Road, Wheatfield Road, Palmerstown Avenue, Turret Road, Woodfarm Avenue, Woodfarm Drive, Glenmaroon Road and the Oval, Palmerstown.
- Require all major traffic generating development to submit a Mobility Management Plan/Workforce Plan and/or Traffic and Transport Assessment (see also Section 11.6.0 - Traffic and Transport Assessments and Section 11.6.4 Workforce Travel Plans).
- Ensure that appropriate design and mitigation measures are applied to all transport schemes to reduce the impact of noise and air pollution within residential communities in accordance with the EU directive on Assessment and Management of Environmental Noise.

**(I) Traffic Management Centre**

The Traffic Management Centre utilises Intelligent Transportation Systems and communications infrastructure to manage the transport network. It provides a single, purpose-built location to integrate the traffic management core systems to support safe and efficient management of the urban transportation network and transport network for the Greater Dublin Area, including an incident management centre which co-ordinates the management of major events and incidents. The Planning Authority will continue to work with the NTA and other local authorities within the Greater Dublin Area to ensure the ongoing operation of this facility.

### 6.4.3 ROAD AND STREET DESIGN

The design of roads and streets, safety and the management of speed are intrinsically linked. The Design Manual for Urban Roads and Streets (DMURS), indicates that the speed at which people drive is primarily influenced by the design of the street or road, with regulatory features (such as speed limits) having a secondary role. A broad range of place based measures, such as built form, landscaping and levels of pedestrian and cyclist activity, as well as more conventional road design measures, will need to be taken into account in the design of roads and streets. The design of streets will also have a major influence on the quality of life enjoyed by residents of the County. As such, a place-based approach that is responsive to the surrounding environment is required.

#### TRANSPORT AND MOBILITY (TM) Policy 6 Road and Street Design

**It is the policy of Council to ensure that streets and roads within the County are designed to balance the needs of place and movement, to provide a safe traffic-calmed street environment, particularly in sensitive areas and where vulnerable users are present.**

##### TM6 Objective 1:

To appropriately apply speed limits taking into account the characteristics of the surrounding area, the design of the street environment and the presence of vulnerable users.

##### TM6 Objective 2:

To ensure that all streets and street networks are designed to passively calm traffic through the creation of a self-regulating street environment.

##### TM6 Objective 3:

To advance national and local initiatives in relation to road design and safety.

##### TM6 Objective 4:

To prioritise safety at rural junctions.

### Actions

- New roads and streets within urban areas shall be designed in accordance with the principles, approaches and standards contained within the DMURS (see Section 6.4.3(I) – Design of Streets and Roads in Urban Areas) and the National Cycle Manual, where appropriate.
- That the design of street networks in new residential estates shall facilitate the implementation of Special Speed Limits, including the lowest speed limits applicable under current legislation.
- Speed limits in urban areas will be set in accordance with the Guidelines for Setting and Managing Speed Limits in Ireland, DTTAS (2015) and the Road Traffic Act 2004 (as amended), including the provision of Special Speed Limits (ie 30 km/h and 40 km/h zones) within town and village centres, residential areas and around schools (see also Section 6.4.3(II) – Special Speed Limits).
- Appoint a Road Safety Officer to work with the Road Safety Authority and An Garda Síochána to oversee the implementation of National Road Safety Strategies.



**(I) Design of Urban Roads and Streets**

The design of urban streets in Ireland is overseen by DMURS which is mandatory for all urban roads and streets within the 60 km/h urban speed limit zone except for:

- Motorways; and
- In exceptional circumstances, certain urban roads and streets with the written consent of the relevant Sanctioning Authority.

DMURS highlights how in recent times the car has become the dominant force in determining how street networks and streets are designed, which led to the implementation of standards that are not suited for use in urban areas. This approach has had a negative impact on more vulnerable users, such as pedestrians and cyclists, and on how streets are perceived as places.

DMURS seeks to provide well-designed streets at the heart of sustainable communities and supports broader government policies relating to the environment, place making, planning and transportation. DMURS focuses on highlighting issues and providing a range of practical and innovative approaches to best practice solutions. These solutions are applied from the macro (street network) to the micro (detailed street design) level via a range of design processes and strategic plans.

There are roads throughout the County that are not fronted with development. Whilst the Planning Authority will implement the appropriate geometric standards from DMURS, where applicable, many of these roads are unlikely to significantly change due to the constrained nature of the road-side environment. In such cases a range of secondary measures shall be applied to ensure that an attractive boundary is provided. Harsh measures such as bare concrete walls will not be permitted, and alternative landscape measures such as street trees, screen planting and planted verges should be provided:

**(II) Special Speed Limits**

The making of Special Speed Limits is a reserve function of the Elected Members by the making of a Bye Law under the Road Traffic Act 2004 (as amended) and is subject to the requirements of by the Guidelines for Setting and Managing Speed Limits in Ireland (2015). This includes the application of Special Speed Limits in lieu of the default limits, such as 30 km/h and 40 km/h zones in areas such as housing estates, town and village centres and around schools.

The Planning Authority undertook consultation with regard to the implementation of Special Speed Limits on residential streets in 2014/2015. The Planning authority will outline a programme for the future implementation of Special Speed Limits in residential areas and around schools. This includes the implementation of Jake's Law, subject to the required amendments to the Road Traffic Act 2004, to enable the legal enforcement of a 20 km/h speed limit. The implementation of Special Speed Limits in town and village centres will also be reviewed as part of the preparation Integrated Transport Plans (see Section 6.1.1).

**6.4.4 CAR PARKING**

The availability and cost of car parking has a major impact on the level of traffic that is generated by a development and attracted to an area. There is a need for a balanced approach to car parking management that takes the car parking needs of businesses and households into account, and the need to limit the impact of traffic congestion and promote more sustainable forms of transportation. A balanced approach will be adopted, by limiting the number of spaces to be provided for any given development according to need, and ensuring the efficient turnover of spaces.



**TRANSPORT AND MOBILITY (TM) Policy 7 Car Parking**

**It is the policy of Council to take a balanced approach to the provision of car parking with the aim of meeting the needs of businesses and communities whilst promoting a transition towards more sustainable forms of transportation.**

**TM7 Objective 1:**

To carefully consider the number of parking spaces provided to service the needs of new development.

**TM7 Objective 2:**

To effectively design and manage parking to ensure the efficient turnover of spaces.

**TM7 Objective 3:**

To ensure that car parking does not detract from the comfort and safety of pedestrians and cyclists or the attractiveness of the landscape.

**TM7 Objective 4:**

To make provisions for the use of electric vehicles through a significant increase in the provision of clearly and exclusively designated electric car charging points on public and private land in partnership with ESB and other relevant stakeholders and land owners.

**TM7 SLO 1:**

Provide for visitor parking spaces, along with a turning point, on any primary access roadway off Mount Bellew Way so as to provide for future development of these zoned lands, and to facilitate the better management of drop-offs and pick-ups at the neighbouring Lucan Educate Together NS.

**Actions**

- Implement maximum parking rates for all new development and require further reductions where external factors reduce the need to travel by car (see also Sections 11.4.2 –Car Parking Standards).
- Ensure that car parking is predominantly on-street and within communal and undesignated spaces, to promote a higher turnover rate and cater for visitors (see also Sections 11.4.2 –Car Parking Standards and 11.4.4 Car Parking Design and Layout).
- Place restrictions on longer term parking within town and village centres to ensure the efficient turnover of spaces (see also Section 6.4.1(l) - Management of Public Parking).
- Design on-street parking in accordance with the principles, approaches and standards contained in the Design Manual for Urban Roads and Streets (see Section 6.4.3(l) – Design of Streets and Roads in Urban Areas and 11.4.4 Car Parking Design and Layout).
- Support the Electric Transport Programme by facilitating the roll-out of charging infrastructure for electric vehicles (see also Section 11.4.3 – Electric Vehicle Parking).

**6.4.1(l) Management of Public Parking**

Where parking demand is high, the Council will carefully manage the turnover of spaces through Pay & Display and/or Permit parking. Such restrictions are generally put in place to ensure the efficient turnover of spaces and to maximise the value of available spaces.

SDCC Pay and Display Parking currently operates within the town/village centres of Clondalkin, Lucan, Palmerstown, Rathcoole, Rathfarnham, Templeogue and Tallaght. Permit systems are put in place within residential areas located within or in close proximity to higher demand areas in order to prioritise on-street spaces for the use of residences and their visitors. This also has the effect of reducing the amount of traffic attracted to such areas. The need for the expansion of the Pay and Display/Permit System will be addressed as part of any Integrated Transport Study or Approved Area Plan, or where the need arises.

Payment systems will be required in car parks associated with major shopping centres and other large commercial developments where new facilities or major extensions to existing facilities are proposed. This will ensure the efficient turnover of parking in such developments, and allow urban centres and public transport to compete with 'out of town' centres on a more equitable basis.





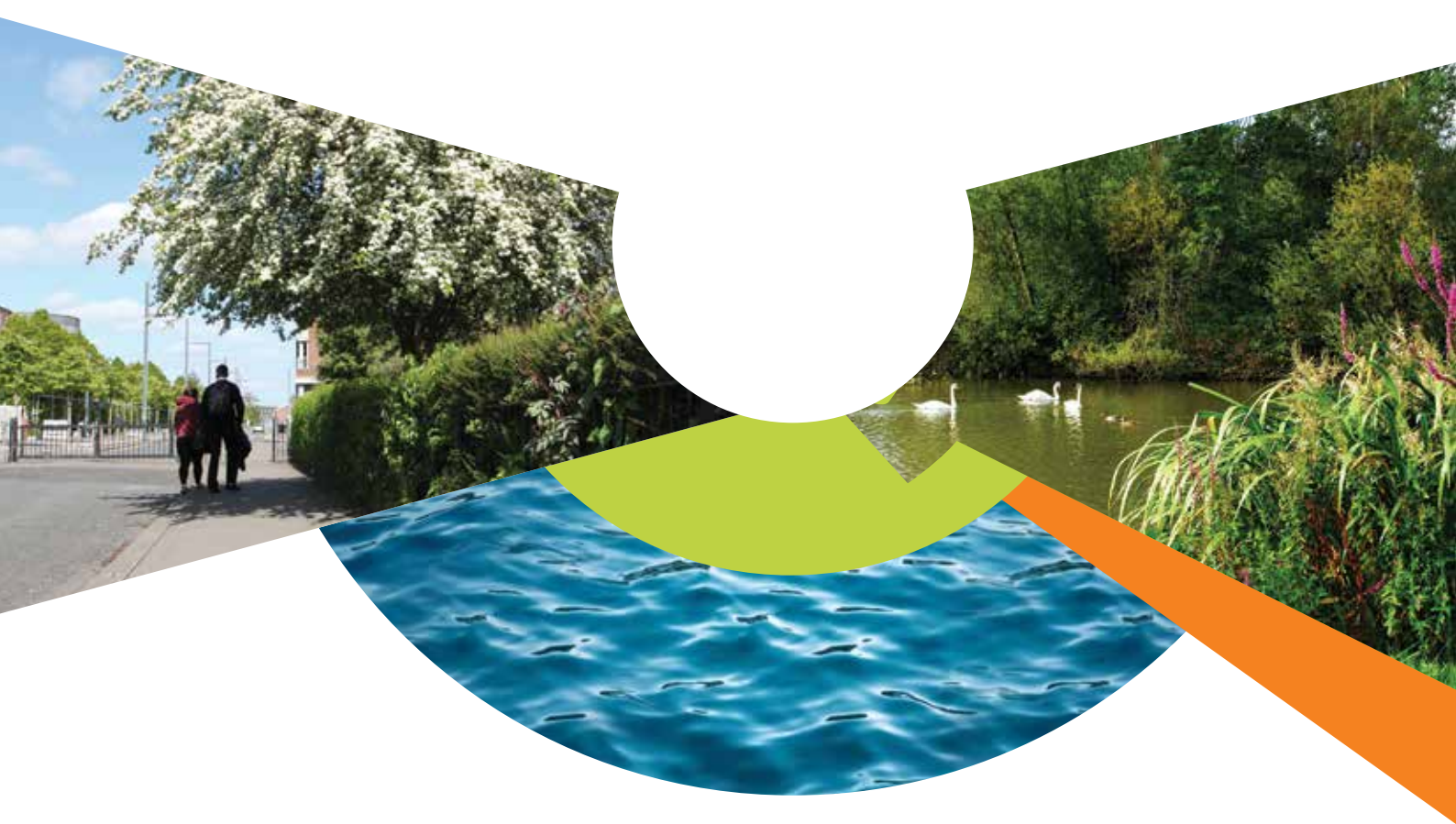


South Dublin County Council

# Development Plan 2016 – 2022

## 7

## Infrastructure & Environmental Quality



# 7

## Infrastructure & Environmental Quality

### 7.0 INTRODUCTION

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The availability of high quality infrastructure networks and environmental services is critical to securing economic investment, creating sustainable and attractive places, in ensuring health and well-being, and in safeguarding the environment.

#### 7.1.0 Water Supply & Wastewater

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Irish Water is responsible for public water services in Ireland (water supply and foul drainage). Irish Water has prepared a Water Services Strategic Plan (WSSP) that sets out strategic objectives for the delivery of water services in Ireland up to 2040. The WSSP identifies current and future challenges regarding the provision of water services and identifies priorities to be tackled in the short to medium term. The Plan will be reviewed on at least a five-yearly basis to ensure that it is up to date. In preparing the WSSP, Irish Water is required to consider other national and regional strategic plans such as the National Spatial Strategy, Regional Planning Guidelines and River Basin Management Plans. The WSSP provides the context for detailed implementation plans that will address key water service areas such as water resource management, wastewater compliance and sludge management. South Dublin County Council is contracted to manage and maintain aspects of the water supply and foul drainage networks at a local level through a Service Level Agreement with Irish Water.

**INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE) Policy 1 Water & Wastewater**

It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.

**IE1 Objective 1:**

To work in conjunction with Irish Water to protect, manage and optimise water supply and foul drainage networks in the County.

**IE1 Objective 2:**

To work in conjunction with Irish Water to facilitate the timely delivery of ongoing upgrades and the expansion of water supply and wastewater services to meet the future needs of the County and the Region.

**IE1 Objective 3:**

To support Irish Water in delivering key water service projects. Key Projects to be progressed in South Dublin County include:

- Completion of the Saggart to Leixlip Watermain Scheme to provide resilience and flexibility of water supply in the County.
- Upgrade of the 9B Foul Sewer to increase drainage capacity in the north of the County.
- Upgrade of the Dodder Valley Sewerage Scheme to increase drainage capacity in the south of the County.
- Construction of a Saggart/Rathcoole/Newcastle Sewerage Scheme to increase drainage capacity in the west of the County.

**IE1 Objective 4:**

To promote and support the implementation of the Greater Dublin Strategic Drainage Study, Dublin Region Local Authorities (2005) to include the upgrade of Ringsend Sewerage Treatment Works and the construction of a new treatment plant at Clonsaugh and all associated works to increase drainage capacity throughout the Dublin Region.

**IE1 Objective 5:**

To promote and support the implementation of the Irish Water, Water Supply Project to increase water supply capacity throughout the Dublin Region.

**IE1 Objective 6:**

To protect the natural resources of the County which are the foundation for the Green Infrastructure network and a basis for growth and competitive advantage in the tourism, food and fisheries sectors.

**IE1 Objective 7:**

To prohibit the connection of surface water outflows to the foul drainage network where separation systems are available.

**IE1 Objective 8:**

To work in conjunction with the relevant authorities to seek to provide a new public drainage system to serve houses at Old Lucan Road (between Hermitage Clinic and The King's Hospital).

**IE1 Objective 9:**

To liaise with the relevant stakeholders, to ensure the implementation of BS8515-2009 rain & grey water harvesting, subject to class of use (SI 600 2001) and the economic viability for the end user.

**IE1 Objective 10:**

To promote water conservation and best practice water conservation practices in all developments, including rain water harvesting, grey water recycling and supporting the implementation of BS8515: 2009 Rainwater harvesting systems – Code of practice.

**E1 Objective 11:**

To support the provision of integrated and sustainable water services through effective consultation with Irish Water on the layout and design of water services in relation to the selection and planning of development areas and the preparation of Masterplans/LAPs/ SDZ Planning Schemes.

**E1 Objective 12:**

To support the provision of additional strategic covered storage areas for treated drinking water in the County to provide resilience and flexibility in the drinking water supply in the Greater Dublin Area.

## Actions

- South Dublin County Council will liaise with Irish Water to promote the sustainable development of water supply and drainage infrastructure in the County and the Region, in accordance with the objectives and recommendations set out in the Greater Dublin Drainage Study, Water Services Strategic Plan and Water Supply Project.
- South Dublin County Council will present business cases to Irish Water to secure capital investment for required infrastructural projects in the County based on the growth strategy outlined in the Core Strategy.

## 7.2.0 Surface Water & Groundwater

South Dublin County Council is responsible for surface water management and aquifer protection in the County, with the Office of Public Works (OPW) having responsibility for flood risk management.

The main objective of the EU Water Framework Directive (WFD) is to protect and restore water quality in both surface and groundwater. It includes a requirement to 'contribute to mitigating the effects of floods', which has been enacted through the Floods Directive. The implementation of the Floods Directive and the development of Flood Risk Management Plans (FRMPs) are closely linked to the implementation of the Water Framework Directive (WFD).

Catchment Flood Risk Assessments and Management Studies (CFRAMS) have been completed by the OPW for the River Dodder (2012) and recommendations are being implemented. The Eastern CFRAMS is ongoing and includes the river catchments of the key water courses in South Dublin County.



**INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE) Policy 2 Surface Water & Groundwater**

**It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.**

**IE2 Objective 1:**

To maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwater by implementing the programme of measures set out in the Eastern River Basin District River Basin Management Plan.

**IE2 Objective 2:**

To protect the regionally and locally important aquifers within the County from risk of pollution and ensure the satisfactory implementation of the South Dublin Groundwater Protection Scheme 2011, and groundwater source protection zones, where data has been made available by the Geological Survey of Ireland.

**IE2 Objective 3:**

To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Urban Drainage Systems (SUDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.

**IE2 Objective 4:**

To incorporate Sustainable Urban Drainage Systems (SUDS) as part of Local Area Plans, Planning Schemes, Framework Plans and Design Statements to address the potential for Sustainable Urban Drainage at a site and/or district scale, including the potential for wetland facilities.

**IE2 Objective 5:**

To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems (SUDS) and avoid the use of underground attenuation and storage tanks.

**IE2 Objective 6:**

To promote and support the retrofitting of Sustainable Urban Drainage Systems (SUDS) in established urban areas, including integrated constructed wetlands.

**IE2 Objective 7:**

To generally prohibit development within restricted areas identified on the Bohernabreena/Glenasmole Reservoir Restricted Areas Map contained in Schedule 4.

**IE2 Objective 8:**

To protect salmonid water courses, such as the Liffey and Dodder Rivers catchments (including Bohernabreena Reservoir), which are recognised to be exceptional in supporting salmonid fish species.

**IE2 Objective 9:**

To protect water bodies and watercourses, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains, within the County from inappropriate development. This will include protection buffers in riverine and wetland areas as appropriate (see also Objective G2 Objective 13 – Biodiversity Protection Zone).

**IE2 Objective 10:**

To require adequate and appropriate investigations to be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, in particular for brownfield development.

**IE2 Objective 11:**

To protect surface water quality by assessing the impact of domestic and industrial misconnections to the drainage network in the County and the associated impact on surface water quality, and by implementing measures to address same.



## Actions

- Liaise with the relevant stakeholders, including Irish Water, to ensure the implementation of Water Quality Management Plans as required by the EU Water Framework Directive, as well as Water Safety Plans and relevant recommendations contained within 'Water Quality in Ireland 2007-2009' EPA (2010) or any updated version of the document.
- South Dublin County Council will 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.

## 7.3.0 Flood Risk Management

The EU Floods Directive and the recommendations of the 2004 National Flood Policy Review Report are driving forces behind flood management in Ireland. The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and DECLG Circular P12/2014 address the interface between flood risk management and the planning system. The guidelines state that the steps in the development plan process and its Strategic Environmental Assessment need to be supported by an appropriate analysis of flood risk.

A Strategic Flood Risk Assessment (SFRA) of the County has been prepared to support the Strategic Environmental Assessment of the County Development Plan. The assessment was carried out in accordance with the requirements of the Flood Risk Management Guidelines. The SFRA Report is a separate document to be read in parallel with this Plan.

The SFRA identifies and maps flood risk in the County and has supported a sequential approach to planning, in accordance with the recommendations of the Flood Risk Management Guidelines.

### INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE) Policy 3 Flood Risk

**It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.**

#### IE3 Objective 1:

To support and co-operate with the Office of Public Works in delivering the Catchment-Based Flood Risk Assessment and Management Programme and in particular the Eastern District CFRAMS and associated Flood Risk Management Plan (FRMP), the River Dodder CFRAMS and associated Flood Risk Management Plan (FRMP). The recommendations and outputs arising from the CFRAM study for the Eastern District shall be considered in preparing plans and assessing development proposals.

#### IE3 Objective 2:

To support the implementation of the EU Flood Risk Directive (2007/60/EC) on the assessment and management of flood risks and the Flood Risk Regulations (SI No 122 of 2010).

#### IE3 Objective 3:

To manage flood risk in the County in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014), in particular when preparing plans and programmes and assessing development proposals. For lands identified as at risk of flooding in (but not limited to) the Strategic Flood Risk Assessment, a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the aforementioned Guidelines or any updated version of these Guidelines, paying particular attention to residual flood risks and any proposed site specific flood management measures.

**IE3 Objective 4:**

To support and facilitate the delivery of flood alleviation schemes in South Dublin County, including the following schemes:

- Poddle Flood Alleviation Scheme.
- Ballycullen Flood Alleviation Scheme.
- Whitechurch River Flood Alleviation (at Rathfarnham), part of the Dodder CFRAMS.

**IE3 SLO 1:**

To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on the 'EE' zoned lands and demonstration that the development satisfies all the criteria of the Development Management Justification Test as set out in Table 2.3 of the document titled 'Strategic Flood Risk Assessment for SDCC Development Plan - Detailed Report on Flood Risk in the Baldonnell Area'.

**Action**

- Local area plans or other land use plans or policies shall be subject to a flood risk assessment as appropriate in accordance with the Flood Risk Guidelines (2009).

## 7.4.0 Information and Communications Technology

The widespread availability of a high quality Information and Communications Technology (ICT) network within the County will be critical to the development of the County's economy, and will also support the social development of the County.

### INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE) Policy 4 Information and Communications Technology (ICT)

**It is the policy of the Council to promote and facilitate the sustainable development of a high quality ICT network throughout the County in order to achieve balanced social and economic development, whilst protecting the amenities of urban and rural areas.**

**IE4 Objective 1:**

To promote and facilitate the provision of appropriate telecommunications infrastructure, including broadband connectivity and other innovative and advancing technologies within the County.

**IE4 Objective 2:**

To co-operate with the relevant agencies to facilitate the undergrounding of all electricity, telephone and television cables in urban areas wherever possible, in the interests of visual amenity and public health.

**IE4 Objective 3:**

To permit telecommunications antennae and support infrastructure throughout the County, subject to high quality design, the protection of sensitive landscapes and visual amenity.

**IE4 Objective 4:**

To discourage a proliferation of telecommunication masts in the County and promote and facilitate the sharing of facilities.

**IE4 Objective 5:**

To actively discourage the proliferation of above ground utility boxes throughout the County and to promote soft planting around existing ones and any new ones that cannot be installed below the surface to mitigate the impact on the area.

**IE4 Objective 6:**

To require the identification of adjacent Public Rights of Way and established walking routes by applicants prior to any new telecommunication developments (including associated processes) and to prohibit telecommunications developments that impinge thereon or on recreational amenities, public access to the countryside or the natural environment.

**Actions**

- South Dublin County Council will co-operate with service providers in securing a greater range and coverage of telecommunications services in order to ensure that people and businesses have equitable access to a wide range of services and the latest technologies as they become available.
- The Planning Authority will create and maintain a register of approved telecommunications structures supported by relevant databases in cooperation with operators.

## 7.5.0 Waste Management

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Waste Management is integral to sustainable development, protecting public health and maintaining a high quality environment. The role of local authorities in Waste Management has evolved and the principal areas of activity are now regulatory, educational and enforcement related.

The Planning and Development Act 2000 (as amended) states that a development plan shall include objectives for waste recovery and disposal facilities. By virtue of Section 22(10A) of the Waste Management Acts 1996-2008, the objectives of the relevant Waste Management Plan are deemed to be included in the Development Plan.

### 7.5.1 WASTE AND RESOURCE POLICY AND LEGISLATION

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Waste Management policy is predicated on the EU Waste Hierarchy of prevention, preparing for re-use, recycling, energy recovery and sustainable disposal.

Policies and objectives in relation to waste management in South Dublin are reflective of overarching EU, National and Regional policy and legislation.

The Eastern-Midlands Region Waste Management Plan, 2015-2021 provides the framework for waste management in the Region and sets out a range of policies and actions to meet specified mandatory and performance based targets. The Plan seeks to assist and support resource efficiency and waste prevention initiatives. A key plan target is to achieve a 1% reduction per annum in the quantity of household waste generated per capita over the period of the Plan. In tandem, the Plan identifies measures to develop a circular economy whereby waste management initiatives are no longer confined to treating and disposing of waste, instead supporting initiatives that value waste as a resource or potential raw material.

**INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE) Policy 5 Waste Management**

**It is the policy of the Council to implement European Union, National and Regional waste and related environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes.**

**IE5 Objective 1:**

To support the implementation of the Eastern–Midlands Region Waste Management Plan 2015-2021 by adhering to overarching performance targets, policies and policy actions.

**IE5 Objective 2:**

To support waste prevention through behavioural change activities to de-couple economic growth and resource use.

**IE5 Objective 3:**

To encourage the transition from a waste management economy to a green circular economy to enhance employment and increase the value recovery and recirculation of resources.

**IE5 Objective 4:**

To provide, promote and facilitate high quality sustainable waste recovery and disposal infrastructure/technology in keeping with the EU waste hierarchy and to adequately cater for a growing residential population and business sector.

**IE5 Objective 5:**

To provide for and maintain the network of bring infrastructure (e.g. civic amenity facilities, bring banks) in the County to facilitate the recycling and recovery of hazardous and non-hazardous municipal wastes.

**IE5 Objective 6:**

To seek the provision of adequately sized public recycling facilities in association with new commercial developments and in tandem with significant change of use/extensions of existing commercial developments where appropriate.

**IE5 Objective 7:**

To develop a countywide network of green waste centres in suitable locations to expand the collection system for compostable waste.

**IE5 Objective 8:**

To secure appropriate provision for the sustainable management of waste within developments, including the provision of facilities for the storage, separation and collection of such waste.

**Actions**

- Support and facilitate the separation of waste at source into organic and non-organic streams or other waste management systems that divert waste from landfill and maximise the potential for each waste type to be re-used and recycled or composted and divert organic waste from landfill, in accordance with the 'National Strategy on Biodegradable Waste 2006'.
- Implement the objectives of the National Waste Prevention Programme at a local level with businesses, schools, householders, community groups and within the Council's own activities.
- Promote an increase in the amount of waste re-used and recycled consistent with the Regional Waste Management Plan and Waste Hierarchy and facilitate recycling of waste through adequate provision of facilities and good design in new developments.
- Implement the South Dublin Litter Management Plan 2015 - 2019.

## 7.6.0 Major Accidents Directive

The EU Directive (96/82 EC) on the control of major accident hazards, commonly referred to as the SEVESO II Directive, was adopted in 1999. The Directive aims to prevent major accident hazards involving dangerous substances and chemicals and the limitation of their consequences for people and the environment. The location of the current SEVESO sites in the County are mapped on the Development Plan maps.

### INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE) Policy 6 Major Accidents

**It is the policy of the Council to have regard to the provisions of the Major Accidents Directive (European Council Directive 2012/18/EU) and the technical advice of the Health and Safety Authority (HSA) in relation to identified SEVESO sites in the County.**

#### IE6 Objective 1:

To have regard to and implement Policy & Approach of the Health & Safety Authority to the Control of Major Accident Hazards (COMAH) Risk-based Land-use Planning, HSA (2010) with particular emphasis on societal risk and the Individual Risk Matrix for Land Use Planning.

### Action

- In preparing spatial plans and assessing development proposals, the Planning Authority will consult with and have regard to the technical advice of the Health and Safety Authority (HSA) in relation to proposed land uses in proximity to SEVESO sites. The Planning Authority will assess land use compatibility using the Individual Risk Matrix and the Inner, Middle and Outer Land Use Planning Zones around SEVESO sites, as prescribed by the HSA.



### 7.7.0 Environmental Quality

Air quality, light pollution and noise control are primarily covered within air, light and noise control legislation.

#### INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE) Policy 7 Environmental Quality

**It is the policy of the Council to have regard to European Union, National and Regional policy relating to air quality, light pollution and noise pollution and to seek to take appropriate steps to reduce the effects of air, noise and light pollution on environmental quality and residential amenity.**

##### IE7 Objective 1:

To implement the provisions of EU and National legislation on air, light and noise control and other relevant legislative requirements, as appropriate, in conjunction with all relevant stakeholders.

##### IE7 Objective 2:

To implement the recommendations of the Dublin Regional Air Quality Management Plan to protect people from the harmful health effects associated with air pollution, to preserve good air quality where it exists and to improve air quality where it is unsatisfactory.

##### IE7 Objective 3:

To implement the relevant spatial planning recommendations and actions of the Dublin Agglomeration Environmental Noise Action Plan 2013 – 2018.

##### IE7 Objective 4:

To ensure that future developments are designed and constructed to minimise noise disturbance and take into account the multi functional uses of streets including movement and recreation as detailed in the Urban Design Manual (2009) and the Design Manual for Urban Roads and Streets (2013).

##### IE7 Objective 5:

To ensure external lighting schemes minimise light spillage or pollution in the immediate surrounding environment and do not adversely impact on residential or visual amenity and biodiversity in the surrounding areas.

##### IE7 SLO 1:

To provide noise barriers along the uncovered parts of Moy Glas estate facing the Outer Ring Road and 100 metres along Griffeen Avenue.

### 7.8.0 Aerodromes & Airport

This section sets out the general restrictions and requirements on development within the County for Dublin Airport, Casement Aerodrome and Weston Aerodrome.

The safeguarding requirements in the vicinity of civil aerodromes are principally set out as “International Standards and Recommended Practices” within “Annex 14 to the Convention on International Civil Aviation”, which is published by the International Civil Aviation Organisation (ICAO) and the Irish Aviation Authority ‘Guidance Material on Aerodrome Annex 14 Surfaces (2015)’. These provide dimensions and the basic criteria needed for the preparation of safeguarding maps for all civil aerodromes, with dimensions and criteria varying in relation to the size, shape and usage of different aerodromes.

For each runway length category, the ICAO sets out different safeguarding requirements in the form of three-dimensional geometric shapes ‘Obstacle Limitation Surfaces’, which define the airspace and provide a framework for limiting the heights and/or closeness of any objects or structures on or in the vicinity of the aerodrome (with further variations depending on whether its runways have “instrument” status or not). In general, any new objects should not penetrate the ‘Obstacle Limitation Surfaces’ and any existing objects which penetrate the ‘Obstacle Limitation Surfaces’ should ideally be removed.

For Obstacle Limitation purposes, Code 1, Code 2, Code 3 or Code 4 refer simply to the length(s) of runway(s) at



an airport or aerodrome. (“Aerodrome” and “airport” have the same meaning in this context). The principle Obstacle Limitation Surfaces of the International Civil Aviation Organisation’s (ICAO) “Annex 14” are:

- Approach Surfaces: long wedge-shaped funnels, leading to the end(s) of each runway.
- Transitional Surfaces: to both sides of each runway and approach surface, mostly contained within the aerodrome itself.
- Inner Horizontal Surface: a large race track shaped or circular area above an aerodrome.
- Conical Surface: a large rising ‘rim’ area just outside the Inner Horizontal Surface.

The main Obstacle Limitation Surfaces for each instrument runway are mapped on the County Development map.

Casement Aerodrome, being a military aerodrome, does not fall under the control of the Irish Aviation Authority but the ICAO Standards and Recommended Practices are applied as policy by the Department of Defence at Casement Aerodrome.

Additionally, the Department of Defence applies two further restricted areas of its own, a circular “Inner Zone” of 2km radius, and a ‘Security Zone’ more closely aligned with the flight strips, which are the areas around the runways.

As such, in the instance of Casement the following is mapped (in addition to the Obstacle Limitation Surfaces):

- Department of Defence Security Zone and
- Department of Defence Inner Zone Limit.

7.8.1 CASEMENT AERODROME

Casement Aerodrome is in continuous aviation use and is the only fully equipped military airbase in the State and serves as the main centre of Air Corps operations.

The aerodrome has two runways:

1. **Runway 11/29:** The existing main runway with east to west orientation (north of Newcastle & over Kingswood).
2. **Runway 05/23:** Existing secondary runway with a south-east to north-west orientation (05 - Over Rathcoole & 23 - Over Corkagh Park).

INFRASTRUCTURE AND ENVIRONMENTAL QUALITY (IE) Policy 8 Casement Aerodrome

It is the policy of the Council to safeguard the current and future operational, safety and technical requirements of Casement Aerodrome and to facilitate its ongoing development for military and ancillary uses, such as an aviation museum, within a sustainable development framework.

**IE8 Objective 1:**  
To ensure the safety of military air traffic, present and future, to and from Casement Aerodrome with full regard for the safety of persons on the ground as well as the necessity for causing the least possible inconvenience to local communities.

**IE8 Objective 2:**

To maintain the airspace around the aerodrome free from obstacles to facilitate aircraft operations to be conducted safely, including restricting development in the environs of the aerodrome.

The airspace of Casement is defined by the Obstacle Limitation Surfaces, prepared and mapped on the County Development Plan map in accordance with the ICAO Standards and the Irish Aviation Authority 'Guidance Material on Aerodrome Annex 14 Surfaces (2015)', including the following:

- a). Prevent objects from penetrating the Obstacle Limitation Surfaces for runway 11/29. The existing main runway (11/29) is considered as an instrument approach Code 4 runway and the relevant Obstacle Limitation Surfaces of the Irish Aviation Authority 'Guidance Material on Aerodrome Annex 14 Surfaces (2015)' are applicable.
- b). Prevent objects from penetrating the established International Civil Aviation Organisation (ICAO) Annex 14 standards for approach, transitional, inner horizontal and conical Code 3 Obstacle Limitation Surfaces for the subsidiary instrument approach runway (23) in accordance with Tables 1-7 of the Irish Aviation Authority 'Guidance Material on Aerodrome Annex 14 Surfaces (2015)'. The extent of the lands under the runway approach surface whereby no development is allowed for runway 23 (Corkagh Park) is shown on the Development Plan maps. i.e 1,100 metres.
- c). Protect runway 05 as a Code 3 subsidiary visual approach runway due to the land contours in the area and prevent objects from penetrating the relevant approach, transitional, inner horizontal and conical limitation surfaces for a visual approach runway in accordance with Section 3.13 of the Irish Aviation Authority 'Guidance Material on Aerodrome Annex 14 Surfaces (2015)'. The extent of the lands under the runway approach surface whereby no development is allowed for runway 05 (Rathcoole end) is shown on the Development Plan maps (i.e 1,100 metres) and the ICAO standards will not prejudice the development of zoned lands in Rathcoole.

**IE8 Objective 3:**

To implement the principles of shielding in assessing proposed development in the vicinity of Aerodromes, having regard to Section 3.23 of the Irish Aviation Authority 'Guidance Material on Aerodrome Annex 14 Surfaces (2015)'.

**IE8 Objective 4:**

To prohibit and restrict development in the environs of Casement Aerodrome in the following ways:

- a) By prohibiting development within the immediately adjacent approach areas 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, except where development could not reasonably expect to increase the number of people working or congregating in or at the property (this may include development such as the extension of an existing dwelling or a change of building use). In general, no development shall be permitted within the Public Safety Zones.
- b) By applying height restrictions to development in the environs of the Aerodrome.
- c) By eliminating potential sources of interference with the operation of electronic navigation aids.
- d) By obviating possible hazards to aircraft through the generation of smoke, dust or fumes which may reduce visibility.
- e) By controlling and assessing the locations of any activities which may be an attraction to birds.
- f) By limiting the extent, height and type of external lighting to avoid confusing pilots in the interpretation of aeronautical lights or cause dazzle or glare.

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 to satisfy all the purposes to be served will be necessary.

**IE8 Objective 5:**

Within the Department of Defence Inner Zone (delineated on Development Plan Index Map), in addition to the Obstacle Limitation Surfaces for the Aerodrome, no buildings or structures exceeding 20m in height above ground level should be permitted except where specifically agreed following consultation with the Department of Defence that the proposed development will not affect the safety, efficiency or regularity of operations at the aerodrome.

**IE8 Objective 6:**

To limit residential development and other land uses impacted by noise, such as nursing homes, schools, hospitals and conference centres within the Noise Significant Area Boundary delineated for Casement Aerodrome, subject to an appropriate noise assessment and mitigation measures to protect residential amenity.

**7.8.2 WESTON AERODROME**

Weston Aerodrome consists of one runway, designated as Code 2B runway by the International Civil Aviation Organisation (ICAO).

The Weston Aerodrome Obstacle Limitation Surfaces overlaps with that of Casement Aerodrome. In instances of the overlap, the more stringent requirement of the two Aerodromes shall apply.

**INFRASTRUCTURE AND ENVIRONMENTAL QUALITY (IE) Policy 9 Weston Aerodrome**

**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, to prevent encroachment of development around the Aerodrome which may interfere with its safe operation, in the context of the proper planning and sustainable development of the area and the protection of amenities.**

**IE9 Objective 1:**

To ensure the safety of air traffic, present and future, en route to and from Weston Aerodrome with full regard for the safety of persons on the ground as well as the necessity for causing the least possible inconvenience to local communities.



**IE9 Objective 2:**

To maintain the airspace around the aerodrome free from obstacles so as to facilitate aircraft operations to be conducted safely, including restricting development in the environs of the aerodrome.

The airspace is defined by the Obstacle Limitation Surfaces, prepared and mapped on the Development Plan map in accordance with the ICAO Standards and the Irish Aviation Authority 'Guidance Material on Aerodrome Annex 14 Surfaces (2015)'.

**IE9 Objective 3:**

To prohibit and restrict development in the environs of Weston Aerodrome in the following ways:

- a). By prohibiting development within the immediately adjacent approach areas 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, except whereby development could not reasonably expect to increase the number of people working or congregating in or at the property (this may include development such as the extension of an existing dwelling or a change of building use).
- b). By applying height restrictions to development in the environs of the Aerodrome.
- c). By eliminating potential sources of interference with the operation of electronic navigation aids.
- d). By obviating possible hazards to aircraft through the generation of smoke, dust or fumes which may reduce visibility.
- e). By controlling and assessing the locations of any activities which may be an attraction to birds.
- f). By limiting the extent, height and type of external lighting to avoid confusing pilots in the interpretation of aeronautical lights or cause dazzle or glare.

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 to satisfy all the purposes to be served will be necessary.

**IE9 Objective 4:**

To limit residential development and other land uses impacted by noise, such as nursing homes, schools, hospitals, and conference centres within the Noise Significant Area Boundary delineated for Weston Aerodrome, subject to an appropriate noise assessment and mitigation measures to protect residential amenity.

**IE9 Objective 5:**

To restrict any further effective lengthening of the operational runway or over-run areas.

**IE9 Objective 6:**

To facilitate the development of ancillary uses at the aerodrome within its existing setting and consolidate aviation operations. Furthermore, the Council shall, with six months of adoption of this plan, facilitate a further public consultation and review of the land-use planning framework governing the future development and operation of Weston Aerodrome with reference to changing European safety requirements, economic development opportunities for our County and the impact on neighbouring residential communities.

**Action**

- The Planning Authority will seek to develop a common protocol with Kildare County Council to guide the consideration of applications for development at Weston.

7.8.3 DUBLIN AIRPORT

The Safeguarding Chart for Dublin Airport overlaps with a section of the County. This area is delineated on the Development Plan maps.

INFRASTRUCTURE AND ENVIRONMENTAL QUALITY (IE) Policy 10 Dublin Airport

It is the policy of the Council to refer planning applications for development within the outer safeguarding boundary of Dublin Airport to the airport licensee and to have regard to the requirements of the Licensee in the assessment of development proposals (see also Chapter 11.0 Implementation).



South Dublin County Council

# Development Plan 2016 – 2022

## 8

## Green Infrastructure





# 8

## Green Infrastructure

### 8.0 INTRODUCTION

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The environmental and heritage resources of the County can be described as the County's 'Green Infrastructure', a vital resource for our future.

The term Green Infrastructure is used to describe an interconnected network of waterways, wetlands, woodlands, wildlife habitats, greenways, parks and conservation lands, forests and other open spaces that adjoin and are threaded through urban areas. The Green Infrastructure network supports native plant and animal species and provides corridors for their movement, maintains natural ecological processes and biodiversity, sustains air and water quality and provides vital amenity and recreational spaces for communities, thereby contributing to the health and quality of life of residents and visitors to the County.

Green Infrastructure planning is a proactive approach to the sustainable development of natural resources and biodiversity, and in particular uses the multi-functionality of nature to maximise its benefits. The advantages of a sustainable and integrated approach to Green Infrastructure management in both urban and rural areas are wide reaching and are proven to include:

- Improved habitats for wildlife
- Cleaner air and water
- Improved surface water management
- ‘Greener’ and more attractive cities
- Tourism and recreational opportunities and
- Improved human health and wellbeing.

Strategic Green Infrastructure planning will also assist in meeting statutory obligations under EU directives and national legislation, such as the Water Frameworks Directive, Strategic Environmental Assessment (SEA), Flood Directive and Birds and Habitats Directives.

Sites of national and international biodiversity value are designated as Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Natural Heritage Areas (NHA). These are protected under law and through the planning system. However, they account for only a small proportion of the County's Green Infrastructure. Substantial areas of land occur outside of protected areas which have a high biodiversity value, such as rivers, streams, hedgerows and woodlands, parks and open spaces and other less obvious areas such as rear gardens. These areas form an important part of the County's Green Infrastructure and support connectivity within the network.

South Dublin County Council is committed to proactively promoting and developing Green Infrastructure and ecological connectivity in the County by requiring the retention and enhancement of substantial networks of biodiversity in urban and rural areas.

#### GREEN INFRASTRUCTURE (G) Policy 1 Overarching

**It is the policy of the Council to protect, enhance and further develop a multifunctional Green Infrastructure network by building an interconnected network of parks, open spaces, hedgerows, grasslands, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, flood management and adaptation to climate change.**

##### G1 Objective 1:

To establish a coherent, integrated and evolving Green Infrastructure network across South Dublin County with parks, open spaces, hedgerows, grasslands, protected areas, and rivers and streams forming the strategic links and to integrate the objectives of the Green Infrastructure Strategy throughout all relevant Council plans, such as Local Area Plans and other approved plans.

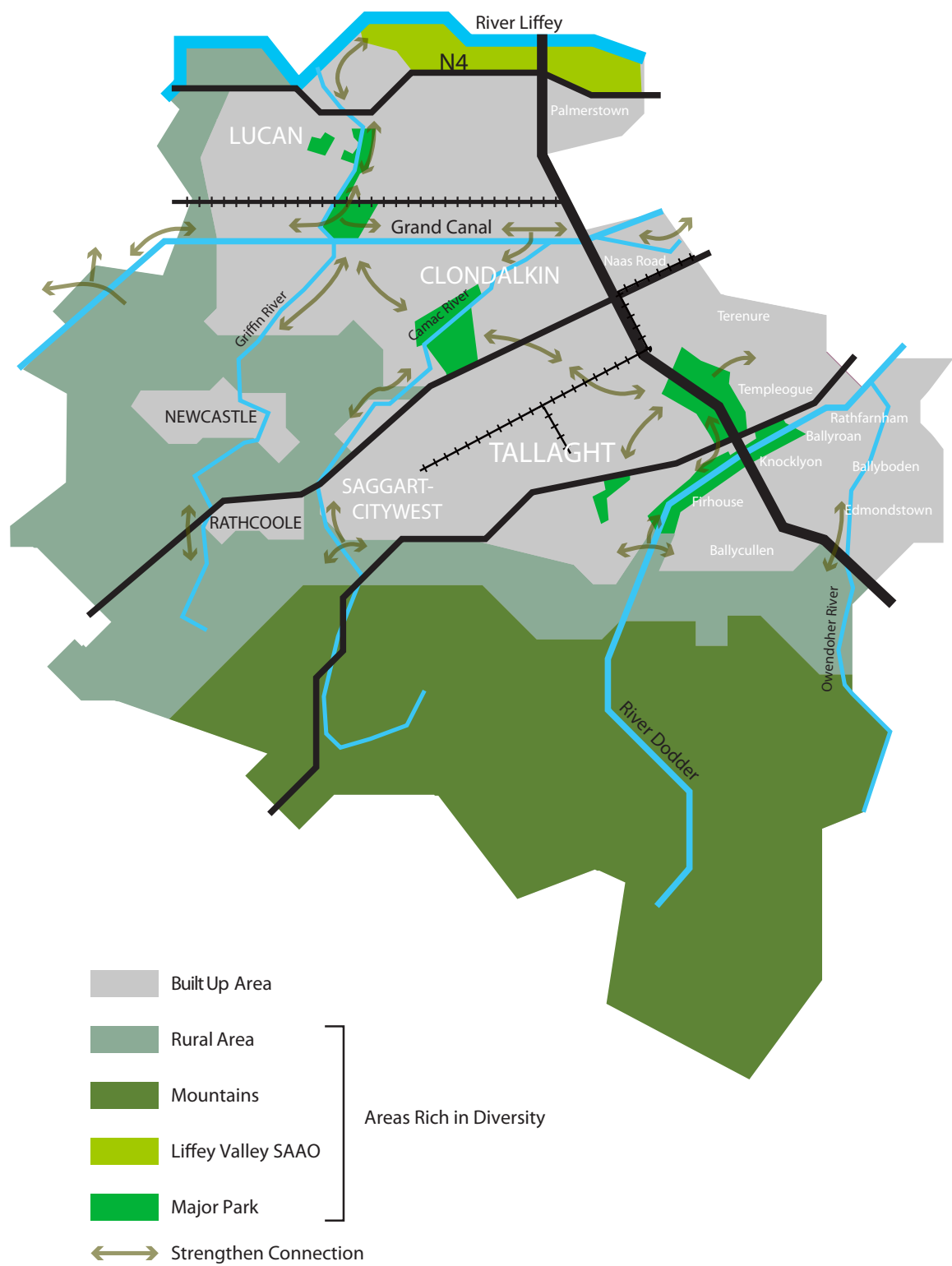
##### G1 Objective 2:

To prepare and implement a South Dublin County Green Infrastructure Strategy during the lifetime of this plan that will form the basis for the identification, protection, enhancement and management of the Green Infrastructure Network within the County.

#### Action

- South Dublin County Council will develop and implement a Green Infrastructure Strategy for the County in accordance with international best practice and emerging national guidance, and in consultation with key stakeholders and the public during the lifetime of the Development Plan. The Green Infrastructure strategy will form the basis for the identification, protection and promotion of Green Infrastructure and provide a structure for the long term management, enhancement and expansion of the Green Infrastructure network across urban and rural areas. The strategy will include a spatial framework on which priorities and actions can be based and a delivery framework.

Fig. 8.1 South Dublin County Strategic Green Infrastructure Network



### 8.1.0 Green Infrastructure Network

The County's Green Infrastructure Network comprises an interconnected network of green spaces that possess a broad range of ecological elements including inter alia: core areas such as the County's three Natura 2000 sites; proposed Natural Heritage Areas (pNHA) including a section of the Wicklow Mountain SPC, the Liffey Valley, Dodder River Valleys and the Grand Canal; and individual elements such as watercourses, parks, hedgerows/tree-lines and sustainable drainage features in park lands.

#### GREEN INFRASTRUCTURE (G) Policy 2 Green Infrastructure Network

##### Policy G2

**It is the policy of the Council to promote and develop a coherent, integrated and evolving Green Infrastructure network in South Dublin County that can connect to the regional network, secure and enhance biodiversity, provide readily accessible parks, open spaces and recreational facilities.**

##### G2 Objective 1:

To reduce fragmentation of the Green Infrastructure network and strengthen ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional Green Infrastructure network.

##### G2 Objective 2:

To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.

##### G2 Objective 3:

To restrict development that would fragment or prejudice the Green Infrastructure network.

##### G2 Objective 4:

To repair habitat fragmentation and provide for regeneration of flora and fauna where weaknesses are identified in the network.

##### G2 Objective 5:

To integrate Green Infrastructure as an essential component of all new developments.

##### G2 Objective 6:

To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries, and increase hedgerow coverage using locally native species.

##### G2 Objective 7:

To incorporate items of historical or heritage importance in situ within the Green Infrastructure network as amenity features.

##### G2 Objective 8:

To provide for the incorporation of Eco-ducts and/or Green Bridges at ecologically sensitive locations on the County's road and rail corridors that will facilitate the free movement of people and species through the urban and rural environment.

##### G2 Objective 9:

To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposals and supporting their integration into the Green Infrastructure network.

##### G2 Objective 10:

To promote a network of paths and cycle tracks to enhance accessibility to the Green Infrastructure network, while ensuring that the design and operation of the routes responds to the ecological needs of each site.

##### G2 Objective 11:

To incorporate appropriate elements of Green Infrastructure e.g. new tree planting, grass verges, planters etc. into existing areas of hard infrastructure wherever possible, thereby integrating these areas of existing urban environment into the overall Green Infrastructure network.

**G2 Objective 12:**

To seek to control and manage non-native invasive species and to develop strategies with relevant stakeholders to assist in the control of these species throughout the County.

**G2 Objective 13:**

To seek to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible including requiring a programme to monitor and restrict the spread of invasive species such as those located along the River Dodder.

**Action**

- To undertake a survey of the distribution and condition of trees and woodlands of amenity and biodiversity potential in the County to protect same and inform the development management process.

## 8.2.0 Watercourses Network

The County's watercourses form a major and unique element of the Green Infrastructure Network. The considered management and enhancement of watercourses and wetland areas can provide effective measures to help manage fluvial and pluvial flooding whilst supporting a quality, multi-functional green network generating multiple benefits for the environment, tourism and society.

### GREEN INFRASTRUCTURE (G) Policy 3 Watercourses Network

**It is the policy of the Council to promote the natural, historical and amenity value of the County's watercourses; to address the long term management and protection of these corridors and to strengthen links at a regional level.**

**G3 Objective 1:**

To promote the natural, historical and amenity value of the County's watercourses and address the long term management and protection of these corridors in the South Dublin Green Infrastructure Strategy.

**G3 Objective 2:**

To maintain a biodiversity protection zone of not less than 10 metres from the top of the bank of all watercourses in the County, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities. Strategic Green Routes and Trails identified in the South Dublin Tourism Strategy, 2015; the Greater Dublin Area Strategic Cycle Network; and other government plans or programmes will be open for consideration within the biodiversity protection zone, subject to appropriate safeguards and assessments, as these routes increase the accessibility of the Green Infrastructure network.

**G3 Objective 3:**

To ensure the protection, improvement or restoration of riverine floodplains and to promote strategic measures to accommodate flooding at appropriate locations, to protect ground and surface water quality and build resilience to climate change.

**G3 Objective 4:**

To uncover existing culverts and restore the watercourse to acceptable ecological standards and for the passage of fish, where possible.

**G3 Objective 5:**

To restrict the encroachment of development on watercourses, and provide for protection measures to watercourses and their banks, including but not limited to: the prevention of pollution of the watercourse, the protection of the river bank from erosion, the retention and/or provision of wildlife corridors and the protection from light spill in sensitive locations, during construction of permitted development.

**G3 SLO 1:**

To ensure the appropriate development of the former Burmah Garage site on Wellington Lane and surrounding area adjoining the River Poddle. Such development will ensure that the river remains over-ground and will provide an attractive vista towards Tymon Park.





### 8.3.0 Public Open Space Hierarchy and Landscape Setting

Open spaces and parks are fundamental in contributing to a high quality of life for those living, working and visiting the County. They provide habitats for ecological processes, a focal point for active and passive recreation, promote community interaction and help mitigate the impacts of climate change. Open spaces and parks can range in size from a hectare to in excess of 100 hectares and have the potential to strengthen the County's Green Infrastructure Network.

#### GREEN INFRASTRUCTURE (G) Policy 4 Public Open Space and Landscape Setting

##### **Policy G4**

**It is the policy of the Council to provide a hierarchy of high quality and multi-functional public parks and open spaces.**

##### **G4 Objective 1:**

To support and facilitate the provision of a network of high quality, well located and multifunctional public parks and open spaces throughout the County and to protect and enhance the environmental capacity and ecological function of these spaces.

##### **G4 Objective 2:**

To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

##### **G4 Objective 3:**

To enhance and diversify the outdoor recreational potential of public open spaces and parks, subject to the protection of the natural environment.



**G4 Objective 4:**

To minimise the environmental impact of external lighting at sensitive locations within the Green Infrastructure network to achieve a sustainable balance between the recreational needs of an area, the safety of walking and cycling routes and the protection of light sensitive species such as bats.

**G4 Objective 5:**

To promote the planting of woodlands, forestry, community gardens, allotments and parkland meadows within the County's open spaces and parks.

**G4 Objective 6:**

To take steps, in conjunction with communities and businesses, to plant existing areas of grassed open space to promote the development of multifunctional amenity areas with enhanced biodiversity value.

**G4 Objective 7:**

To avoid the cumulative fragmentation and loss of ecologically sensitive areas of the Green Infrastructure network to artificial surfaces and to position recreational facilities that incorporate artificial surfaces at appropriate community-based locations.

**G4 SLO 1:**

To facilitate the provision of an apiary colony within Waterstown Park, Palmerstown subject to appropriate location and design and regard to public amenity.



### 8.4.0 Sustainable Urban Drainage Systems

Sustainable Urban Drainage Systems (SUDS) drain surface water in an environmentally friendly way by replicating natural systems in managed environments. SUDS systems seek to collect, store and clean surface water using natural systems and to release it back into the environment in a slow and controlled way, thereby reducing the risk of fluvial and pluvial flooding. Key features, such as Integrated Constructed Wetlands, permeable surfaces, filter strips, ponds, swales and basins are easy to manage, environmentally friendly and aesthetically attractive. To be effective, SUDS should operate on a district and/or countywide scale and form part of the wider Green Infrastructure network. (Surface Water Drainage is addressed in more detail in Chapter 7.0 Infrastructure).

#### GREEN INFRASTRUCTURE (G) Policy 5 Sustainable Urban Drainage Systems

##### Policy G5

**It is the policy of the Council to promote and support the development of Sustainable Urban Drainage Systems (SUDS) in the County and to maximise the amenity and bio-diversity value of these systems.**

##### G5 Objective 1:

To promote and support the development of Sustainable Urban Drainage Systems (SUDS) at a local, district and county level and to maximise the amenity and bio-diversity value of these systems.

##### G5 Objective 2:

To promote the provision of Green Roofs and/or Living Walls in developments where expansive roofs are proposed such as industrial, retail and civic developments.

### 8.5.0 Green Infrastructure within Urban Areas

Green Infrastructure networks require passageways through our urban environment to ensure connectivity between core Green Infrastructure areas. The size and extent of core areas and the linkage between core areas has a direct correlation with the health of the County's ecosystems; larger areas with greater connections support the movement and migration of species. It is important therefore that the Green Infrastructure network remains connected and strengthened within our urban areas and that new development strengthens the established network.

Many components within our urban environment including residential gardens, the parkland settings of enterprise and employment areas, street verges, open spaces and parks, woodlands, hedgerows, cemeteries and allotments can collectively contribute to a strengthened Green Infrastructure network. The benefits of a Green Infrastructure approach in urban areas includes the greening of our urban areas, the creation of attractive open spaces, better health and human well-being and local distinctiveness - all of which contribute to making the County more attractive.

#### GREEN INFRASTRUCTURE (G) Policy 6 New Development in Urban Areas

##### Policy G6

**It is the policy of the Council to support the protection and enhancement of Green Infrastructure in all new development in urban areas, to strengthen Green Infrastructure linkage across the wider urban network and to achieve the highest standards of living and working environments.**

##### G6 Objective 1:

To protect and enhance existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design process.

##### G6 Objective 2:

To require new development to provide links into the wider Green Infrastructure network, in particular where similar features exist on adjoining sites.

##### G6 Objective 3:

To require multifunctional open space provision within all new developments that includes provision for ecology and sustainable water management.





South Dublin County Council

# Development Plan 2016 – 2022

## 9

## Heritage, Conservation and Landscapes



# 9

## Heritage, Conservation and Landscapes

### 9.0 INTRODUCTION

---

South Dublin County comprises an amalgamation of the previously industrial villages of Lucan, Palmerstown, Templeogue and Rathfarnham, the once rural villages of Tallaght and Clondalkin and the villages of Newcastle, Rathcoole and Saggart. Many of these villages were established on sites of important early Christian ecclesiastical settlements and developed through the intervening centuries. Within this context, the County contains a vast and varied array of buildings, structures and sites of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The County also benefits from rich and varied natural heritage features, habitats and landscapes such as those located in the Dublin Mountains and the Liffey and Dodder Valleys.

South Dublin County Council is committed to ensuring that built and natural heritage and landscapes are protected and that they contribute to the future sustainable development of the County.

There are many benefits to protecting the heritage and landscapes of the County including archaeological heritage. A key challenge for the Plan is to balance the protection of built and natural heritage and landscapes with the management of change in a manner that enhances rather than diminishes heritage and landscape features, structures, buildings, sites and places of special interest.

The South Dublin County Heritage Plan (2010) includes a series of objectives and actions which, through partnership with a wide range of agencies, groups and individuals, aim to establish and raise the profile of the County's heritage resource.

**HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 1 Overarching**

**It is the policy of the Council to protect, conserve and enhance natural, built and cultural heritage features, and to support the objectives and actions of the County Heritage Plan.**

**HCL1 Objective 1:**

To protect, conserve and enhance natural, built and cultural heritage features and restrict development that would have a significant negative impact on these assets.

**HCL1 Objective 2:**

To support the objectives and actions of the County Heritage Plan (2010), including the preparation of a County Biodiversity Plan.

## 9.1.0 Built Heritage And Architectural Conservation

### 9.1.1 ARCHAEOLOGICAL HERITAGE

Archaeological heritage, whether known, newly discovered, or yet to be discovered, is protected by the National Monuments Acts 1930-2004. The Framework and Principles for the Protection of Archaeological Heritage (DAHGI, 1999) sets out national policy on the protection of archaeological heritage.

Known structures, features, objects or sites of archaeological heritage are listed in the Record of Monuments and Places (RMP), which is compiled by the National Monuments Services of the Department of Arts, Heritage and Gaeltacht. The RMP for South Dublin County is listed in Schedule 1 of the Plan and identified on the Development Plan Maps. Each Recorded Monument is denoted with a boundary defining an Area of Archaeological Potential, which include areas in proximity to the Recorded Monument and is essentially included as part of the Recorded Monument but does not necessarily define the full extent of the site or monument. Certain monuments or the remains of a monument on the RMP that have been deemed to be of national importance are designated as National Monuments.

The qualities of archaeological and architectural interest are not mutually exclusive and certain structures may be designated as both a Protected Structure and a Recorded Monument.

**HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 2 Archaeological Heritage**

**It is the policy of the Council to manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.**

**HCL2 Objective 1:**

To favour the preservation in-situ of all sites, monuments and features of significant historical or archaeological interest in accordance with the recommendations of the Framework and Principles for the Protection of Archaeological Heritage, DAHGI (1999), or any superseding national policy document.

**HCL2 Objective 2:**

To ensure that development is designed to avoid impacting on archaeological heritage that is of significant interest including previously unknown sites, features and objects.

**HCL2 Objective 3:**

To protect and enhance sites listed in the Record of Monuments and Places and ensure that development in the vicinity of a Recorded Monument or Area of Archaeological Potential does not detract from the setting of the site, monument, feature or object and is sited and designed appropriately.

**HCL2 Objective 4:**

To protect and preserve the archaeological value of underwater archaeological sites including associated features and any discovered battlefield sites of significant archaeological potential within the County.

**HCL2 Objective 5:**

To protect historical burial grounds within South Dublin County and encourage their maintenance in accordance with conservation principles.

### Action

- The Council will continue to develop its programme of survey and maintenance of Council-owned monuments and structures of historic interest.



### 9.1.2 ARCHITECTURAL HERITAGE

#### 9.1.3 PROTECTED STRUCTURES

The Planning and Development Act 2000 (as amended) requires each Planning Authority to include a Record of Protected Structures (RPS) in the County Development Plan. The RPS for South Dublin County is listed in Schedule 2 of this Plan and all associated structures are identified on Development Plan maps.

South Dublin County Council commissioned an independent review of the RPS, with a view to identifying structures that merit addition or deletion. The RPS Review is a separate document to be read in parallel with this plan.

There are 494 structures listed on the RPS. This includes a total of 23 additions to the Record of Protected Structures and a total of 74 deletions from the previous Development Plan. Of the deletions, 68 related to structures that are now within Architectural Conservation Areas. The statutory protection afforded by this designation is considered to offer a high level of protection to the exterior of these structures, which is the primary area of interest, while offering more flexibility to owners and occupiers, particularly in relation to the carrying out of works to the interior of the structures.

Where a structure is protected under the RPS, the protection includes (unless otherwise stated) the structure, its interior and the land within its curtilage and other structures within that curtilage (including their interiors) and all fixtures and features which form part of the interior or exterior of all these structures.

#### HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 3 Protected Structures

**It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.**

##### HCL3 Objective 1:

To ensure the protection of all structures (or parts of structures) and the immediate surroundings including the curtilage and attendant grounds of structures contained in the Record of Protected Structures.

##### HCL3 Objective 2:

To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Guidelines for Planning Authorities, DAHG (2011) including the principles of conservation.

##### HCL3 Objective 3:

To address dereliction and encourage the rehabilitation, renovation, appropriate use and re-use of Protected Structures.

##### HCL3 Objective 4:

To prevent demolition and inappropriate alteration of Protected Structures.

##### HCL3 SLO 1:

To support and facilitate the refurbishment of the Metal Bridge in Palmerstown (RPS Ref 006).

##### HCL3 SLO 2:

To support and facilitate the refurbishment of the Ballymount Complex Gatehouse in Ballymount Park (RPS Ref. 175) and its inclusion as part of a heritage trail.

##### HCL3 SLO 3:

To secure the preservation of Windmill Hill, Rathcoole (RPS Ref. 358).



#### 9.1.4 ARCHITECTURAL CONSERVATION AREAS

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or that contributes to the appreciation of Protected Structures.

South Dublin County Council commissioned an independent assessment of potential ACAs, that comprised areas in South Dublin that were considered to exhibit distinct character and qualities based on their built form and layout. The ACA Review is a separate document to be read in parallel with this plan. The number of ACAs within the County has been increased from 5 to 12 and the Lucan ACA has been extended. The ACAs designated under this plan are listed in Table 9.1.

**Table 9.1 Architectural Conservation Areas**

→ Rathcoole Village
→ Newcastle Village
→ Riverside Cottages, Templeogue
→ Saint Patrick's Cottages, Grange Road, Rathfarnham
→ Whitechurch Road and Taylor's Lane Cottages, Rathfarnham
→ Balrothery Cottages, Tallaght
→ Boden Village Cottages, Ballyboden
→ Lucan Village
→ Clondalkin Village
→ Palmerstown Lower - Mill Complex
→ Rathfarnham Village including Willbrook
→ Tallaght Village

Each ACA boundary is outlined on the Development Plan maps that accompany this written statement.

The carrying out of exterior works to structures within an ACA are exempt from planning permission only where the works would not materially affect the character of the area and where the works would be consistent with the appearance of the structure itself and neighbouring structures.

**HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 4 Architectural Conservation Areas**

**It is the policy of the Council to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of such areas.**

**HCL4 Objective 1:**

To avoid the removal of structures and distinctive features that positively contribute to the character of Architectural Conservation Areas including buildings, building features, shop fronts, boundary treatments, street furniture, landscaping and paving.

**HCL4 Objective 2:**

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

**HCL4 Objective 3:**

To address dereliction and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within Architectural Conservation Areas.

**HCL4 Objective 4:**

To reduce and prevent visual and urban clutter within Architectural Conservation Areas including, where appropriate, traffic management structures, utility structures and all signage.

**HCL4 Objective 5:**

To support public realm improvements proposed within Architectural Conservation Areas under South Dublin County Council's Villages Initiative subject to compliance with the Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011).

**HCL4 SLO 1:**

To secure the preservation and enhancement of the Palmerstown Lower (Mill Complex) ACA, to actively promote the restoration of industrial heritage including the former mills, mill races and other buildings on Mill Lane and to explore their use for residential, tourism/outdoor recreation and/or commercial purposes.



### 9.1.5 OLDER BUILDINGS, ESTATES AND STREETSCAPES

Built heritage is not confined to buildings, features and items listed as Protected Structures or located within Architectural Conservation Areas. Modest rural, urban and suburban houses and groups of houses that date from the late 19<sup>th</sup> century and early to mid 20<sup>th</sup> century can contribute to the historic character and visual setting of a place. Such structures can also have a distinctive planned layout, architectural detailing or collective interest that contributes to architectural interest, historic character and visual amenity throughout the County.

#### HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 5 Older Buildings, Estates and Streetscapes

**It is the policy of the Council to encourage the preservation of older features, buildings, and groups of structures that are of historic character including 19th Century and early to mid 20th Century houses, housing estates and streetscapes.**

##### HCL5 Objective 1:

To retain existing houses that, while not listed as Protected Structures, are considered to contribute to historic character, local character, visual setting, rural amenity or streetscape value within the County.

##### HCL5 Objective 2:

To ensure that the redevelopment of older buildings, including extensions and renovation works do not compromise or erode the architectural interest, character or visual setting of such buildings including surrounding housing estates or streetscapes.

##### HCL5 Objective 3:

To encourage the retention, rehabilitation, renovation and re-use of older buildings and their original features where such buildings and features contribute to the visual setting, collective interest or character of the surrounding area.

##### HCL5 Objective 4:

To ensure that infill development is sympathetic to the architectural interest, character and visual amenity of the area.

### 9.1.6 FEATURES OF INTEREST

Historic items situated within the public realm can contribute to the character, interest and visual amenity of rural, suburban, urban and industrial places throughout the County and are therefore worthy of retention and refurbishment.

#### HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 6 Features of Interest

**It is the policy of the Council to secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, surface finishes, roadside installations, items of industrial heritage and other stand alone features of interest.**

##### HCL 6 Objective 1:

To ensure that development within the County including Council development seeks to retain, refurbish and incorporate historic items and features of interest.

##### HCL 6 Objective 2:

To protect, preserve and maintain industrial heritage features including weirs, millraces, and mills along the River Dodder and River Liffey.



## 9.2.0 Landscapes

The landscapes of South Dublin County comprise a dynamic mix of living elements that respond to history, culture, natural cycles, weather events, water, climatic and economic factors including those that relate to agriculture, industry, energy, transport, settlement and tourism. The varied geology and activities throughout the County have produced diverse landscapes and landscapes of significant value and sensitivity.

A Landscape Character Assessment of South Dublin County (2015) has been prepared in conjunction with the review of the County Development Plan. The Landscape Character Assessment of South Dublin County, 2015 is a separate document to be read in parallel with this plan. Informed by GIS mapping, GIS analysis and fieldwork together with a broad strategic review of the Historical Landscape Character of the County, the Landscape Character Assessment defines five Landscape Character Areas, as follows:

- Urban
- Dodder and Glenasmole
- Athgoe and Saggart Hills
- Newcastle Lowlands
- Liffey Valley

Each Landscape Character Area is assessed against a set of criteria to determine the capacity of the landscape to accommodate change based on landscape sensitivity and landscape value. The assessment has been used to inform policies and objectives of the Development Plan for each area and to ensure that future development reinforces the distinctiveness and sense of place identified by the historic landscape character types.

### HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 7 Landscapes

**It is the policy of the Council to preserve and enhance the character of the County's landscapes particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.**

#### HCL7 Objective 1:

To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, taking full cognisance of the Landscape Character Assessment of South Dublin County (2015).

#### HCL7 Objective 2:

To ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the Landscape Character Assessment for South Dublin County (2015) in accordance with Government guidance on Landscape Character Assessment and the National Landscape Strategy.

**Figure 9.1:** Landscape Character Areas of South Dublin County

### 9.2.1 VIEWS AND PROSPECTS

The County contains many scenic views and prospects (distant objects) of places of natural beauty or interest that are located in the County and in adjoining counties. These include localised views and panoramic prospects of rural, mountain, hill, coastal and urban landscapes such as Dublin City and environs, Dublin Bay, the Liffey Valley and the Dublin and Wicklow Hills and Mountains including the Glenasmole Valley. Views of places of natural beauty or interest are not confined to those that are visible from scenic places but also from and to existing built up areas.



Views that are identified for protection and preservation are identified on the Development Plan maps that accompany this written statement. Prospects are listed in Table 9.2 and relate to prominent landscapes or areas of special amenity value or special interest that are widely visible from surrounding areas. Prospects from prominent public places will be protected.

The impact of development on protected Views and Prospects will be considered in the assessment of planning applications. The Council will also take protected Views and Prospects of landscapes in adjoining counties into account when assessing development proposals within the County.

**Table 9.2: Prospects to be Preserved and Protected**

Map Ref.	Prospect	Map Ref.	Prospect
1	Athgoe Hill	10	Piperstown Hill
2	Bustynhill	11	Glenasmole Valley
3	Windmill Hill	12	Cruagh Mountain
4	Lugmore/Tallaght Hill	13	Kilakee Mountain
5	Verschoyle's Hill	14	Ballymorefinn Hill
6	Mountpelier Hill	15	Seahan Mountain
7	Knockannavea	16	Corrig Mountain
8	Saggart Hill	17	Seefingan Mountain
9	Slíamh na mBánóg	18	Kippure Mountain

#### HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 8 Views and Prospects

**It is the policy of the Council to preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County.**

##### **HCL8 Objective 1:**

To protect, preserve and improve Views and Prospects of special amenity, historic or cultural value or interest including rural, river valley, mountain, hill, coastal, upland and urban views and prospects that are visible from prominent public places.

##### **HCL8 SLO 1:**

To seek to develop the area at the top of Esker Hill as a viewing location for views over Lucan Village and the Liffey Valley.

##### **HCL8 SLO2:**

To facilitate provision of both a viewing area and more attractive backdrop to St. Johns Bridge in Griffeen Valley Park.

### 9.2.3 DUBLIN MOUNTAINS

The Dublin Mountains and associated uplands occupy the southern side of the County and extend into the adjoining counties of Dun Laoghaire-Rathdown and Wicklow. The diverse topography and landcover of the Dublin Mountains includes areas of natural beauty and ecological importance (including 3 of the County's Natura 2000 Sites) and is a key element of the County's Green Infrastructure network. The mountains also offer significant recreational and amenity value, with popular orienteering courses, climbing areas and walking, running, hiking and mountain bike trails.

The Landscape Character Assessment of South Dublin County (2015) highlights the high value and sensitivity of the Mountain Area. The protection of this landscape and its environment is a priority of this Plan.

**HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 9 Dublin Mountains**

**It is the policy of the Council to protect and enhance the visual, recreational, environmental, ecological, geological, archaeological and amenity value of the Dublin Mountains, as a key element of the County's Green Infrastructure network.**

**HCL9 Objective 1:**

To restrict development within areas designated with Zoning Objective 'HA – DM' (To protect and enhance the outstanding natural character of the Dublin Mountains Area) and to ensure that new development is related to the area's amenity potential or to its use for agriculture, mountain or hill farming and is designed and sited to minimise environmental and visual impacts.

**HCL9 Objective 2:**

To ensure that development above the 350 metre contour in the Dublin Mountains will seek to protect the open natural character of mountain heath, gorselands and mountain bogs.

**HCL9 Objective 3:**

To ensure that development within the Dublin Mountains will not prejudice the future expansion and development of a National Park, the County's Green Infrastructure Network and local and regional networks of walking and cycling routes.

**HCL9 Objective 4:**

To ensure that development proposals within the Dublin Mountains maximise the opportunities for enhancement of existing ecological and geological features and archaeological landscapes.

**HCL9 Objective 5:**

To support the re-routing of the Dublin Mountains Way from public roads and to improve access to publicly owned lands in the upland area.

**HCL9 Objective 6:**

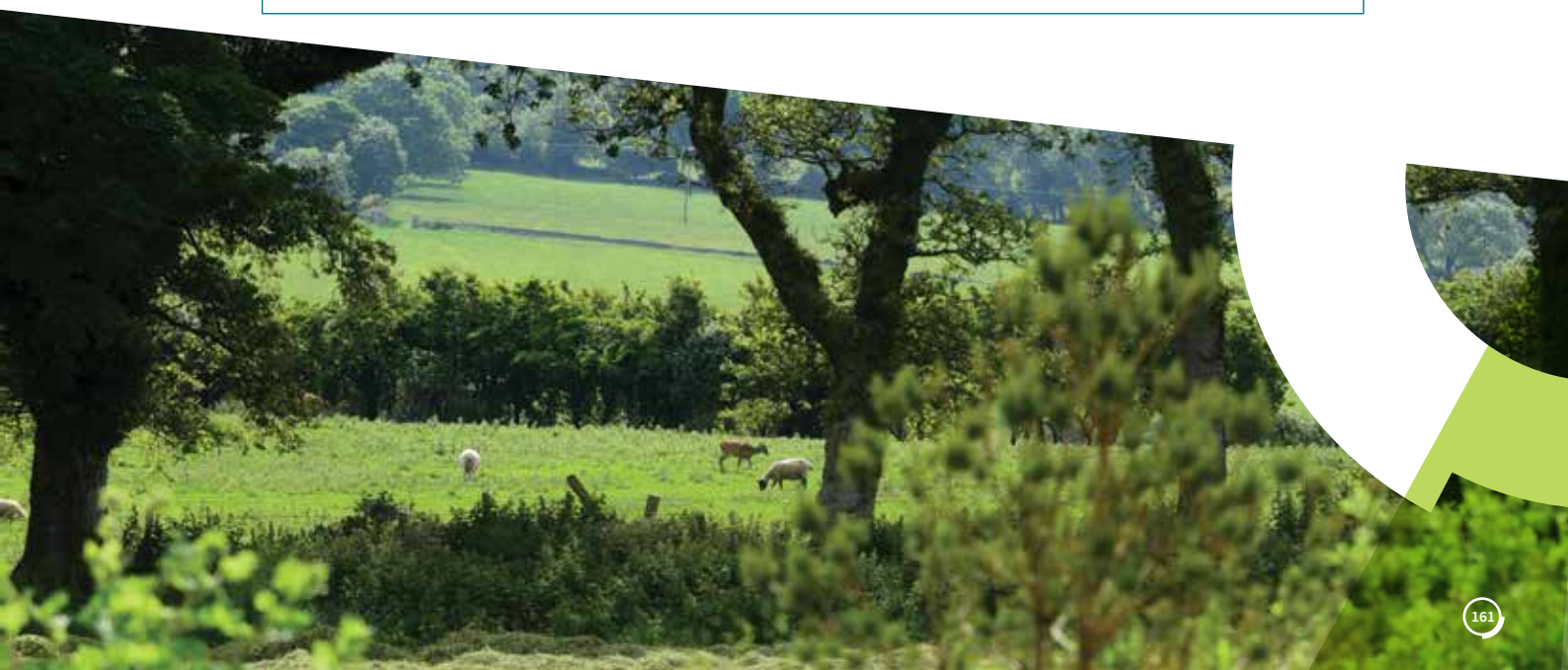
To protect the rural environment of the Slade Valley (Slade of Saggart and Crooksling pNHA) from inappropriate development.

**HCL9 Objective 7:**

To enhance and protect our rural traditions by preserving traditional common grazing grounds in Bohernabreena and to encourage the grazing of such areas by local farmers, which would include the provision of cattle grids on the roads leading down from the commonage.

**Action**

- To support and co-operate with the protection of the Wicklow Mountains National Park that adjoins the County at Glenasmole and Kippure and extends into Glendoo.



### 9.2.4 LIFFEY VALLEY AND DODDER VALLEY

The Liffey Valley and Dodder Valley river landscapes are key elements of the County's Green Infrastructure network and host a rich variety of plant and animal species including protected species and numerous mature tree species. Sections of both river valleys have been designated as proposed Natural Heritage Areas. A section of the Liffey Valley is also subject to a Special Amenity Area Order. The open parkland setting of both rivers provide opportunities to strengthen the amenity value of the valleys and create pedestrian and cycle routes that can traverse the County and link with amenities in adjoining counties. The protection and enhancement of these landscapes and associated natural and built heritage features is a priority of the Development Plan.

#### HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 10 Liffey Valley and Dodder Valley

**It is the policy of the Council to protect and enhance the visual, recreational, environmental, ecological, geological and amenity value of the Liffey Valley and Dodder Valley, as key elements of the County's Green Infrastructure network.**

##### HCL10 Objective 1:

To restrict development within areas designated with Zoning Objective 'HA – LV' (To protect and enhance the outstanding character and amenity of the Liffey Valley) and 'HA – DV' (To protect and enhance the outstanding character and amenity of the Dodder Valley) and ensure that new development is related to the area's amenity potential and is designed and sited to minimise environmental and visual impacts.

##### HCL10 Objective 2:

To ensure that development within the Liffey Valley and Dodder Valley will not prejudice the future creation and development of uninterrupted and coherent parklands including local and regional networks of walking and cycling routes.

##### HCL10 Objective 3:

To ensure that development proposals within the Liffey Valley and Dodder Valley, including local and regional networks of walking and cycling routes, maximise the opportunities for enhancement of existing ecological features and protects and incorporates high value natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches, as part of the County's Green Infrastructure network.

##### HCL10 Objective 4:

To facilitate and support the development of the Liffey Valley (Zoning Objective 'HA – LV') as an interconnected greenway and park in collaboration with Dublin City Council, Fingal County Council, Kildare County Council, the OPW, existing landowners and community groups (including the Liffey Valley Park Alliance) to include for the identification and designation of possible future new pedestrian routes and footbridge locations in accordance with Towards a Liffey Valley Park (2007) or any superseding plan. Universal accessibility for all should be promoted where environmental and built heritage sensitivities are not negatively impacted upon.

##### HCL10 Objective 5:

To facilitate the development of Council-owned lands at Cooldrinagh and the Hermitage Clinic as publicly-accessible parkland and Green Infrastructure links.

##### HCL10 Objective 6:

To recognise the key role the Dodder River plays in the County's Green Infrastructure network by facilitating and supporting the continued development of the Dodder Valley (Zoning Objective 'HA – DV') as a linear park, greenway and an area of special amenity, recreational, heritage, geology, biodiversity and conservation value to include for the completion of the Dodder Green Route along the full length of the Dodder River.

##### HCL10 Objective 7:

Within areas designated 'High Amenity – Liffey Valley' and 'High Amenity – Dodder Valley' non-residential development will only be permitted where it:

- Relates to the area's amenity potential or to its use for agriculture or recreational purposes, including recreational buildings; or
- Comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and
- Preserves the amenity value of the river valley including its landscape value, views or vistas of the river valley and its biodiversity value.

**HCL10 Objective 8:**

To work in collaboration with the owners of lands at St. Edmundsbury, Lucan to seek to provide appropriate public access to these lands in the Liffey Valley.

**HCL10 Objective 9:**

To support and facilitate the development of an interpretive/visitor centre within the Liffey Valley utilising existing buildings.

**HCL10 Objective 10:**

To promote and support the development of a tourist amenity and educational/interpretive centre, such as a working mill, within the Dodder Valley.

**HCL10 SLO 1:**

To facilitate the redevelopment and regeneration of the site of the former Tara Co-Op with a replacement development of a scale, design and layout appropriate to its prominent location in the Liffey Valley “HA-LV” and in proximity to the M4 and the Lucan/Leixlip urban areas. Any such development shall be subject to an environmental management plan in relation to remediation of any contaminated land and should not compromise the important geomorphic and archaeological heritage of the site, and adjacent sites. Additionally it should not compromise the vistas or landscape amenity or biodiversity of the Liffey Valley.

**9.2.5 GRAND CANAL**

The Grand Canal (pNHA) is a man-made linear waterway that hosts a rich variety of plant and animal species including protected species and numerous mature tree species and is a key element in the County’s Green Infrastructure Network. Associated canal and mill structures and buildings contribute to the unique setting and historic character of the Grand Canal and the tow-path provides an uninterrupted corridor for pedestrian and cyclist movement. The protection of the Canal landscape and its environment is a priority of the Development Plan.

**HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 11 Grand Canal**

**It is the policy of the Council to promote the Grand Canal as a key component of the County’s Green Infrastructure network and to protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal (pNHA) and its towpaths, adjacent wetlands and associated habitats.**

**HCL11 Objective 1:**

To protect and enhance the important biodiversity resource offered by the Grand Canal.

**HCL11 Objective 2:**

To facilitate the development of the Grand Canal as a recreational route for walking, cycling, nature study and water based activities including fishing, canal boating, rowing and canoeing/kayaking, subject to appropriate environmental safeguards and assessments.

**HCL11 Objective 3:**

To ensure that development along or adjacent to the Grand Canal contributes to the creation of an open and integrated network of walking and cycling routes that integrate with the Grand Canal Way Green Route.

**HCL11 Objective 4:**

To ensure that development along or adjacent to the Grand Canal protects, incorporates and enhances built and industrial heritage features, particularly historic canal and mill buildings, and also sets out to protect the setting of such built heritage features.

**HCL11 Objective 5:**

To ensure that development along and adjacent to the Grand Canal protects and incorporates high value natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and includes for an appropriate set-back distance or buffer area from the pNHA boundary to facilitate protected species, biodiversity, and a fully functioning Green Infrastructure network.

**HCL11 Objective 6:**

To enhance the industrial heritage and the recreational and amenity potential of the 12th Lock and pursue the protection and conservation of the rich natural, built and cultural heritage of the area including natural habitats and ecological resources along the Grand Canal and Griffeen River.

**HCL11 Objective 7:**

To seek the extension of the Grand Canal Way Green Route from the 12th Lock to Hazelhatch in partnership with Waterways Ireland and Kildare County Council.

### 9.3.0 Natural Heritage Sites

South Dublin County has a rich and varied natural heritage that includes a number of unique habitats, areas of natural interest and species that are designated for conservation under National and European Legislation.

The Wildlife Act (1976 – 2010) underpins biodiversity and nature conservation in Ireland. The European Union Birds Directive (Council Directive 79/409/EEC) and the European Union Natural Habitats Directive (European Directive 92/43/EEC – known as the Habitats Directive) further underpin biodiversity and nature conservation at a European level.

The main aim of the Habitats Directive is to achieve and maintain favourable conservation status for habitats and species that are considered to be at risk. The Habitats Directive has been transposed into Irish law through the European Communities (Birds and Natural Habitats) Regulations, 2011.

Protected sites located within the County include Special Areas of Conservation, Special Protection Areas, proposed Natural Heritage Areas and a Special Amenity Area Order. These areas host a rich variety of rare, protected and vulnerable habitats and species and areas of geological interest. Wildlife networks and areas located outside of protected sites can also host a diverse and rich variety of rare, protected and vulnerable habitats and species.

#### 9.3.1 NATURA 2000 SITES

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are known as ‘European Sites’ and collectively form part of a Natura 2000 network of protected areas across Europe. These sites are legally protected under the Habitats Directive and the European Communities (Birds and Natural Habitats) Regulations, 2011 and are therefore afforded European and National protection.

It is a requirement under the Planning and Development Act (2000, as amended) for each County Development Plan to include objectives for the conservation and protection of Natura 2000 and other sites. Development within the County has the potential to impact on the integrity of European Sites located both within and outside of the County, including those located in the Wicklow Mountains and Dublin Bay.

A planning authority must have regard to any European Site when making a decision in relation to a plan or project. Plans or projects that are likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, are required to be subject to screening for Appropriate Assessment unless they are directly connected with or necessary to the management of a Natura 2000 site.

Where it has been determined that Appropriate Assessment is necessary then a full Natura Impact Statement or Stage 2 Appropriate Assessment is required. Permission for a development can only be granted where the Council is satisfied that the proposal would not adversely affect the integrity of a Natura 2000 site unless it has been determined that there are (inter alia) imperative reasons of overriding public interest (see also Section 11.8 Implementation Environmental Assessment).

There are a total of three European sites located within the County, which are identified on the Development Plan maps that accompany this written statement.



**Table 9.3 Natura 2000 Sites**

Site Code	Site Name	European Site Type
001209	Glenasmole Valley	SAC
002122	Wicklow Mountains	SAC
004040	Wicklow Mountains	SPA

**HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 12 Natura 2000 Sites**

**It is the policy of the Council to support the conservation and improvement of Natura 2000 Sites and to protect the Natura 2000 network from any plans and projects that are likely to have a significant effect on the coherence or integrity of a Natura 2000 Site.**

**HCL12 Objective 1:**

To prevent development that would adversely affect the integrity of any Natura 2000 site located within and immediately adjacent to the County and promote favourable conservation status of habitats and protected species including those listed under the Birds Directive, the Wildlife Acts and the Habitats Directive.

**HCL12 Objective 2:**

To ensure that projects that give rise to significant direct, indirect or secondary impacts on Natura 2000 sites, either individually or in combination with other plans or projects, will not be permitted unless the following is robustly demonstrated in accordance with Article 6(4) of the Habitats Directive and S.177AA of the Planning and Development Act (2000 – 2010) or any superseding legislation:

1. There are no less damaging alternative solutions available; and
2. There are imperative reasons of overriding public interest (as defined in the Habitats Directive) requiring the project to proceed; and
3. Adequate compensatory measures have been identified that can be put in place.

**9.3.2 NATURAL HERITAGE AREAS**

Natural Heritage Areas (NHAs) are legally protected from damage under the Wildlife Act (1976 – 2010) and are therefore afforded National protection. Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) normally relate to habitats that are considered to be ecologically important or host flora and fauna species whose habitats are considered to need protection. These can include species listed under the European Habitats and Bird Directives.

Both SACs within the County were initially designated as pNHAs and retain both designations. The following seven pNHAs are designated within the County:

**Table 9.4 Proposed Natural Heritage Areas**

Site Code	Site Name	Natura 2000 Site
001209	Glenasmole Valley	Yes
002122	Wicklow Mountains*	Yes
000128	Liffey Valley	No
000211	Slade of Saggart and Crooksling Glen	No
000991	Dodder Valley	No
001212	Lugmore Glen	No
002104	Grand Canal	No

\* The Wicklow Mountains pNHA extends into South Dublin County.



**HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 13 Natural Heritage Areas**

**It is the policy of the Council to protect the ecological, visual, recreational, environmental and amenity value of the County's proposed Natural Heritage Areas and associated habitats.**

**HCL13 Objective 1:**

To ensure that any proposal for development within or adjacent to a proposed Natural Heritage Area (pNHA) is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the pNHA particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.

**HCL13 Objective 2:**

To restrict development within a proposed Natural Heritage Area to development that is directly related to the area's amenity potential subject to the protection and enhancement of natural heritage and visual amenities including biodiversity and landscapes.

**9.3.3 LIFFEY VALLEY SAAO**

A Special Amenity Area Order (SAAO) was made for the Liffey Valley by Dublin County Council in 1990 and now straddles the administrative boundaries of South Dublin County Council and Fingal County Council. The extent of the area covered by the SAAO within the County is mapped on the County Development Plan maps that accompany this written statement. The SAAO includes an objective to preserve and enhance the character or special features of the area and objectives to limit development within the SAAO.

**HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 14 Liffey Valley SAAO**

**It is the policy of the Council to implement the Liffey Valley Special Amenity Area Order (SAAO) and to seek to improve and extend the Liffey Valley Special Amenity Area and to promote its tourism potential.**

**Actions**

- To improve and extend the Liffey Valley SAAO and promote its tourism potential.
- To bring privately owned lands within the Liffey Valley SAAO and proposed Liffey Valley Park Area at Palmerstown into public ownership either by direct purchase or land swap.

**9.3.5 NON-DESIGNATED AREAS**

The County supports a range of plant, animal and bird species that are deemed to be rare and threatened under European and Irish legislation and which are known to exist outside of designated sites such as Natura 2000 sites or proposed Natural Heritage Areas. This includes nationally rare plants, plants listed in the Red Data Lists of Irish Plants, the Flora Protection Order, 1999 (or other such Orders) and their habitats and animals and birds listed in the Wildlife Act 1976 (amended 2000) and subsequent statutory instruments.

A number of habitats and species listed in Annex I and Annex 2 of the Habitats Directive are known to occur at locations in the County which are situated outside of protected sites. Under the EU Habitats Directive, protection is afforded to these species and habitats where they occur.



#### HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 15 Non-Designated Areas

**It is the policy of the Council to protect and promote the conservation of biodiversity outside of designated areas and to ensure that species and habitats that are protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 are adequately protected.**

##### HCL15 Objective 1:

To ensure that development does not have a significant adverse impact on rare and threatened species, including those protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992.

##### HCL15 Objective 2:

To ensure that, where evidence of species that are protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 exists, appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.

##### HCL15 Objective 3:

To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020.

### 9.4.0 Public Rights of Way and Permissive Access Routes

The Planning and Development Act, 2000 (as amended) requires each County Development Plan to include an objective for the preservation of public rights of way that give access to places of natural beauty or utility and for such rights of way to be listed in an appendix and identified on Development Plan maps. The identification of a public right of way requires verification and the burden of proof rests with the Local Authority. The Council will endeavour to identify and list public rights of way as they come to the attention of the Planning Authority.

The creation of Permissive Access Routes to high amenity, recreational and scenic lands in partnership with landowners, adjoining local authorities, public bodies and other state agencies is considered to be an achievable mechanism to secure access to places of natural beauty or utility. Permissive Access Routes such as the Dublin Mountains Way and the Western Greenway in County Mayo are successful examples that have yielded significant tourism, recreation and amenity benefits.

### HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 16 Public Rights of Way and Permissive Access Routes

**It is the policy of the Council to continue to promote and improve access to high amenity, scenic, and recreational lands throughout the County and within adjoining counties, including places of natural beauty or utility, for the purposes of outdoor recreation, while avoiding environmental damage, landscape damage and impacts to Natura 2000 sites.**

#### HCL16 Objective 1:

To promote the preservation of public rights of way that give access to mountain, lakeshore, riverbank or other places of natural beauty or recreational utility such as parklands, geological and geo-morphical features of heritage value and to identify and map such public rights of way as they come to the attention of the Council.

#### HCL16 Objective 2:

To promote and facilitate the creation of Permissive Access Routes and heritage trails that will provide access to high amenity, scenic and recreational lands including rural areas, forests, woodlands, waterways, upland/mountain areas, the Grand Canal, the Dodder Valley, the Liffey Valley and between historic villages (utilising modern technology), in partnership with adjoining local authorities, private landowners, semi-state and other public bodies such as Coillte and the Forest Service. Permissive Access Routes should not compromise environmentally sensitive sites.

#### HCL16 Objective 3:

To promote and facilitate the continued development of the Dublin Mountains Way and the Wicklow Way in association with the Dublin Mountains Partnership, particularly Permissive Access Routes that provide access to regional and local networks of walking, running, hiking and mountain bike trails and other recreational facilities. The routing of new trails and rerouting of existing trails off public roads is encouraged.

#### HCL16 Objective 4:

To promote and improve access, in partnership with the relevant landowners, to all the historic sites in the County and seek to maximise their tourism potential in partnership with the relevant landowners.

#### HCL16 Objective 5:

To bring mountain amenities closer to residential communities by promoting the establishment of a network of formal footpaths, off-road paths and cycleways that facilitate casual walkers and cyclists.

### Action

- To investigate relevant areas of the County including Dublin-Wicklow Border, Kilakee, Lucan Village Cemetery and Brittas for the purpose of creating possible public rights of way.

## 9.5.0 Tree Preservation Orders

The Planning and Development Act (2000, as amended) allows planning authorities to make provision for the preservation of any tree, trees, group of trees or woodlands by way of a Tree Preservation Order (TPO) where it is carried out in the interest of expediency, amenity or the environment. There are a total of four Tree Preservation Orders registered within the County, which are listed in Table 9.5 and identified on the Development Plan maps.



**Table 9.5 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 Order (Beaufort Downs, Rathfarnham) Order 1987	Beaufort Downs, Rathfarnham
Dublin County Council Tree Preservation (Quarryvale, Brooklawn) (Liffey Valley No.1) Order 1990	Townland of Quarryvale and Brooklawn, Palmerstown
South Dublin County Council (Coolamber Site) Tree Preservation Order 2015	Newcastle Road, Lucan

**HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 17 Tree Preservation Orders**

**It is the policy of the Council to review the number of Tree Preservation Orders within the County and maintain the conservation value of trees and groups of trees that are the subject of a Tree Preservation Order.**

**HCL17 Objective 1:**

To review the number of Tree Preservation Orders within the County and maintain the conservation value of trees and groups of trees that are the subject of any Tree Preservation Order.

## 9.6.0 Cultural Heritage

The cultural heritage of the County is rich and varied and reflects the different origins, distinct cultural identities and development patterns that have evolved around the amalgamation of previously industrial and rural villages that make up the County. This cultural heritage has been further diversified over the past decade through the in-migration of new communities, cultures and religions.

**HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 18 Cultural Heritage**

**It is the policy of the Council to promote the County's cultural heritage.**

**HCL18 Objective 1:**

To work towards establishing an environment for promoting cross cultural understanding, racial harmony, mutual understanding and appreciation of all religious and ethnic traditions through the County.

**HCL18 Objective 2:**

To promote the Irish Language and favour its use in the promotion of the Villages Initiative.

**HCL18 Objective 3:**

To promote local heritage, the naming of any new residential development will reflect the local and historical context of its siting, and should include the use of the Irish language.

## 9.7.0 Sites of Geological Interest

Geology is recognised as an intrinsic component of the County's natural heritage resource to be protected and promoted for its heritage value and for its potential in educational, scientific, recreational, and geo-tourism initiatives. Given their nature in terms of exposure of areas of geological interest, the ongoing operation of extractive industries and roadworks is considered to be generally compatible with the protection and promotion of geological heritage.

The Geological Survey of Ireland (GSI) in partnership with the National Parks and Wildlife Service are seeking to identify geological and geomorphological sites of national significance for statutory designations as Natural Heritage Areas. Other geological sites of national or local importance are being

identified as County Geological Sites (CGS) and – by virtue of their recognition in Development Plans – will be protected from potentially damaging development. An audit of the Geological Heritage of South Dublin County was carried out in 2014, which identifies 10 geological sites of interest in the County. The list of County Geological Sites for Protection is set out in Table 9.6. The County Geological Sites that are protected under this Plan are also mapped on the County Development Plan maps that accompany this written statement.

**Table 9.6 County Geological Sites for Protection**

County Geological Sites	Location/Townland(s)	Summary Description
Dodder Terraces	Kiltipper, Ballymace, Friarstown Upper, Bohernabreena, Killininny, Tallaght, Tymon South, Knocklyon, Templeogue, Oldbawn	Flat-topped elevated terraces that formed river floodplain along the Dodder River during the last deglaciation
Greenhills Esker	Kilnamanagh, Tymon North	Large ridge comprising sand and gravel
Kippure	Powerscourt Mountain, Kippure, Castlekelly	Landmark mountain with eroded peat, exposed granite sands, and granite blocks
Lucan Esker	Lucan and Pettycanon, Esker South	Large ridge comprising sand and gravel
Newcastle Buried Channel	Newcastle Farm, Newcastle Demesne, Glebe, Athgoe North, Newcastle South, Ballynakelly, Newcastle North, Cornerpark, Commons Little	A deep buried channel in the Carboniferous Limestone bedrock, representing the site of a former Vauclusian Spring type cave (a large resurgence of groundwater from a cave)
Brittas Gravel Complex	Calliaghstown Upper, Slievethoul, Slademore, Crockaunadreenagh, Brittas Little, Brittas Big, Glenaraneen, Lugg, Raheen, Gortlum, Mountseskin, Aghfarrell, Ballinascorney Upper	Large accumulation of deposited sands and gravels
Belgard Quarry	Cheeverstown, Belgard, Bedlesshill, Kingswood	Large working quarry - Carboniferous limestone
Liffey Valley Centre Road Sections	Yellow Walls, Irishtown, Quarryvale	Roadside exposures of Calp limestones
N4 Lucan cutting	Lucan and Pettycanon, Esker South	Roadside exposure of Calp limestones
Ballinascorney Quarry	Ballinascorney Upper	Large abandoned quarry - Caledonian dolerite & Ordovician siltstones

#### HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 19 Geological Sites

**It is the policy of the Council to maintain the conservation value and seek the sustainable management of the County's geological heritage resource.**

##### **HCL19 Objective 1:**

To protect designated County Geological Sites from inappropriate development and to promote the importance of such sites through the County's Heritage Plan.







South Dublin County Council

# Development Plan 2016 – 2022

# 10

## Energy



# 10

## Energy

### 10.0 INTRODUCTION

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Continued growth across South Dublin County will require energy to power homes, businesses, public services and transport. A reliable, robust and efficient energy system that caters for growth across all sectors will be required to underpin the future development of the County. South Dublin County should aspire to becoming as carbon neutral as possible and make every effort to increase energy efficiency and unlock renewable energy potential.

Changes to our climate as a result of the warming effect of greenhouse gases are widely recognised as issues of increasing significance to the global environment. The use of carbon based fossil fuels (e.g. oil, coal, gas) is responsible for over half of all greenhouse gas emissions globally. These mainly come from energy supply, transport, residential and commercial buildings and industry. European and National energy policy prioritise measures to support climate change resilience through reduced energy consumption and increasing the proportion of energy consumed from alternative, non-polluting, low carbon and renewable energy sources across sectors (e.g. wind, solar, hydro, geothermal). At the regional level, the Council will support the European Resilience Management Guidelines, to be prepared by the Eastern and Midland Regional Assembly.

The energy targets set out in EU legislation have been translated into the National Renewable Energy Action Plan (NREAP) 2010 and the National Energy Efficiency Action Plan (NEEAP) 2013-2020 (updated in 2014). Ireland plans to achieve the binding EU 2020 targets under the NREAP by delivering approximately 40% of energy consumption from renewable sources in the electricity sector, 12% in the heat sector and 10% in the transport sector.

The NEEAP sets out how the Government aims to deliver a 20% reduction in energy demand (over average 2001-2005 levels) across the whole economy through a range of energy efficiency measures. The Government believes that the public sector should lead by example and has assigned an energy demand reduction target of 33% to the public sector.

#### **ENERGY (E) Policy 1 Responding to European and National Energy Policy & Legislation**

**It is the policy of the Council to respond to the European and National Energy Programme through the County Development Plan – with policies and objectives that promote energy conservation, increased efficiency and the growth of locally based renewable energy alternatives, in an environmentally acceptable and sustainable manner.**

### 10.1.0 Energy Planning in South Dublin County

South Dublin County Council has adopted a proactive approach to addressing the energy challenge by addressing energy use and efficiency in existing and new building stock and identifying low carbon and renewable energy opportunities in the County.

South Dublin County Council signed up to the EU Covenant of Mayors in June 2012. The Covenant of Mayors is an initiative of the European Commission that brings together Mayors from across Europe, in a shared voluntary commitment to reducing CO<sub>2</sub> emissions by a minimum of 20% by 2020.

South Dublin County Council took part in an EU funded energy project from May 2011 to November 2013, in partnership with the Town & Country Planning Association (TCPA) and eight other European local authorities. The EU Intelligent Energy Europe (IEE) supported Leadership for Energy Action & Planning (LEAP) project, aimed to increase the ability of participating local authorities to pioneer and promote the use of sustainable energy measures and the move towards a low carbon local economy, with minimal greenhouse gas emissions.

The main technical output arising from participation in the LEAP project has been the preparation of the South Dublin Sustainable Energy Action Plan 2013 (SEAP). The South Dublin SEAP analyses the County's energy consumption and carbon dioxide (CO<sub>2</sub>) emissions and sets out a series of measures to reduce energy consumption and CO<sub>2</sub> emissions, through a range of energy actions across sectors. The SEAP was approved by the elected members of South Dublin County Council in May 2013 and was verified by the EU Covenant of Mayors – Joint Research Centre in April 2014.

#### 10.1.1 SOUTH DUBLIN SPATIAL ENERGY DEMAND ANALYSIS (SEDA)

The Council in partnership with the City of Dublin Energy Management Agency (CODEMA) carried out a countywide Spatial Energy Demand Analysis (SEDA) in 2015 in order to inform the energy policies and objectives of the County Development Plan.

The energy data for the commercial, residential and municipal sectors, collated under the Sustainable Energy Action Plan (SEAP) methodology, has been further progressed and refined to generate County scale tables and maps representing a range of energy information, including heat density, energy demand and costs across sectors. A range of data sources have been used to undertake this study, including Central Statistics Office (CSO), Valuation Office, Sustainable Energy Authority of Ireland (SEAI), Building Energy Rating (BER) datasets, and energy data relating to South Dublin County Council owned buildings, facilities and operations.

A summary of the annual South Dublin County energy profile using 2014 as the baseline year is shown in Table 10.1.

**Table 10.1: 2014 South Dublin County Energy Profile and Estimated Costs**

SECTOR	2014 ENERGY DEMAND	ESTIMATED COSTS
<b>Residential</b>	1.94 TWh	€161 million
<b>Commercial</b>	1.73 TWh	€174 million
<b>Municipal</b>	0.01 TWh	€2 million
<b>Total</b>	3.67 TWh	€337 million

(Source: South Dublin Spatial Energy Demand Analysis 2015)

The Core Strategy of the County Development Plan indicates the potential for new dwellings in South Dublin County to the mid 2020's. The SEDA has calculated that even though new homes in the County will be built to higher Building Energy Rating (BER) standards reflecting changes in national Building Regulations, this sector still has the potential to generate an additional 11% energy demand (based on 2014 total) by 2022 under the lifetime of this Development Plan.

The South Dublin SEDA has analysed the employment profile and sector breakdown of South Dublin County for 2014, based on the South Dublin County Economic Profile, South Dublin County Council and South Dublin Chamber of Commerce (2014). Based on job/population ratios for the County and the Core Strategy population projections to 2022, it is estimated that the commercial sector could generate an additional 13% energy demand (based on 2014 total) by 2022.

It is clear that continued growth across South Dublin County will require energy to power homes, business and transport needs, over the lifetime of the South Dublin County Council Development Plan 2016 – 2022 and beyond.

#### **ENERGY (E) Policy 2 South Dublin Spatial Energy Demand Analysis**

**It is the policy of the Council to implement the recommendations of the South Dublin Spatial Energy Demand Analysis in conjunction with all relevant stakeholders, promoting energy efficiency and renewable energy measures across the County.**

##### **E2 Objective 1:**

To develop planning policies and objectives in relation to energy planning on a spatial understanding of the existing and future energy demands of the County.

##### **E2 Objective 2:**

To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.

##### **E2 Objective 3:**

To promote the generation and supply of low carbon and renewable energy alternatives, having regard to the opportunities offered by the settlement hierarchy of the County and the built environment.

##### **E2 Objective 4:**

To support the recording and monitoring of renewable energy potential in the County in partnership with other stakeholders including the Sustainable Energy Authority of Ireland (SEAI) and City of Dublin Energy Management Agency (CODEMA).

##### **E2 Objective 5:**

To ensure that the recommendations of the South Dublin Spatial Energy Demand Analysis (SEDA) are carried out in accordance with environmental safeguards and the protection of natural or built heritage features, biodiversity and views and prospects.

##### **E2 Objective 6:**

To require, where feasibly practical and viable, the provision of PV solar panels in new public buildings (eg Council buildings, school buildings, hospitals, health centres, community centres, sports facilities, libraries, Garda stations etc), for electricity generation/storage and/or water heating so as to reduce energy costs, minimise carbon emissions and reduce our dependence on imported fossil fuels.

**E2 Objective 7:**

To require, where feasibly practical and viable, the provision of PV solar panels in new housing and apartment builds, for electricity generation/storage and/or water heating, so as to reduce the long term energy/heating costs of residents living in such dwellings, to minimise carbon emissions and to reduce Ireland's dependency on imported energy derived from fossil fuels.

**E2 Objective 8:**

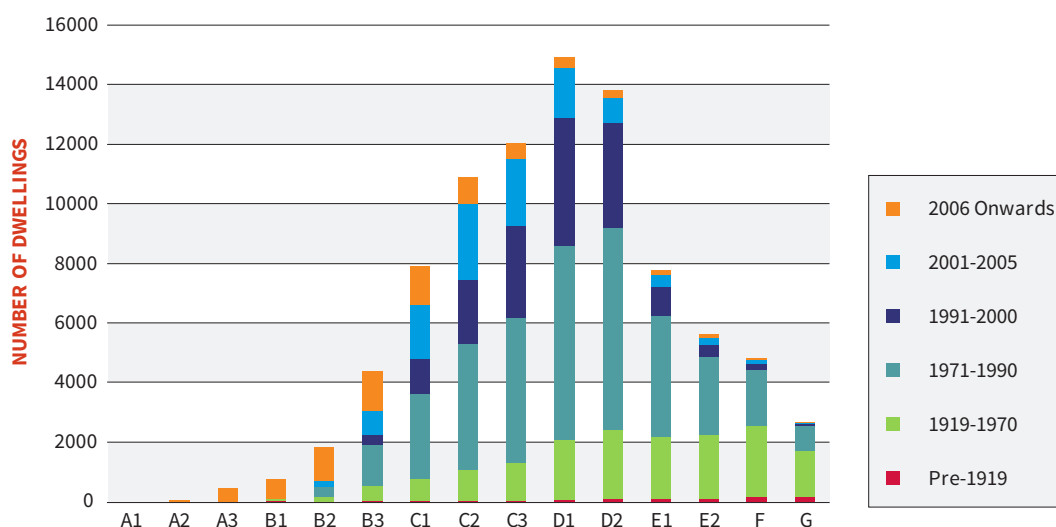
To require, where feasibly practical and viable, the provision of green roofs for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc), to assist in flood alleviation, insulation and improved biodiversity, and to actively promote these measures where appropriate in new commercial and industrial buildings.

### 10.2.1 ENERGY PERFORMANCE IN EXISTING BUILDINGS

The energy performance of existing buildings is one of the foremost considerations in responding to the energy challenge in South Dublin County. Increased efforts in this area, in particular the upgrading and refurbishment of homes and business premises can make a significant contribution in reducing energy demands and costs.

The South Dublin Spatial Energy Demand Analysis has profiled the residential housing stock in detail; Figure 10.1 shows the distribution of Building Energy Ratings (BER) in the County, according to the period of dwelling construction. The analysis of the residential sector indicates that approximately 56% of BERs are D1 or lower. Furthermore, 66% of all semi-detached housing is rated D1 or lower, 46% of terraced dwellings and 60% of detached dwellings are rated D1 or lower. Terraced housing and apartments make up the majority of A and B BERs, with the majority of A and B rated homes built from 2006 onwards.

**Figure 10.1: South Dublin BER Distribution by Year Built**



(Source: South Dublin Spatial Energy Demand Analysis 2015)

### ENERGY (E) Policy 3 Energy Performance in Existing Buildings

**It is the policy of the Council to promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings.**

**E3 Objective 1:**

To ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rain water harvesting systems and that energy efficiency and renewable energy measures are incorporated in accordance with national building regulations, policy and guidelines.

### 10.2.2 ENERGY PERFORMANCE IN NEW BUILDINGS

The design, construction and operation of new buildings, has a significant role to play in reducing energy demand and increasing energy efficiency into the future. The integration of energy issues into the life cycle of all new residential and non-residential buildings, from the neighbourhood, street and individual building scale, can result in significant savings at the local level. The energy efficiency and renewable energy requirements for the construction of new residential and non-residential buildings are primarily addressed in the current Building Regulations Part L (2008 & 2011). With regard to residential dwellings, all new homes constructed in South Dublin County currently must reach an energy performance equating to an A3 Building Energy Rating (BER) standard and there are specific requirements with regard to thermal performance, overall energy use and CO<sub>2</sub> emissions. The regulations also prescribe that a reasonable proportion of the energy consumption to meet the energy performance of a dwelling is provided by renewable energy sources.

The Sustainable Energy Authority of Ireland and the National Standards Authority of Ireland (NSAI) has published IS 399:2014 Energy Efficient Design Management – Requirements with Guidance for Use. IS 399 is a tool to demonstrate achievement of exemplary energy efficient design and to ensure consideration of energy design at the earliest stage in the design process. The Council promotes the use of this software in the early design stages of new developments in the County. Careful consideration should also be given to the adaptability of buildings over time, to enable the building stock to be retrofitted or refurbished to meet higher energy efficiency standards into the future.

#### ENERGY (E) Policy 4 Energy Performance in New Buildings

**It is the policy of the Council to ensure that new development is designed to take account of the impacts of climate change, and that energy efficiency and renewable energy measures are considered in accordance with national building regulations, policy and guidelines.**

##### E4 Objective 1:

To ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rain water harvesting systems and that energy efficiency and renewable energy measures are incorporated in accordance with national building regulations, policy and guidelines.

##### E4 Objective 2:

To support the passive house standard or equivalent for all new build in the County.

### 10.2.3 WASTE HEAT RECOVERY & UTILISATION

The Council recognises that there is much potential for the capturing and utilisation of waste heat generated by premises that are currently generating un-used heat, which could be captured and re-used on-site or by premises on adjoining and nearby sites. Such waste heat is generated from processes including thermal generating stations, site power generation, industrial processes, wastewater systems and waste to energy plants. The recovery and utilisation of waste heat, stemming from local kick start projects has the potential to result in the development of a local energy network into the future.

#### ENERGY (CE) Policy 5 Waste Heat Recovery & Utilisation

**It is the policy of the Council to promote the development of waste heat technologies and the utilisation and sharing of waste heat in new or extended industrial and commercial developments, where the processes associated with the primary operation onsite generates waste heat.**

##### E5 Objective 1:

To promote the development of waste heat technologies and the utilisation and sharing of waste heat, in new or extended industrial and commercial developments, where the processes associated with the primary operation onsite generates waste heat.

##### E5 Objective 2:

To promote the development of local energy partnerships among businesses in the County.

##### E5 Objective 3:

To promote increased energy self sufficiency across business sectors.

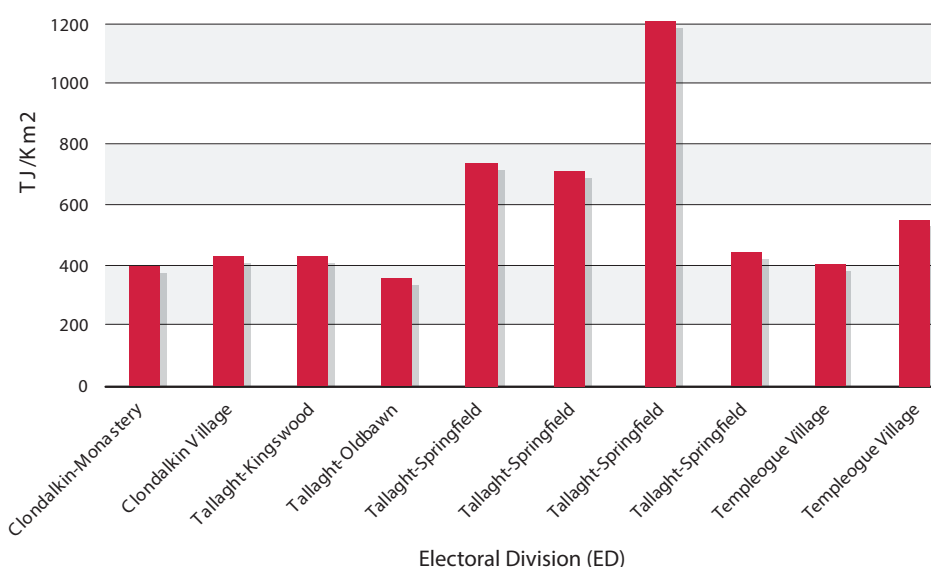


#### 10.2.4 LOW CARBON DISTRICT HEATING NETWORKS

The diverse mix of land uses and built environment of South Dublin County offers potential for the development of local low carbon district heating networks. District heating networks can be based on a variety of technologies and renewable energy sources, such as combined heat and power (CHP), biomass energy, geothermal or energy from waste. These schemes are particularly viable in built up areas, such as town centres, where there is sufficient heat demand and heat load diversity, including ‘anchor’ loads i.e. buildings with a high or even twenty four hour heat demand. Such a mixed energy profile makes local district heating networks more economically viable and can result in reduced heat losses.

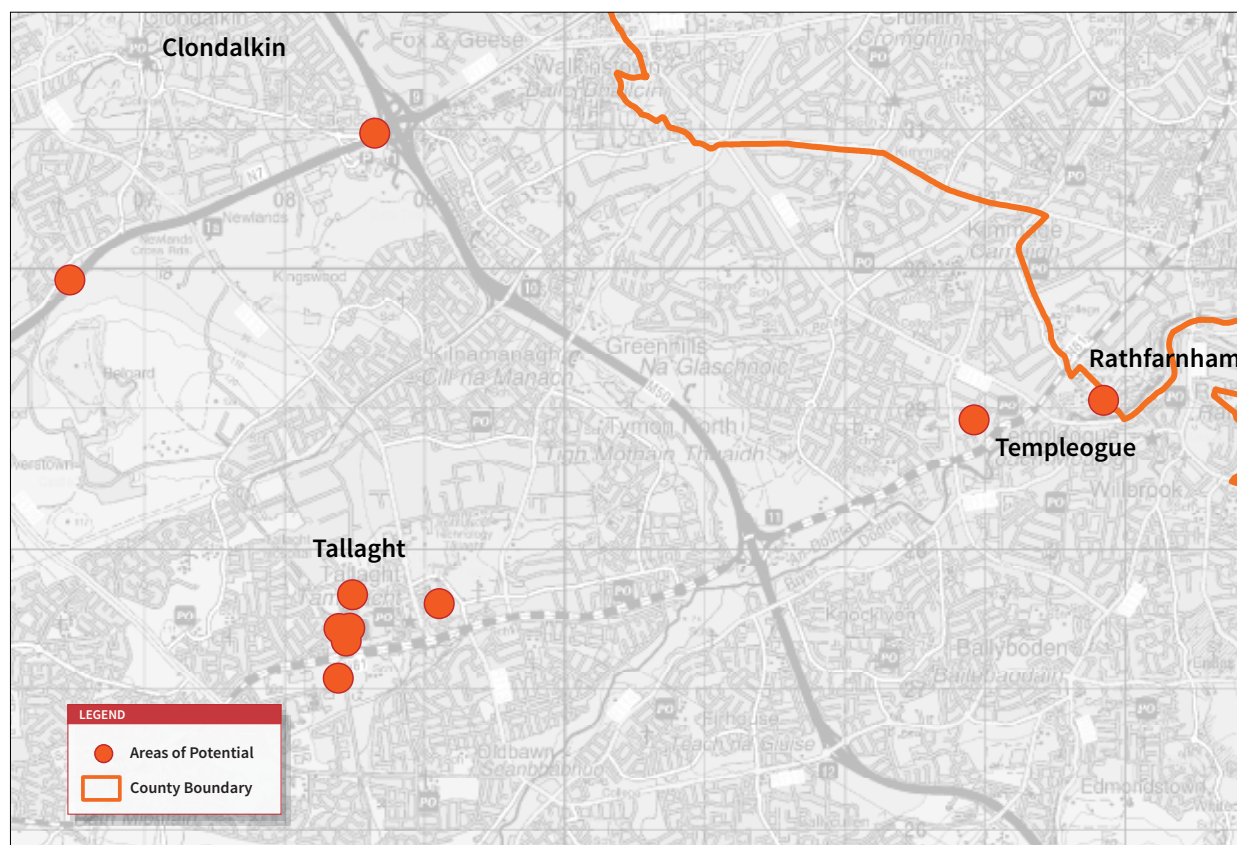
The South Dublin SEDA analyses the energy profile of the commercial, residential and municipal sectors and identifies a number of Low Carbon District Heating Areas of Potential. The ten highest Areas of Potential (listed according to associated Electoral Division) are shown in Figure 10.2 and the location of these areas is mapped in Figure 10.3.

**Figure 10.2: Low Carbon District Heating Areas of Potential**



(Source: South Dublin Spatial Energy Demand Analysis 2015)

The Areas of Potential have a heat density that is in excess of 250 TJ/KM<sup>2</sup>, stemming from all heating requirements across the residential, commercial and municipal sectors. Heat density is the amount of thermal energy used within a defined area and is an indicator for the economic viability of district heating schemes. The viability of schemes is increased when buildings are closer together (due to shorter pipelines and reduced heat loss) and where anchor loads with high levels of energy use are present (including twenty four hour loads). Areas with a heat density above 250 TJ/KM<sup>2</sup> are identified as the areas of best potential in South Dublin County. Energy Demand analysis across the residential, commercial and municipal sectors has identified other character areas, such as areas outside of town centres, which are more suited to individual on-site/in-house sustainable heating solutions or small scale district heating schemes.

**Figure 10.3: Low Carbon District Heating Areas of Potential**

The potential of a deep geothermal energy source in South Dublin County is most relevant to the ten highest Areas of Potential as shown in Figure 10.3. Many of these areas are located within the same Electoral Division (ED) and could be grouped with other adjoining/nearby areas of high heat density, thereby representing the locations most viable for deep geothermal source district heating projects. These areas have a high heat demand in a compact area, shorter pipelines resulting in lower heat losses and include a good mix of building uses, meaning longer hours of operation, all of which help to make district heating viable. Other geothermal projects, such as shallow geothermal (i.e. based on ground source heat pumps) operating at lower heat temperatures, are appropriate in site specific cases, to serve individual premises.

**ENERGY (E) Policy 6 Low Carbon District Heating Networks**

- (i) It is the policy of the Council to support the development of low carbon district heating networks across the County based on technologies such as combined heat and power (CHP), large scale heat pumps, and renewable energy opportunities, including geothermal energy, energy from waste, biomass and bio-gas.**
- (ii) It is the policy of the Council to support the development of both deep and shallow geothermal energy sources throughout the County. Deep geothermal projects are particularly suited to areas demonstrating high heat densities.**

**E6 Objective 1:**

To prioritise the development of low carbon district heating networks in Low Carbon District Heating Areas of Potential

**E6 Objective 2:**

To future proof the built environment in Low Carbon District Heating Areas of Potential to aid the future realisation of local energy networks and a move towards de-centralised energy systems.

**E6 Objective 3:**

To ensure that all development proposals in Low Carbon District Heating Areas of Potential carry out an Energy Analysis and explore the potential for the development of low carbon district heating networks.

**E6 Objective 4:**

To support deep and shallow geothermal projects at appropriate locations across South Dublin County and in accordance with the South Dublin Spatial Energy Demand Analysis (SEDA).

**10.2.5 SOLAR ENERGY**

The European Commission Joint Research Committee has published GIS solar energy maps, revealing that South Dublin County has similar annual solar radiation levels to Regions in Northern Europe. In these Regions, a range of technologies including solar panels/tubes on roof spaces and 'solar farms', together with energy storage facilities, are increasingly contributing to a reduction in energy demand and energy costs for a range of commercial, industrial and residential properties. The Council acknowledges the potential for the advancement of solar energy technologies, in particular for on site energy use (auto-consumption) and the contribution such technologies can make to a reduction in energy costs, in particular for the commercial and industrial sectors. Solar technologies could be incorporated into the built fabric of existing premises and 'solar farm' type developments could be considered in or adjacent to the range of large commercial, industrial and business parks located in South Dublin County.

**ENERGY (E) Policy 7 Solar**

**It is the policy of the Council to promote the development of solar energy infrastructure in the County, in particular for on-site energy use, including solar PV, solar thermal and seasonal storage technologies. Such projects will be considered subject to environmental safeguards and the protection of natural or built heritage features, biodiversity and views and prospects.**

**E7 Objective 1:**

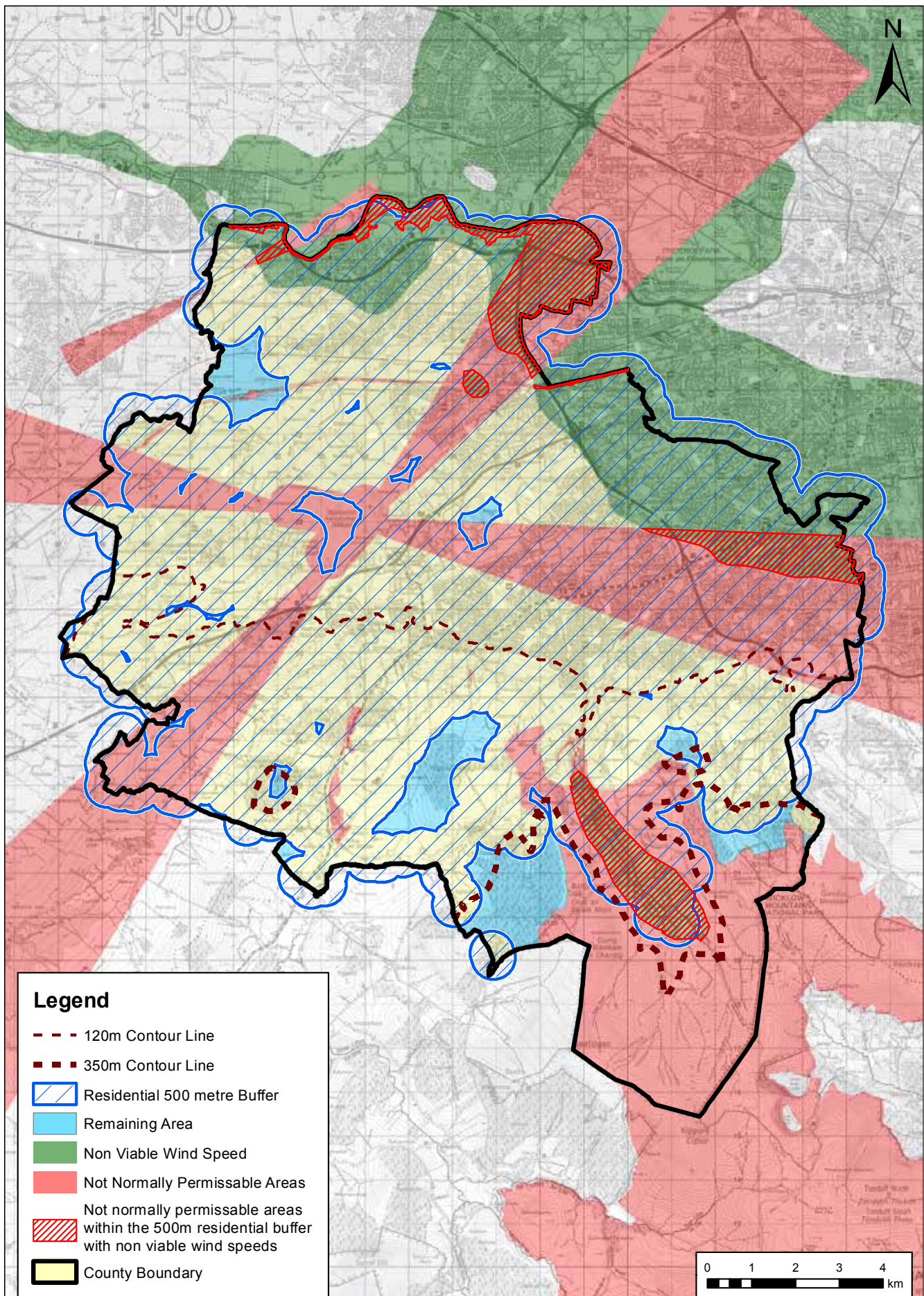
To encourage and support the development of solar energy infrastructure for on-site energy use, including solar PV, solar thermal and seasonal storage technologies.

**E7 Objective 2:**

To encourage and support the development of solar energy infrastructure for local distribution, including solar PV, solar thermal and seasonal storage technologies.



Figure 10.4: Wind Energy Analysis



### 10.2.6 SMALL SCALE HYDRO-ELECTRICITY PROJECTS

The concentration of rivers in South Dublin County includes the Liffey, Dodder, Griffeen, Owendoher and Camac rivers and their tributaries. This range of water bodies means there is potential for development of hydroelectricity in the County. Some of these rivers and their associated streams and tributary networks are partially designated as proposed Natural Heritage Areas (pNHA) and some contain protected structures including weirs and dams which are often the best location in technical terms for hydro-electric development. They also contain species and habitats that are protected under the Birds and Habitats Directives. There are currently four active hydroelectric stations in South Dublin County; the Council recognises the potential for further development of small scale hydro-electricity projects in the County, in particular for on-site consumption to meet the electricity requirements of proposed new buildings or refurbishment of existing buildings, appropriate to their riverside location and setting.

#### ENERGY (E) Policy 8 Small Scale Hydro-Electricity Projects

**It is the policy of the Council to encourage the roll-out of small-scale hydroelectric projects on the rivers, watercourses, dams and weirs across the County, where they do not impact negatively on freshwater species (including protected aquatic species), birds and mammals, biodiversity and natural or built heritage features.**

#### E8 Objective 1:

To support the roll-out of small-scale hydroelectric projects on the rivers, watercourses, dams and weirs across the County, where projects do not impact negatively on freshwater species (including protected aquatic species), birds and mammals, biodiversity and natural or built heritage features.

### 10.2.7 WIND ENERGY

The Council recognises that wind energy can make a significant contribution to reaching Ireland's renewable energy targets to 2020 and beyond. The Council has carried out an analysis of wind speeds in the County using the Sustainable Energy Authority of Ireland's Wind Atlas for Ireland; wind speeds greater than 7.5m/s at a height of 75 metres above ground level have been used to show areas potentially viable for wind turbine development.

The Wind Energy Development Guidelines for Planning Authorities, DoEHLG, (2006) set out a detailed methodology to assist in identifying optimum locations for the development of commercial wind generating facilities. The Council has carried out an analysis of landscapes in the County and has mapped areas where wind turbine developments are 'not normally permissible'.

Wind farm developments will not 'normally be permissible' in the areas shown on Figure 10.4. These areas are considered to be generally unsuitable for wind turbine developments due to significant environmental, heritage, aviation and landscape constraints. These include the following areas:

- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- Proposed Natural Heritage Area (pNHA)
- Liffey Valley Special Area Amenity Order (SAAO)
- Bohernabreena Reservoir Catchment
- Casement Aerodrome restriction areas
- Weston Aerodrome restriction areas
- Geological Survey of Ireland Landslide Identified Areas

The Wind Energy Guidelines state that noise is unlikely to be a significant problem where the distance from the nearest turbine to any noise sensitive property exceeds 500 metres. The Guidelines also make reference to a 500 metre separation distance in terms of shadow flicker. Figure 10.4 shows areas that are within a distance of 500 metres from residential properties across South Dublin County.

Having regard to the areas identified as 'not normally permissible', areas located within 500 metres of residential properties and areas having unviable wind speeds for wind farm development, lands consisting of approximately 1,211 hectares remain for consideration. These remaining areas are shown on Figure 10.4 and are primarily located in the south and west of the County.



A Wind Energy Sensitivity & Capacity Analysis has been carried out as part of the South Dublin Landscape Character Assessment. A Wind Capacity Sheet was completed to determine the capacity of each Landscape Character Area in the County to accommodate wind turbine developments. As the County is substantially within the metropolitan area of Dublin, the rural hinterland and mountain areas of the County are considered to be of high value sensitivity and the protection of these landscapes, including setting and visual amenity, is a priority for this Development Plan.

The evidence based analysis undertaken above, when combined with the Landscape Character Assessment, concludes that there are no areas in the County where large scale commercial wind energy infrastructure could be classified as either 'permitted in principle' or 'open for consideration', and there is no realistic or practical potential for economic wind farm development, without having significant and overriding adverse visual and environmental impacts on landscapes.

#### **ENERGY (E) Policy 9 Wind Energy**

**It is the policy of the Council to restrict large scale wind energy infrastructure in the rural hinterland and mountain areas of the County, to protect the overriding visual and environmental value of these landscapes.**

##### **E9 Objective 1:**

To restrict large scale wind energy infrastructure from rural and mountain areas of the County.

### **10.2.8 SMALL TO MEDIUM SCALE WIND ENERGY SCHEMES**

The Council will encourage small to medium scale wind energy developments in industrial and business parks and small scale developments for domestic purposes, in appropriate locations to serve on-site energy use (auto-consumption) and feedback of surplus to the grid. The Council recognises advances in technologies in this area and the potential for such development to be designed to suitably integrate with the built fabric of these areas. There has been Government support for this since 2007, as set out in the various planning exemptions provided for under the Planning and Development Regulations 2007 and 2008.

#### **ENERGY (E) Policy 10 Small to Medium Scale Wind Energy Schemes**

**It is the policy of the Council to encourage small to medium scale wind energy developments within industrial or business parks, and support small community-based proposals in urban areas provided they do not negatively impact upon the environmental quality, and visual or residential amenities of the area.**

### **10.2.9 SERVICE PROVIDERS AND ENERGY FACILITIES**

The Department of Communications, Energy & Natural Resources published the 'Government Policy Statement on Strategic Importance of Transmission and Other Energy Infrastructure' in 2012. This policy statement outlines the necessity for expansion, upgrading and resilience of existing energy networks, in line with capital investment programmes by EirGrid, ESB Networks and Gas Networks Ireland.

The Council will work in partnership with existing service providers, in particular ESB Networks, Eirgrid and Gas Networks Ireland to facilitate required enhancement and upgrading of existing infrastructure and networks. The Council will support the safeguarding of strategic energy corridors from encroachment by other developments that could compromise the delivery of energy networks.

#### **ENERGY (E) Policy 11 Service Providers and Energy Facilities**

**It is the policy of the Council to ensure that the provision of energy facilities is undertaken in association with the appropriate service providers and operators, including ESB Networks, Eirgrid and Gas Networks Ireland. The Council will facilitate the sustainable expansion of existing and future network requirements, in order to ensure satisfactory levels of supply and to minimise constraints for development.**

##### **E11 Objective 1:**

To work in conjunction with EirGrid to prioritise the undergrounding of the 220kv power line between Foxborough and the County boundary, including in the Balgaddy and Ronanstown areas.



**10.2.10 ENERGY AND COMMUNICATIONS INFRASTRUCTURE IN SENSITIVE LANDSCAPES****ENERGY (E) Policy 12 Energy and Communications Infrastructure in Sensitive Landscapes**

**It is the policy of the Council that all planning applications for energy and communications infrastructure on lands located in rural, high amenity and mountain areas (Zoning Objectives RU, HA-LV, HA-DV and HA-DM) shall include a Landscape Impact Assessment of the proposed development on the landscape and shall be subject to screening for potential impacts on Natura 2000 sites.**

**E12 Objective 1:**

To safeguard Natura 2000 sites and the sensitivity, open character and amenities of rural, high amenity and mountain areas within the County.

**E12 Objective 2:**

To ensure that proposals for energy and communications developments integrate with their surroundings and mitigate against negative impacts on visual amenity.





South Dublin County Council

# Development Plan 2016 – 2022

## 11

## Implementation



# 11

## Implementation

### 11.0 OVERVIEW

This Chapter sets out development standards and criteria that arise out of the policies and objectives of the County Development Plan, to ensure that development occurs in an orderly and efficient manner and that it is in accordance with proper planning and sustainable development. The standards and criteria are grouped into a single chapter for ease of reference. Proposals for development will need to take account of all of the standards and criteria that apply to the particular development, in addition to being assessed for consistency with the policies and objectives set out in the preceding chapters of the Plan and compliance with relevant legislative requirements.

Chapter 11 sets out standards and criteria for the following:

- 11.1.0 Land Use Zoning Objectives**
- 11.2.0 Place Making & Urban Design**
- 11.3.0 Land Uses**
- 11.4.0 Transport & Mobility**
- 11.5.0 Heritage & Landscapes**
- 11.6.0 Infrastructure & Environmental Quality**
- 11.7.0 Energy**
- 11.8.0 Environmental Assessment**
- 11.9.0 Development Management Thresholds**

## 11.1.0 LAND USE ZONING OBJECTIVES

The South Dublin County Development Plan 2016-2022 assigns Zoning Objectives to all lands in the County. The Zoning Objective and corresponding Land Use Zoning Tables identify the classes of development and uses that are permitted in principle, open for consideration or not permitted within each land use zone.

The Zoning Objectives are listed in Table 11.1. The maps that accompany this written statement identify the Zoning Objectives that apply throughout the County.

**Table 11.1: Land Use Zoning Objectives**

Zone	Abbreviation	Objective
<b>Existing Residential</b>	RES	To protect and/or improve residential amenity
<b>New Residential</b>	RES-N	To provide for new residential communities in accordance with approved area plans
<b>Strategic Development Zone</b>	SDZ	To provide for strategic development in accordance with approved planning schemes
<b>Regeneration</b>	REGEN	To facilitate enterprise and/or residential led regeneration.
<b>Town Centre</b>	TC	To protect, improve and provide for the future development of Town Centres
<b>District Centre</b>	DC	To protect, improve and provide for the future development of District Centres
<b>Village Centre</b>	VC	To protect, improve and provide for the future development of Village Centres
<b>Major Retail Centre</b>	MRC	To protect, improve and provide for the future development of a Major Retail Centre
<b>Local Centre</b>	LC	To protect, improve and provide for the future development of Local Centres
<b>Enterprise and Employment</b>	EE	To provide for enterprise and employment related uses
<b>Retail Warehousing</b>	RW	To provide for and consolidate retail warehousing
<b>High Amenity Dublin Mountains</b>	HA-DM	To protect and enhance the outstanding natural character of the Dublin Mountains Area
<b>High Amenity Liffey Valley</b>	HA-LV	To protect and enhance the outstanding character and amenity of the Liffey Valley
<b>High Amenity Dodder Valley</b>	HA-DV	To protect and enhance the outstanding character and amenity of the Dodder Valley
<b>Open Space</b>	OS	To preserve and provide for open space and recreational amenities
<b>Rural and Agriculture</b>	RU	To protect and improve rural amenity and to provide for the development of agriculture

### 11.1.1 LAND USE ZONING TABLES

Land Use Zoning Tables are incorporated into this written statement to provide guidance in relation to the general appropriateness of particular development types or land uses in each land use zone. These tables are for guidance only. Development proposals will also be assessed against the policies, objectives, standards and criteria set out in the Plan, in addition to wider legislation and guidance.

A definition of use classes is included in Schedule 5 of this Plan. The use classes and definitions listed are intended as general guidance and are not exhaustive.

**(i) Permitted in Principle**

Land uses that are listed as 'permitted in principle' in the land use zoning tables are considered to be generally acceptable, subject to further assessment against the relevant policies, objectives and standards set out under this County Development Plan.

**(ii) Open for Consideration**

Land uses that are listed as 'open for consideration' in the land use zoning tables may be acceptable to the Planning Authority subject to detailed assessment against the principles of proper planning and sustainable development, and the relevant policies, objectives and standards set out in this Plan.

Proposed uses in this category will be subject to full assessment on their own merits and particularly in relation to their impact on the development of the County at a strategic and a local level. Such uses may only be permitted where they do not materially conflict with other aspects of the County Development Plan.

**(iii) Not Permitted**

Land uses that are listed as 'not permitted' under each of the zoning objectives are considered not to be acceptable. Each use listed under this category would not, therefore, be favourably considered by the Planning Authority.

**(iv) Transitional Areas**

Abrupt transitions in scale and use should be avoided adjacent to the boundary of land use zones. Development proposals in transition areas should seek to avoid development that would be detrimental to the amenities of the contiguous zone. For example, regard should be had to the use, scale and density of development proposals in zones abutting residential or rural areas in order to protect residential or rural amenity, as appropriate.

**(v) Other Uses**

Uses that have not been listed under the land use zoning tables will be considered on a case-by-case basis in relation to conformity with the relevant policies, objectives and standards contained within the Plan, particularly in relation to the zoning objective of the subject site and its impact on the development of the County at a strategic and local level.

**(vi) Non Conforming Uses**

There are instances throughout the County where land uses do not conform with the zoning objective of a site. These include instances where such uses:

1. were in existence on 1st October 1964 (i.e. prior to planning legislation) or
2. have valid permission or
3. have no permission and may or may not be the subject of enforcement proceedings.

Development proposals that relate to uses referred to under categories 1 and 2 above, particularly those that would intensify non-conforming uses, will be permitted only where the proposed development would not be detrimental to the amenities of the surrounding area and would accord with the principles of proper planning and sustainable development. This includes the integration of land use and transport planning.



**Table 11.2: Zoning Objective 'RES': 'To protect and/or improve residential amenity'**

Use Classes Related to Zoning Objective	
<b>Permitted in Principle</b>	Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.
<b>Open for Consideration</b>	Advertisements and Advertising Structures, Allotments, Agriculture, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Childcare Facilities, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel/Hostel, Home Based Economic Activities, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational Facility, Recycling Facility, Restaurant/Café, Service Garage, Shop-Neighbourhood, Sports Club/Facility, Stadium, Veterinary Surgery.
<b>Not Permitted</b>	Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Special, Nightclub, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Retail Warehouse, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Social Club, Transport Depot, Warehousing, Wholesale Outlet, Wind Farm.

**Table 11.3: Zoning Objective RES-N: 'To provide for new residential communities in accordance with approved area plans'**

Use Classes Related to Zoning Objective	
<b>Permitted in Principle</b>	Childcare Facilities, Community Centre, Cultural Use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Housing for Older People, Industry-Light, Nursing Home, Offices less than 100 sq.m, Open Space, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential Institution, Residential, Restaurant/Café, Retirement Home, Shop-Local, Shop-Neighbourhood, Sports Club/Facility, Stadium, Traveller Accommodation, Veterinary Surgery.
<b>Open for Consideration</b>	Advertisements and Advertising Structures, Agriculture, Allotments, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Crematorium, Embassy, Fuel Depot, Home Based Economic Activities, Hotel/Hostel, Industry-General, Live-Work Units, Motor Sales, Nightclub, Office-Based Industry, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship, Refuse Transfer Station, Science and Technology Based Enterprise, Social Club, Wholesale Outlet.
<b>Not Permitted</b>	Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-Special, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Retail Warehouse, Rural Industry-Food, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Transport Depot, Warehousing, Wind Farm.

**Table 11.4: Zoning Objective 'REGEN': 'To facilitate enterprise and/or residential-led regeneration'**

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Advertisements and Advertising Structures, Childcare Facilities, Community Centre, Education, Enterprise Centre, Health Centre, Home Based Economic Activities, Hotel/Hostel, Housing for Older People, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Office less than 100 sq.m, Offices 100 sq.m – 1,000 sq.m, Offices over 1,000 sq.m <sup>i</sup> , Open Space, Petrol Station, Public Services, Recreational Facility, Residential, Restaurant/Café, Residential Institution, Science and Technology Based Enterprise, Shop-Local, Sports Club/Facility, Stadium, Traveller Accommodation.
<b>Open for Consideration</b>	Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Car Park, Crematorium, Cultural Use, Doctor/Dentist, Embassy, Funeral Home, Garden Centre, Guest House, Hospital, Industry-General, Nursing Home, Off-Licence, Place of Worship, Primary Health Care Centre, Public House, Recycling Facility, Retail Warehouse, Retirement Home, Service Garage, Shop-Neighbourhood, Social Club, Veterinary Surgery, Warehousing, Wholesale Outlet.
<b>Not Permitted</b>	Abattoir, Aerodrome/Airfield, Agriculture, Camp Site, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Fuel Depot, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Nightclub, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Wind Farm.

i In accordance with Chapter 4 Economic Development & Tourism Policy for Offices over 1,000 sq.m

**Table 11.5: Zoning Objective 'TC': 'To protect, improve and provide for the future development of Town Centres'**

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Car park, Childcare Facilities, Community Centre, Conference Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel/Hostel, Housing for Older People, Industry-Light, Live-Work Units, Nightclub, 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, Off-Licence, Open Space, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Residential, Residential Institution, Restaurant/Café, Retail Warehouse, Retirement Home, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Sports Club/Facility, Stadium, Social Club, Veterinary Surgery.
<b>Open for Consideration</b>	Allotments, Industry-General, Motor Sales Outlet, Outdoor Entertainment Park, Recycling Facility, Science and Technology Based Enterprise, Service Garage, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet.
<b>Not Permitted</b>	Abattoir, Aerodrome/Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Fuel Depot, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Refuse Landfill/Tip, Refuse Transfer Station, Rural Industry-Food, Scrap Yard, Wind Farm.

**Table 11.6: Zoning Objective 'DC': 'To protect, improve and provide for the future development of District Centres'**

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Car park, Childcare Facilities, Community Centre, Cultural use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Housing for Older People, Industry-Light, Live-Work Units, 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 <sup>i</sup> , Off-Licence, Open Space, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential, Residential Institution, Restaurant/Café, Retail Warehouse, Retirement Home, Shop-Local, Shop-Neighbourhood, Social Club, Sports Club/Facility, Stadium, Veterinary Surgery.
<b>Open for Consideration</b>	Allotments, Conference Centre, Crematorium, Embassy, Hotel/Hostel, Motor Sales Outlet, Nightclub, Science and Technology Based Enterprise, Service Garage, Shop-Major Sales Outlet, Traveller Accommodation, Warehousing, Wholesale Outlet.
<b>Not Permitted</b>	Abattoir, Aerodrome/Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Special, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Rural Industry-Food, Scrap Yard, Transport Depot, Wind Farm.

i In accordance with Chapter 4 Economic Development & Tourism Policy for Offices over 1,000 sq.m

**Table 11.7: Zoning Objective 'VC': 'To protect, improve and provide for the future development of Village Centres'**

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Bed & Breakfast, Betting Office, Car park, Crematorium, Childcare Facilities, Community Centre, Conference Centre, Cultural Use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Housing for Older People, Live-Work Units, Nursing Home, Offices less than 100 sq.m, Off-Licence, Open Space, Petrol Station, Primary Health Care Centre, Public House, Place of Worship, Public Services, Recycling Facility, Residential, Residential Institution, Restaurant/Café, Retirement Home, Shop-Local, Shop-Neighbourhood, Social Club, Veterinary Surgery.
<b>Open for Consideration</b>	Advertisements and Advertising Structures, Allotments, Embassy, Fuel Depot, Hotel/Hostel, Industry-General <sup>k</sup> , Industry-Light, Motor Sales Outlet, Nightclub, Offices 100 sq.m - 1,000 sq.m, Recreational Facility, Refuse Transfer Station, Science and Technology Based Enterprise, Service Garage, Sports Club/Facility, Stadium, Traveller Accommodation, Wholesale Outlet.
<b>Not Permitted</b>	Abattoir, Aerodrome/Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-Special, Office-Based Industry, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Retail Warehouse, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Warehousing, Wind Farm.

k On sites and in existing premises currently used for industrial activity or sales

**Table 11.8: Zoning Objective 'MRC': 'To protect, improve and provide for the future development of a Major Retail Centre'**

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Advertisements and Advertising Structures, Betting Office, Car Park, Childcare Facilities, Enterprise Centre, Funeral Home, Garden Centre, Hotel/Hostel, Motor Sales Outlet, Offices less than 100 sq.m, Off-Licence, Open Space, Petrol Station, Public House, Public Services, Recreational Facility, Recycling Facility, Restaurant/Café, Retail Warehouse, Service Garage, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Veterinary Surgery, Wholesale Outlet.
<b>Open for Consideration</b>	Allotments, Crematorium, Cultural Use, Doctor/Dentist, Education, Health Centre, Hospital, Industry-Light, Nightclub, Offices 100 sq.m - 1,000 sq.m, Outdoor Entertainment Park, Place of Worship, Primary Health Care Centre, Social Club, Sports Club/Facility, Stadium, Transport Depot, Warehousing.
<b>Not Permitted</b>	Abattoir, Aerodrome/Airfield, Agriculture, Bed & Breakfast, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Community Centre, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Embassy, Fuel Depot, Guest House, Heavy Vehicle Park, Home Based Economic Activities, Housing for Older People, Industry-Extractive, Industry-General, Industry-Special, Live-Work Units, Nursing Home, Office-Based Industry, Offices over 1,000 sq.m, Refuse Landfill/Tip, Refuse Transfer Station, Residential, Residential Institution, Retirement Home, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Traveller Accommodation, Wind Farm.

**Table 11.9: Zoning Objective 'LC': 'To protect, improve and provide for the future development of Local Centres'**

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Car Park, Childcare Facilities, Community Centre, Cultural Use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Housing for Older People, Live-Work Units, Nursing Home, Offices less than 100 sq.m, Off-Licence, Open Space, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential, Residential Institution, Restaurant/Café, Retirement Home, Shop-Local, Shop-Neighbourhood, Social Club, Veterinary Surgery.
<b>Open for Consideration</b>	Allotments, Crematorium, Embassy, Hotel/Hostel, Industry-Light, Motor Sales Outlet, Office-Based Industry, Offices 100 sq.m - 1,000 sq.m, Refuse Transfer Station, Science and Technology Based Enterprise, Service Garage, Sports Club/Facility, Stadium, Traveller Accommodation, Wholesale Outlet.
<b>Not Permitted</b>	Abattoir, Aerodrome/Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Special, Nightclub, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Retail Warehouse, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Warehousing, Wind Farm.

**Table 11.10: Zoning Objective 'EE': 'To provide for enterprise and employment related uses'**

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Abattoir, Advertisements and Advertising Structures, Boarding Kennels, Enterprise Centre, Fuel Depot, Heavy Vehicle Park, Home Based Economic Activities, Industry-General, Industry-Light, Industry-Special, Office-Based Industry, Office less than 100 sq.m, Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Science and Technology Based Enterprises, Scrap Yard, Service Garage, Shop-Local, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet.
<b>Open for Consideration</b>	Agriculture, Allotments, Car Park, Childcare Facilities, Concrete/Asphalt Plant in or adjacent to a Quarry, Garden Centre, Hotel/Hostel, Industry-Extractive, Motor Sales Outlet, Nightclub, Offices 100 sq.m - 1,000 sq.m, Offices over 1,000 sq.m <sup>i</sup> , Public House, Refuse Landfill/Tip, Restaurant/Café, Retail Warehouse, Social Club, Sports Club/Facility, Stadium, Veterinary Surgery.
<b>Not Permitted</b>	Aerodrome/Airfield, Bed & Breakfast, Betting Office, Camp Site, Caravan Park-Residential, Cemetery, Community Centre, Conference Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Funeral Home, Guest House, Health Centre, Hospital, Housing for Older People, Live-Work Units, Nursing Home, Off-Licence, Outdoor Entertainment Park, Place of Worship, Primary Health Care Centre, Recreational Facility, Residential, Residential Institution, Retirement Home, Rural Industry-Food, Shop-Major Sales Outlet, Shop-Neighbourhood, Wind Farm.

i In accordance with Chapter 4 Economic Development & Tourism Policy for Offices over 1,000 sq.m

**Table 11.11: Zoning Objective RW: 'To provide for and consolidate retail warehousing'**

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Advertisements and Advertising Structures, Car Park, Industry-Light, Motor Sales Outlet, Office less than 100 sq.m, Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Retail Warehouse, Service Garage, Transport Depot, Warehousing, Wholesale Outlet.
<b>Open for Consideration</b>	Childcare Facilities, Enterprise Centre, Fuel Depot, Funeral Home, Garden Centre, Heavy Vehicle Park, Industry-General, Nightclub, Primary Health Care Centre, Restaurant/Café, Shop-Local, Veterinary Surgery.
<b>Not Permitted</b>	Abattoir, Aerodrome/Airfield, Agriculture, Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Community Centre, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel/Hostel, Housing for Older People, Industry-Extractive, Industry-Special, Live-Work Units, Nursing Home, Office-Based Industry, Offices 100 sq.m –1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Outdoor Entertainment Park, Place of Worship, Public House, Recreational-Facility, Refuse Landfill/Tip, Residential, Residential Institution, Retirement Home, Rural Industry-Food, Science and Technology Based Enterprises, Scrap Yard, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Sports Club/Facility, Stadium, Traveller Accommodation, Wind Farm.



**Table 11.12: Zoning Objective 'HA - DM': 'To protect and enhance the outstanding natural character of the Dublin Mountains Area'**\*

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Agriculture, Car park <sup>d,h</sup> , Open Space.
<b>Open for Consideration</b>	Bed & Breakfast <sup>a</sup> , Cemetery <sup>d</sup> , Childcare Facilities <sup>a</sup> , Community Centre <sup>a</sup> , Cultural Use <sup>j</sup> , Doctor/Dentist <sup>a,d</sup> , Education <sup>b</sup> , Garden Centre <sup>a,d</sup> , Guest House <sup>a,d</sup> , Health Centre <sup>a,b</sup> , Home Based Economic Activities <sup>a,d</sup> , Hotel/Hostel <sup>a,d</sup> , Industry-Extractive <sup>a,d</sup> , Place of Worship <sup>a,d</sup> , Public House <sup>a,d</sup> , Public Services, Recreational Facility <sup>j</sup> , Residential <sup>c,d</sup> , Restaurant/Café <sup>a,d</sup> , Rural Industry-Food <sup>a,d</sup> , Sports Club/Facility <sup>d</sup> , Shop-Local <sup>a,d</sup> , Veterinary Surgery <sup>a,d</sup> .
<b>Not Permitted</b>	Abattoir, Advertisements and Advertising Structures, Aerodrome/ Airfield, Allotments, Betting Office, Boarding Kennels, Camp Site, Caravan Park-Residential, Concrete/Asphalt Plant in or adjacent to a quarry, Conference Centre, Crematorium, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Heavy Vehicle Park, Hospital, Housing for Older People, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, 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, Off-Licence, Outdoor Entertainment Park, Petrol Station, Primary Health Care Centre, Recycling Facility, Refuse Landfill/ Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Stadium, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet, Wind Farm.

a In existing premises

b In Villages to serve local needs

c In accordance with Council policy for residential development in rural areas

d Not permitted above 350m contour

h For small-scale amenity or recreational purposes only

j Directly linked to the heritage and amenity value of the Dublin Mountains

\*Note: The Division between the 'HA-DM' and 'HA-DV' zones occurs at Fort Bridge, Bohernabreena.





**Table 11.13: Zoning Objective 'HA - LV': 'To protect and enhance the outstanding character and amenity of the Liffey Valley'**

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Open Space.
<b>Open for Consideration</b>	Agriculture, Allotments, Bed & Breakfast <sup>a</sup> , Car Park <sup>h,g</sup> , Cemetery <sup>g</sup> , Childcare Facilities <sup>a</sup> , Community Centre <sup>a</sup> , Cultural Use <sup>g</sup> , Doctor/Dentist <sup>a</sup> , Education, Guest House <sup>a</sup> , Home Based Economic Activities <sup>a</sup> , Hotel/ Hostel <sup>a</sup> , Place of Worship <sup>g</sup> , Public House <sup>a</sup> , Public Services <sup>f</sup> , Recreational Facility <sup>a,f,g,h</sup> , Residential <sup>a,c</sup> , Restaurant/Café <sup>a</sup> , Rural Industry-Food <sup>a</sup> , Shop-Local <sup>a</sup> , Sports Club/Facility <sup>f,g,h</sup> , Traveller Accommodation <sup>g</sup> .
<b>Not Permitted</b>	Abattoir, Advertisements and Advertising Structures, Aerodrome/ Airfield, Betting Office, Boarding Kennels, Camp Site, Caravan Park-Residential, Concrete/ Asphalt Plant in or adjacent to a quarry, Conference Centre, Crematorium, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Garden Centre, Health Centre, Heavy Vehicle Park, Hospital, Housing for Older People, Industry-Extractive, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, 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, Off-Licence, Outdoor Entertainment Park Petrol Station, Primary Health Care Centre, Recycling Facility, Refuse Landfill/Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Stadium, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm.

a In existing premises,

c In accordance with Council policy for residential development in rural areas

f Subject to acceptable landscape impact assessment

g All development classes shall not be permitted within 30m of the river bank, in order to protect recreational amenity

h For small-scale amenity or recreational purposes only

**Table 11.14: Zoning Objective 'HA - DV': 'To protect and enhance the outstanding character and amenity of the Dodder Valley'**<sup>\*</sup>

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Open Space.
<b>Open for Consideration</b>	Agriculture, Allotments, Bed & Breakfast <sup>a</sup> , Car Park <sup>h,g</sup> , Cemetery <sup>g</sup> , Childcare Facilities <sup>a</sup> , Community Centre <sup>a</sup> , Cultural Use <sup>g</sup> , Doctor/Dentist <sup>a</sup> , Education, Guest House <sup>a</sup> , Home Based Economic Activities <sup>a</sup> , Hotel/ Hostel <sup>a</sup> , Place of Worship <sup>g</sup> , Public House <sup>a</sup> , Public Services <sup>f</sup> , Recreational Facility <sup>a,f,g,h</sup> , Residential <sup>a,c</sup> , Restaurant/Café <sup>a</sup> , Rural Industry-Food <sup>a</sup> , Shop-Local <sup>a</sup> , Sports Club/Facility <sup>f,g,h</sup> , Traveller Accommodation <sup>g</sup> .
<b>Not Permitted</b>	Abattoir, Advertisements and Advertising Structures, Aerodrome/Airfield, Betting Office, Boarding Kennels, Camp Site, Caravan Park-Residential, Concrete/ Asphalt Plant in or adjacent to a quarry, Conference Centre, Crematorium, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Garden Centre, Health Centre, Heavy Vehicle Park, Hospital, Housing for Older People, Industry-Extractive, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, 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, Off-Licence, Outdoor Entertainment Park, Petrol Station, Primary Health Care Centre, Recycling Facility, Refuse Landfill/ Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Stadium, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm.

a In existing premises

c In accordance with Council policy for residential development in rural areas

f Subject to acceptable landscape impact assessment

g All development classes shall not be permitted within 30m of the river bank, in order to protect recreational amenity

h For small-scale amenity or recreational purposes only

<sup>\*</sup>Note: The Division between the 'HA-DM' and 'HA-DV' zones occurs at Fort Bridge, Bohernabreena.

**Table 11.15: Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities'**

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Allotments, Community Centre, Cultural Use, Open Space, Recreational Facility, Sports Club/Facility.
<b>Open for Consideration</b>	Agriculture, Bed & Breakfast <sup>a</sup> , Camp Site, Carpark <sup>h</sup> , Cemetery <sup>e</sup> , Childcare Facilities, Crematorium, Education, Garden Centre, Guest House <sup>a</sup> , Home Based Economic Activities <sup>a</sup> , Hotel/Hostel, Housing for Older People, Outdoor Entertainment Park, Place of Worship <sup>a</sup> , Public Services, Recycling Facility, Residential, Restaurant/Café, Shop-Local, Stadium, Traveller Accommodation.
<b>Not Permitted</b>	Abattoir, Advertisements and Advertising Structures, Aerodrome/ Airfield, Betting Office, Boarding Kennels, Caravan Park-Residential, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Doctor/Dentist, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Health Centre, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry- Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, 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, Off-Licence, Petrol Station, Primary Health Care Centre, Public House, Refuse Landfill/Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop Neighbourhood, Social Club, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm.

a In existing premises

h For small-scale amenity or recreational purposes only

e If provided in the form of a lawn cemetery

**Table 11.16: Zoning Objective 'RU': 'To protect and improve rural amenity and to provide for the development of agriculture'**

USE CLASSES RELATED TO ZONING OBJECTIVE	
<b>Permitted in Principle</b>	Aerodrome/Airfield, Agriculture, Allotments, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Home Based Economic Activities <sup>a</sup> , Industry-Extractive, Open Space, Public Services, Rural Industry-Food.
<b>Open for Consideration</b>	Abattoir, Bed & Breakfast <sup>a</sup> , Boarding Kennels, Camp Site <sup>h</sup> , Car Park <sup>h</sup> , Childcare Facilities <sup>b</sup> , Community Centre, Crematorium, Cultural Use <sup>a</sup> , Doctor/Dentist <sup>b</sup> , Education, Embassy <sup>a</sup> , Enterprise Centre <sup>b</sup> , Fuel Depot <sup>b</sup> , Funeral Home <sup>b</sup> , Garden Centre, Guest House <sup>a</sup> , Health Centre <sup>b</sup> , Heavy Vehicle Park, Hotel/Hostel, Offices less than 100 sq.m, Petrol Station <sup>b</sup> , Place of Worship <sup>b</sup> , Primary Health Care Centre <sup>b</sup> , Public House <sup>b</sup> , Recreational-Facility, Recycling Facility <sup>b</sup> , Refuse Landfill/Tip, Residential <sup>c</sup> , Restaurant/Café, Service Garage <sup>b</sup> , Shop-Local <sup>b</sup> , Social Club, Sports Club/Facility, Stadium, Traveller Accommodation, Veterinary Surgery.
<b>Not Permitted</b>	Advertisements and Advertising Structures, Betting Office, Caravan Park-Residential, Conference Centre, Hospital, Housing for Older People, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices 100sq.m-1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Outdoor Entertainment Park, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Shop-Neighbourhood, Transport Depot, Warehousing, Wholesale Outlet, Wind Farm.

a In existing premises

b In Villages to serve local needs

c In accordance with Council policy for residential development in rural areas

f In accordance with a Local Area Plan

h For small-scale amenity or recreational purposes only



## 11.2.0 PLACE MAKING AND URBAN DESIGN

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The Council is committed to ensuring that best practice urban design principles are applied to all new development, based on the principle that well planned and integrated housing, amenities, shops, employment and transport can dramatically enhance the sustainability, attractiveness and quality of an area. A series of Planning Guidance documents have been issued in recent years to promote sustainable place making in different contexts, and this Guidance should assist and inform the future development of South Dublin County. These documents include:

- Sustainable Residential Development in Urban Areas, DECLG (2009) and the companion Urban Design Manual – A Best Practice Guide, DECLG (2009), establish a series of high level aims for successful and sustainable development in urban areas. The high level aims address issues such as quality of life, community facilities, placemaking, social integration, movement and accessibility, energy and environmental protection. The Urban Design Manual outlines 12 urban design criteria to be applied to residential development to ensure high standards of development.
- The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013) provides guidance in relation to the design of urban roads and streets, encouraging an integrated design approach that views the street as a multi-functional space and focuses on the needs of all road users.
- The Retail Planning Guidelines for Planning Authorities, DECLG (2012) and companion Retail Design Manual, DECLG (2012), provide guidance in relation to town centre areas, with a focus on retail and mixed use development.
- The Green City Guidelines, UCD Urban Institute, Dun Laoghaire Rathdown County Council and Fingal County Council (2008) provide advice for the protection and enhancement of biodiversity in urban developments.

### 11.2.1 DESIGN STATEMENTS

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All medium to large scale development proposals (10 dwellings and above and/or commercial, retail or community developments of 1,000sq.metres and above, or as otherwise required), shall be accompanied by a Design Statement. The Design Statement should consist of:

- A Site Analysis
- A Concept Plan and/or Masterplan
- A statement based on the design criteria set out in the relevant National Planning Guidance documents listed in Section 11.2.0 and/or tables 11.17 and 11.18 as outlined below.
- A statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets.

### 11.2.2 MASTERPLANS

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Local Area Plans, Strategic Development Zone Planning Schemes or Framework Plans will be prepared by the Council for growth areas and urban centres that are likely to undergo significant development during the life of the County Development Plan. These plans will include a Masterplan/Urban Design Framework that will guide the future development of these areas.

The Planning Authority may also prepare Masterplans, or request them for areas that are considered to require an integrated design approach. The key considerations and outcomes to be addressed by Masterplans are listed in Table 11.17.

Table 11.17: Masterplan Considerations

KEY CONSIDERATIONS	KEY OUTCOMES
<b>Access and Movement</b>	Identification of the major strategic links throughout the area for different modes, showing key points of access and links between key destinations.
	Identification of a street hierarchy showing the function of streets and the appropriate design responses.
	Creation of a highly walkable and cycleable environment that offers pedestrian and bicycle users direct access and route choice throughout.
<b>Open Space and Landscape</b>	Creation of an open space network with a hierarchy of spaces suited to a variety of functions and activities.
	Retention of significant natural features and Green Infrastructure links, such as trees, hedgerows and watercourses and their integration within the open space network.
	Careful placement of major parks and squares so that they function as focal points and central features within neighbourhoods and centres.
<b>Land Use and Density</b>	Distribution of land uses to create a sustainable and efficient urban structure by directing more intensive uses and higher densities towards centres, transport nodes and along key movement corridors.
	Facilitation of a range of uses to promote integrated and active places.
	Provision of a range of dwellings and/or commercial unit types and sizes to support a balanced mix of household types and market choice.
<b>Built Form</b>	Clear definition of streets and spaces (public, semi private and private) to create a legible and secure environment.
	Distribution of heights to reinforce the urban structure with taller buildings located along key movement corridors and within centres and nodes.
	Use of landmarks, gateways and other changes in built form and landscaping to promote a legible structure.
<b>Phasing</b>	Division of the site/development into manageable sections for detailed design and assessment.
	A logical programme for development that ensures the coordinated and incremental development of the lands.
	Identification of critical infrastructure (such as streets, parks, schools and community facilities) with delivery linked to the completion of individual phases.

### 11.2.3 TOWN AND VILLAGE CENTRES

Town, village, district and local centres are the primary focus of community, economic, and cultural activity throughout the County. These centres are of vital importance to the County's image and identity and development in these Centres should incorporate the highest standards of design.

Applications for major development within town and village centres will be assessed against the design criteria provided by the Retail Planning Guidelines for Planning Authorities and the companion Retail Design Manual. The Manual focuses on 10 key design principles and associated indicators that address design quality, site and location, context and character, vitality and viability, access and connectivity, density and mix of uses in centres, public realm, built form, environment and sustainable construction (see also Section 11.2.1 – Design Statements).

#### 11.2.4 REGENERATION ZONE

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Development in 'REGEN' zones will be assessed against the relevant criteria within the Urban Design Manual, the Design Manual for Urban Roads and Streets and/or the Retail Design Manual as appropriate. A Design Statement (see Section 11.2.1 Design Statements) accompanying development proposals in Regeneration (REGEN) zones should also address the following criteria:

- Demonstrate a clear transition towards a more urban form of development and a traditional street network.
- Address connectivity and linkages in the area and demonstrate that the development of the site would not give rise to isolated piecemeal pockets of residential development that are disconnected from shops, amenities and/or other residences.
- Residential development should not be introduced at ground floor level adjacent to busy roads, and/or roads that are subject to significant movements by Heavy Goods Vehicles (HGVs).
- Given the transitional nature of Regeneration zones, precautions will be taken to ensure that the potential for noise pollution, air pollution or other nuisance from established industrial uses will not exceed acceptable environmental standards. The Planning Authority may seek a report from a suitably qualified person to identify and quantify sources of noise pollution, air pollution, or nuisance, assess the potential impacts on the proposed development and provide a series of recommendations to mitigate the impacts of any pollutants insofar as possible (e.g. orientation and layout of dwellings, positioning of openings and insulation).
- It may be necessary to consider improvements to the surrounding road and street network in conjunction with the Planning Authority, to calm traffic and improve pedestrian and cyclist access.

#### 11.2.5 ENTERPRISE AND EMPLOYMENT AREAS

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Enterprise and employment areas are characterised by a structure that is distinctly different to those of other urban areas. Most industrial estates are characterised by large functional buildings that are set back from the street, extensive areas of hard surfacing and security fences. A number of industrial estates, and in particular newer business parks, incorporate extensive areas of open space to create a more attractive parkland-like setting.

The application of many of the approaches contained within the Urban Design Manual or Retail Design Manual may not be applicable in enterprise and employment areas unless the area is a transitional area. A Design Statement (see Section 11.2.1 Design Statements) accompanying development proposals in Enterprise and Employment (EE) zones should address the criteria set out in Table 11.18.



**Table 11.18: Key Principles for Development within Enterprise and Employment Zones**

<b>KEY PRINCIPLES FOR DEVELOPMENT WITHIN ENTERPRISE AND EMPLOYMENT ZONES</b>	
<b>Access and Movement</b>	Major links to and through a site are provided as identified within a local plan, Masterplan and/or as determined by a site analysis process.
	The street network is easy to navigate and a clear hierarchy is applied, identifying the function of each street.
	Individual streets are designed in accordance with the requirements of the Design Manual for Urban Roads and Streets.
	Large areas of parking (in particular staff parking) are located to the rear of buildings and screened from the street. Smaller areas of parking can be located to the front of buildings provided they are well designed (including areas of planting) and do not result in excessive setbacks from the street.
	The design and layout of new business parks should promote walking, cycling and the use of public transport, including adequate provision of cycle and pedestrian linkages.
<b>Open Space and Landscape</b>	Creation of an open space network with a hierarchy of spaces suited to a variety of functions and activities.
	Development within business parks maintain and promote a parkland-like setting with high quality landscaping.
	Important nature features of the site such as trees, hedgerows and watercourses are retained, integrated within the landscape plan and reinforced with the planting of native species.
	Natural buffer zones and defensive planting are used to define private space and the use of fencing to the front of buildings minimised. Where fences interface with the public domain they should be of a high quality and incorporate elements of landscaping (for screening).
<b>Built Form and Corporate Identity</b>	Building heights respond to the surrounding context with transitions provided where necessary and reinforce the urban structure with taller buildings located along key movement corridors, gateways and nodes.
	Individual buildings should be of contemporary architectural design and finish (including use of colour).
	Various treatments should be employed to reduce the bulk, massing and scale of larger buildings.
	The layout and design of buildings maximise frontages onto the public realm and enclose private external spaces (such as service yards and car parks) and storage areas behind them.
	Signage should be simple in design and designed to integrate with architectural feature and/or the landscape setting (see also Section 11.2.8 Advertising, Corporate Identification and Public Information Signs)

### 11.2.6 RESIDENTIAL COMMUNITIES

Applications for residential development will be assessed against the design criteria set out in Sustainable Residential Development in Urban Areas and the companion Urban Design Manual. The Urban Design Manual is primarily focused on design issues associated with housing schemes of 30-50 units per hectare, but is also relevant to schemes of a higher or lower density and mixed use development (see also Section 11.2.1 – Design Statements).

### 11.2.7 BUILDING HEIGHT

Varied building heights are supported across residential areas, urban centres and regeneration zones in South Dublin County, subject to appropriate safeguards to protect the amenity of the area.

Development proposals that include 'Higher Buildings' that are greater than the prevailing building height in the area should be supported by a strong urban design rationale (as part of a Design Statement) and provide an appropriate series of measures that promote the transition to a higher building.

Proposals for higher buildings of over three storeys in residential areas should be accompanied by a site analysis (including character appraisal) and statement that addresses the impact of the development (see also Section 11.2.1 – Design Statements).

The appropriate maximum or minimum height of any building will be determined by:

- The prevailing building height in the surrounding area.
- The proximity of existing housing - new residential development that adjoins existing one and/or two storey housing (backs or sides onto or faces) shall be no more than two storeys in height, unless a separation distance of 35 metres or greater is achieved.
- The formation of a cohesive streetscape pattern – including height and scale of the proposed development in relation to width of the street, or area of open space.
- The proximity of any Protected Structures, Architectural Conservation Areas and/or other sensitive development.

Proposals for 'Tall Buildings' that exceed five storeys will only be considered at areas of strategic planning importance such as key nodes, along the main street network and along principal open spaces in Town Centres, Regeneration zones and Strategic Development Zones, and subject to an approved Local Area Plan or Planning Scheme.

### 11.2.8 SIGNAGE – ADVERTISING, CORPORATE AND PUBLIC INFORMATION

Signage relates to all signs erected on the exterior of buildings, within windows, as stand alone structures or attached to public utilities. Signage has the potential to give rise to visual clutter and to alter the character of an area and as such will be carefully assessed. Development proposals that include signage should take account of the following:

- In general, signs on a building should only advertise goods or services that are associated with the premises and no more than 2 advertising signs should be erected on any elevation.
- Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building.
- Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features.
- Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment.
- Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 11.5.3 Architectural Conservation Areas).
- Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard.
- Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.
- All signage within the traditional historical villages of the County must be respectful and enhance the historical context of the Architectural environment of these villages.

The criteria outlined in Table 11.19 will also be applied:

Table 11.19: Signage

TYPE OF SIGNS	RESTRICTIONS ON USE	DESIGN CRITERIA
<b>Backlit Signs</b>	Generally appropriate.	Lettering should be no more than 400mm in height.
<b>Bus Shelters</b>	Generally appropriate	The primary purpose of illumination should be to light the shelter.
<b>Digital Signs</b>	Generally not appropriate. May be considered in town centres and/or large retail precincts and at other suitable locations throughout the County. Not permitted on major roads unless signage relates to traffic management and safety.	Should make a positive contribution to the public domain, omit no sound, have a minimum dwell period of 30 seconds (with a crossfade), not result in obtrusive light that will create unacceptable glare (adjusting to environmental conditions), have limited hours of operation (esp. at night), not contain dynamic content (i.e. video) and not constitute a traffic hazard.
<b>Fascias and Box Signs</b>	Generally appropriate.	Should not be internally illuminated. Lettering should be no more than 400mm in height.
<b>Public Information Panels</b>	Generally appropriate.	Should not obstruct footpath/cycle paths. Advertising permitted on public information panels will be restricted and should constitute not more than 50% of the total area.
<b>Wall Panel/Poster Board Advertisements</b>	Generally appropriate.	Should not exceed 30% of the surface of the wall or screening on which it is mounted.
<b>Window signs</b>	Generally appropriate.	Must not occupy more than 25% of window space.
<b>Free Standing Advertisement Displays</b>	Generally not appropriate. May be considered at the entrances to shopping centres/major commercial premises and service stations	A maximum of 7m in height. Freestanding signs on petrol station forecourts should not extend above the height of the canopy
<b>Projecting Signs</b>	Generally not appropriate.	Must be positioned no lower than 2.4 m above pavement level (but not on upper floors). Maximum of one per unit. Should not be internally illuminated.
<b>Neon Signs</b>	Generally not appropriate.	Should not be displayed in historic village centres.
<b>Signs above Parapet</b>	Not permitted.	
<b>Prismatic/Moving Vane Signs</b>	Not permitted.	
<b>Structures on Public Footpaths and Public Area</b>	Not permitted.	
<b>Sundry Advertising Devices</b>	Not permitted.	Includes pavement signs or sandwich boards, spotlights, flags, bunting, banners, neon moving message signs, fly posting and barrage/balloons.

### 11.2.9 SHOPFRONT DESIGN

Development proposals for new or amended shopfront(s) should address the following design criteria:

- Relate to the architecture of the building of which it forms part of and respect the scale and proportions of the streetscape.
- Maintain the existing grain of development along the street by respecting the appropriate plot width.
- The scale of windows and frequency of openings should seek to maximise activity and surveillance to the adjacent street.
- Utilise materials, colours and textures that complement the architectural character of the building and integrate with the overall visual unity of the streetscape.
- Architecturally integrate signage that is of a high standard of design, finish and installation.
- Take a balanced approach to the design of security measures to ensure that the need to secure the premises and avoid conflict with visual amenity. For this reason, the use of roller-shutters will be restricted.
- Ensure canopies, outdoor seating and displays add to the attractiveness and vibrancy of an area and do not disrupt movement along footpaths.

Proposals for shopfronts, in particular in the traditional villages should have regard to the guidance set out in the South Dublin County Council Shopfront Design Guide (2014), which provides guidance in relation to the overall form of shopfronts and individual elements including materials, signage, lighting and security arrangements.

## 11.3.0 LAND USES

### 11.3.1 RESIDENTIAL

#### (i) Mix of Dwelling Types

The overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types. On smaller infill sites, the mix of dwellings should contribute to the overall dwelling mix in the locality. With the exception of student accommodation, proposals that include a high proportion of one bedroom dwellings (more than 10%) shall be required to demonstrate a need for such accommodation, based on local demand and the demographic profile of the area. Design Statements for residential or mixed use development proposals with a residential element (see Section 11.2.2 Design Statements) will be required to address the mix of dwelling types.

#### (ii) Residential Density

In general the number of dwellings to be provided on a site should be determined with reference to the Departmental Guidelines document Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009). As a general principle and to promote sustainable forms of development, higher residential densities will be promoted within walking distance of town and district centres and high capacity public transport facilities. In accordance with Departmental Guidance, the residential density (net) of new development should generally be greater than 35 dwellings per hectare, save in exceptional circumstances. Local Area Plans, SDZ Planning Schemes and Framework Plans will set out density bands in growth areas.

#### (iii) Public Open Space/Children's Play

The Planning Authority will require public open space to be provided as an integral part of the design of new residential and mixed use developments.

- A detailed Landscape Plan that outlines the extent of open space and details for its treatment will be required with residential developments of 10 units and above;
- In areas that are designated Zoning Objective RES-N all new residential development shall be required to incorporate a minimum of 14% of the total site area as public open space;
- In all other zones all new residential development shall be required to incorporate a minimum of 10% of the total site area as public open space. This includes community led housing for older people in established areas on lands designated with Zoning Objective "OS" (To preserve and provide for open space and recreational amenities).

- On institutional lands a minimum requirement of 20% is recommended to maintain an open setting.
- Local Area Plans and Planning Schemes will address the need for the phased provision of public parks in growth areas.

Children should have access to safe and secure outdoor play opportunities that are accessible from their homes. Children's play areas include traditional playgrounds with formal play equipment and natural play spaces with natural features that promote informal children's play.

Play space will be provided in public parks in the first instance. The Council's Five Year Play Space Programme 2014 – 2018 plans to deliver more than 60 play spaces in public parks throughout the County. Additional facilities will also be required in residential areas as follows:-

- Public and semi-private open space in all residential developments will be required to incorporate natural features that promote children's play. Opportunities for children's play should be addressed as part of the Landscape Plan.
- Developments of 50 units or over shall include formal provision for children's play in semi-private or public open spaces through provision of a Young Children's Area for Play (YCAP), or a Local Equipped Area for Play (LEAP) or a Natural Play Area. Where publicly accessible YCAPs are provided they should be taken-in-charge by the local authority.
- Play features should be sited so that they are accessible and supervised, without causing nuisance to nearby residents.
- Student accommodation, housing for older persons and one bedroom units are excluded from the requirements in relation to children's play.

#### (iv) Dwelling Standards

The design and layout of individual dwellings should provide a high quality living environment for residents. Designers should have regard to the targets and standards set out in the Quality Housing for Sustainable Communities Guidelines, DCHLG (2007) with regard to minimum room sizes, dimensions and overall floor areas when designing residential accommodation.

All houses must be required to accord with or exceed the minimum floor area standards set out in Table 11.20. Dwellings should also be designed to provide adequate room sizes that create good quality and adaptable living spaces.

Development proposals for housing must be required to accord with or exceed the minimum private open space standards set out in Table 11.20. Open space should be located behind the front building line of the house and be designed to provide for adequate private amenity.

**Table 11.20: Minimum Space Standards for Houses**

Type of Unit	Houses	Private Open Space
One Bedroom	50 sq.m	48 sq.m
Two Bedroom	80 sq.m	55 sq.m
Three Bedroom	92 sq.m	60 sq.m
Four Bedroom or more	110 sq.m	70 sq.m

All apartments must accord with or exceed the open space and floor area standards set out in Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2015) and the minimum floor areas set out in Table 11.21. An apartment refers to a dwelling unit that is not a house and may comprise an apartment or duplex unit.

Private open space for apartments shall be provided in the form of patios, balconies or roof gardens, with patios and balconies forming an integral part of the scheme design. High quality communal open space should also be provided in schemes that include apartments. Communal open spaces should form an integral part of scheme design, be screened from full public view and public access, and should be restricted through design and/or formal barriers.

**Table 11.21: Minimum Space Standards for Apartments**

TYPE OF UNIT	APARTMENTS	PRIVATE OPEN SPACE	COMMUNAL OPEN SPACE	STORAGE
Studio	40 sq.m	4 sq.m	4 sq.m	3 sq.m
One Bedroom	45 sq.m	5 sq.m	5 sq.m	3 sq.m
Two Bedroom	73 sq.m	7 sq.m	7sq.m	6 sq.m
Three Bedrooms	90 sq.m	9 sq.m	9 sq.m	9 sq.m

In houses and apartments (apartment/duplex units) the floor area of single bedrooms must be a minimum of 7.1 sq. metres; the floor area of a double bedroom must be a minimum of 11.4 sq. metres; and the floor area of the main bedroom should be at least 13 sq. metres.

**(v) Privacy**

Section 10 of the Urban Design Manual (2009) addresses privacy and amenity. A separation distance of 22 metres should generally be provided between directly opposing above ground floor windows to maintain privacy. Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy.

Dwellings with direct street frontage should generally include a privacy strip of at least 1 metre or a front garden.

**(vi) Dual Aspect**

Dual aspect ratios in apartment schemes shall be provided in accordance with Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2015).

**(vii) Access Cores and Communal Areas**

Apartment schemes should seek to minimise the use of shared entrances, where possible, in favour of own door access at street level. Where shared access lobbies are proposed the number of units served by one entrance should be kept to a minimum. Projecting external staircases to access upper floors should be avoided as they can dominate the streetscape.

**(viii) Clothes Drying Facilities**

Adequately ventilated clothes drying facilities should be provided for apartment developments in the form of suitably sized communal facilities or individual facilities within each unit.

### 11.3.2 RESIDENTIAL CONSOLIDATION

Infill residential development can take many forms, including development on infill sites, corner or side garden sites, backland sites and institutional lands.

**(i) Infill Sites**

Development on Infill sites should meet the following criteria:

- Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.
- A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.
- Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.
- Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).



- Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops.
- Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's contribution to the visual setting or built heritage of the area.

**(ii) Corner/Side Garden Sites**

Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

- The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,
- The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,
- The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,
- Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings and
- Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

**(iii) Backland Development**

The design of development on backland sites should meet the criteria for infill development in addition to the following criteria:

- Be guided by a site analysis process in regard to the scale, siting and layout of development.
- Avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development in the area.
- Development that is in close proximity to adjoining residential properties should be limited to a single storey, to reduce overshadowing and overlooking.
- Access for pedestrians and vehicles should be clearly legible, and where appropriate, promote mid-block connectivity.

**(iv) Dwelling Sub-Division And Upper Floors**

Dwelling sub-division and 'over the shop' accommodation should accord with the relevant guidelines and standards contained in this Development Plan relating to apartments and contribute positively to the established character and amenities of the area. The design of 'over the shop' housing should include mitigation measures to address possible sources of external noise. A separate, distinctive point of entry with an identifiable address should also be provided. Dwelling sub-divisions should preserve the established character and amenities of the area.

At the discretion of the Planning Authority and subject to appropriate safeguards to protect residential amenity, reduced internal space, open space and car parking standards may be considered in exceptional circumstances for dwelling sub-divisions or 'over the shop' accommodation, subject to compensating amenity features that maintain the residential amenities of the development and/or the area.

### 11.3.3 ADDITIONAL ACCOMMODATION

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#### (i) Extensions

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

#### (ii) Family Flat

A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of a dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed. Proposals for family flat extensions should meet the following criteria:

- The applicant shall be required to demonstrate that there is a genuine need for the family flat,
- The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house,
- The family flat should be directly accessible from the main dwelling via an internal access door, and
- The design criteria for dwelling extensions will be applied.

### 11.3.4 RURAL HOUSING

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#### (i) Housing Need

The Rural Settlement Strategy outlined in Chapter 2 sets out the requirements to meet housing need that will be considered for housing on lands that are designated with Zoning Objective 'RU', 'HA-DM', 'HA-LV' and 'HA-DV'. For the purpose of assessing local rural housing needs criteria, the division between the High Amenity Dublin Mountain 'HA-DM' Zone and the High Amenity Dodder Valley 'HA-DV' Zone occurs at Fort Bridge, Bohernabreena with the 'HA-DM' Zone occurring to the south of the bridge and the 'HA-DV' Zone occurring to the north of the bridge.

#### (ii) Rural Housing Design

- A comprehensive site analysis and character appraisal should be submitted with all applications for houses and extensions in rural and high amenity zones (see also Section 11.5.5 (i) Ecological Protection and (ii) High Amenity and Sensitive Landscapes). The analysis and appraisal should provide a rationale for the design and siting of the proposed development including form, building finishes, height, and massing based on the local and natural context. Such development should generally be low rise. The shape and form of residential development in rural and high amenity areas, including roof structures, should be compact and simple with external building finishes that reflect the local character of the area including vernacular buildings and traditional building materials. Dormer extensions should be minimised and should not obscure the main features of a roof.
- A minimum road frontage of 60 metres should be provided for all new dwelling sites in rural areas and a proliferation of housing along stretches of road in a manner that creates ribbon development should be avoided.
- Dwellings and extensions should not be located on a ridgeline or in an elevated position in the landscape. The natural slope and landcover of sites should be retained, with an appropriate tree and hedgerow planting scheme that utilises and augments indigenous planting. Traditional field and roadside boundaries, including old stone boundary walls and hedgerows, should be retained or reinstated as much as possible. Sustainable Urban Drainage measures should also be incorporated.

- Driveway and parking areas should be minimised and should follow the natural slope and contours of the site with appropriate permeable materials. Modern gateways, piers and boundary walls should be avoided with the exception of the retention and reinstatement of traditional stone boundary walls.

**(iii) Wastewater Treatment**

Domestic effluent treatment plants and percolation areas serving rural houses or extensions shall comply with the requirements of the Code of Practice Wastewater Treatment Systems Serving Single Houses (EPA, 2009) or other superseding standards. Such details should be included with applications for new or replacement houses and extensions to existing dwellings where there would be an increase in demand on the treatment capacity of any existing wastewater treatment system.

### 11.3.5 TEMPORARY ACCOMMODATION

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Holiday Camping Sites that incorporate temporary holiday accommodation (chalets and tent or caravan pitches) and ancillary facilities will be considered at appropriate locations subject to appropriate safeguards with regard to environmental protection and traffic safety.

A proposal for a static caravan, trailer caravan, motor home/campervan or temporary chalet for the purpose of year round habitation will be considered only in exceptional circumstances, where a genuine need for such development can be demonstrated. Any permission relating to such a structure will generally be for a temporary period. Development proposals will be assessed with regard to the standards for residential dwellings and dwellings in rural areas, as appropriate.

Proposals in relation to the mooring of any boat or boats for year round habitation will be considered at appropriate locations subject to appropriate safeguards with regard to environmental protection and traffic safety.

### 11.3.6 RETAIL DEVELOPMENT

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**(i) Retail Criteria**

Applications for new retail development shall accord with the requirements outlined in Chapter 5 and in Section 11.2, in addition to the following criteria:

- Retail development should be in accordance with the role and function of the retail centre and accord with the scale and type of retailing identified for that location.
- Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach. Proposals to amalgamate retail units will be carefully considered.
- Major retail proposals (exceeding 1,000 sq.metres) are required to provide a detailed Retail Impact Assessment (RIA) and a Transport Impact Assessment (TIA).

**(ii) Restrictions on Uses**

An over-concentration of certain uses will be discouraged in urban centres, due to an overriding need to maintain the integrity, quality and vibrancy of centres.

- The Planning Authority will seek to ensure that the quantum of off-licence and betting offices, particularly within smaller centres, is not disproportionate to the overall size and character of the area and that the development would not have a negative impact on the amenity of the area due to noise, general disturbance, hours of operation and litter. The provision of a small section of a convenience shop for an ancillary off licence use is generally acceptable.
- The Planning Authority will seek to ensure that the quantum of amusement and gaming arcades, bookmakers, public houses, off-licences and fast food outlets is not disproportionate to the overall size and character of the area.

In district and local centres, the provision of non-retail uses that would preclude the provision of a more appropriate range of services may be restricted at ground floor level within the shopping parades, in addition to any uses that would seriously affect the residential amenities of the surrounding area.

#### (iii) Fast Food/Takeaway Outlets

Fast food outlets have the potential to cause disturbance, nuisance and detract from the amenities of an area and as such, proposals for new or extended outlets will be carefully considered. Development proposals for fast food/takeaway outlets will be strictly controlled and all such proposals are required to address the following:

- The potential effect and the proximity of fast food outlets or take away outlets to vulnerable uses, such as schools or parks.
- The cumulative effect of fast food outlets on the amenities of an area.
- The effect of the proposed development on the existing mix of land uses and activities in an area.
- Opening/operational hours of the facility
- The location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.

#### (iv) Motor Fuel Stations

Petrol stations, while necessary, have the potential to cause disturbance, nuisance and detract from the amenities of an area and as such, proposals for new or extended outlets will be carefully considered. Motor fuel stations will not generally be encouraged within the core retail area of urban centres or in rural areas. Development proposals for motor fuel stations should address the following:

- Development proposals will be required to demonstrate that noise, traffic, visual intrusion, fumes and smells will not detract unduly from the amenities of the area and in particular from sensitive land uses such as residential development.
- Motor fuel stations should be of high quality design and integrate with the surrounding built environment. In urban centres, where the development would be likely to have a significant impact on the historic or architectural character of the area, the use of standard corporate designs and signage may not be acceptable.
- Forecourt lighting, including canopy lighting, should be contained within the site and should not interfere with the amenities of the area.
- The forecourt shop should be designed so as to be accessible by foot and bicycle, with proper access for delivery vehicles. The safety aspects of circulation and parking within the station forecourt should be fully considered. Retailing activities should be confined to the shop floor area, except in the case of sales of domestic fuel, where some external storage may be permissible. The external storage of gas cylinders and solid fuel, should be limited in area and confined to strictly defined specifically designed compounds adjoining the shop/forecourt and be subject to adequate measures being taken for visual appearance, security and safety.
- The sale of retail goods from petrol stations should be restricted to convenience goods and only permitted as an ancillary small-scale facility. The net floorspace of a fuel station shop shall not exceed 100 sq.metres. Where permission is sought for a retail floorspace in excess of 100 sq.metres, the sequential approach to retail development shall apply (i.e. the retail element shall be assessed as a proposed development in its own right).
- Workshops for minor servicing (e.g. tyre changing, puncture repairs, oil changing) may be permitted in circumstances where they would not adversely impact the operation of the primary petrol station use and local amenities, particularly with regard to proximity to dwellings or adjoining residential areas.
- Motor fuel stations and service areas in proximity to the National Road network will be assessed with regard to the Spatial Planning and National Roads Guidelines for Planning Authorities DECLG, (2012).

**(v) Retail Warehousing**

The range of goods sold in both existing and any future retail parks will be tightly controlled and limited to bulky household goods or goods which are not portable by customers travelling by foot, cycle, or bus (See Annex 1 of Retail Planning Guidelines (2012) for definitions of bulky goods).

Ancillary products should not exceed 20% of the total net retail floorspace of the relevant retail unit, and such space should be clearly delineated on the planning application drawings.

In town and village centres, the size and scale of all new retail warehousing developments should be in accordance with the character of the area. Due to the proximity of local and district centres to surrounding residential areas, regard must also be had to the impact of retail warehousing proposals on residential amenity. Within core retail areas, the Planning Authority will apply a level of flexibility in allowing types of stores where a mix of bulky and non-bulky goods are sold.

**11.3.7 AGRICULTURE & RURAL ENTERPRISE**

Proposals for farm diversification that involves the development of sustainable business initiatives that are subsidiary to, and directly linked to the primary use of a property for agriculture will generally be favourably considered up to a floor area of 200 sq.metres (net). Developments in excess of this threshold will be assessed as independent enterprises.

The development of new Rural Enterprises will be encouraged on lands designated with Zoning Objective RU where:

- The scale and nature of the proposed development and associated buildings are appropriate to the rural setting, and are in areas of low environmental sensitivity,
- It is demonstrated that the proposed enterprise is required to be located in a rural area,
- The proposal will not adversely affect the character and appearance of the landscape,
- The local road network and other essential infrastructure can accommodate any extra demand generated by the proposal,
- Where possible, the proposal involves the re-use of redundant or underused buildings that are of value to the rural area, and
- Where safe access to the public road network can be achieved.

**11.3.8 EXTRACTIVE INDUSTRIES**

The development, intensification or diversification of activities relating to the extractive industry will be assessed having regard to the Quarries and Ancillary Activities Guidelines DEHLG, 2004, (or any superseding national policy document), Code of Practice between the Department of Environment, Heritage and Local Government and the Irish Concrete Federation, 2009, and the Geological Heritage Guidelines for the Extractive Industry, GSI 2008, the nature of the proposal, method of extraction, the scale of activity proposed, the impact on the adjoining road network and its effect on the environment. The Council will take into consideration any visual impacts, noise, vibrations, dust prevention, protection of rivers, lakes, Natura 2000 sites, water sources, impact on residential and other amenities, impact on the road network, issues of road safety, phasing, re-instatement and/or re-use, and landscaping of worked sites.

Development proposals pertaining to the extractive industry will be screened for likely significant environmental impacts and Environmental Impact Statements (EIS) may be required for sub threshold developments (5 hectares or below). A detailed landscaping plan, which should indicate proposed screening for the operational life of the site and set out a programme for the reinstatement and/or re-use of the landscape when the extraction process has ceased, will also be required.

The Council will aim to minimise the environmental and other adverse impacts of mineral extraction through licensing, development management and to investigate representations in writing and expeditiously implement the enforcement provisions of the Planning and Development Acts.

### 11.3.9 BURIAL GROUNDS AND CREMATORIA

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Development proposals for new or extended cemeteries and/or crematoria will be considered in suitable locations with compatible land use zoning objectives. The applicant will be required to demonstrate a need for the development and that the proposal will not adversely impact on the amenity of adjacent existing residents or businesses, or disproportionately inconvenience by way of significant traffic congestion or car parking.

All proposals pertaining to cemeteries and/or crematoria should demonstrate compliance with appropriate legislative guidelines and provide details in relation to landscaping, storage, waste and groundwater. Hydrogeological surveys and monitoring of the groundwater may be required for cemeteries.

### 11.3.10 HOME BASED ECONOMIC ACTIVITY

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Development proposals for small scale home based economic activities will be considered where the applicant is the resident of the house and can demonstrate that the proposed activity is subordinate to the main residential use of the dwelling. Proposals that adversely impact on the existing residential amenity of the area by way of increased traffic, noise, fumes, vibration, smoke, dust or odour will not generally be favourably considered. The Planning Authority will assess the suitability of the residential site to accommodate the proposed home based economic activity having regard to the size and scale of the site and dwelling, the prevailing density of the area, the availability of adequate safe car parking and the general compatibility of the nature of the use with the site context.

Home-based economic activity will generally be permitted on a short-term or temporary basis to enable an ongoing assessment of any impact of the activity on residential amenity.

### 11.3.11 EARLY CHILDHOOD CARE AND EDUCATION

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The Planning Authority will have regard to the following in the assessment of proposals for childcare and educational facilities:

- Suitability of the site for the type and size of facility proposed,
- Availability of indoor and outdoor play space,
- Local traffic conditions,
- Access, car parking and drop off facilities for staff and customers,
- Nature of the facility (full day care, sessional, after school, etc),
- Number of children to be catered for,
- Intended hours of operation and
- Impact on residential amenity.

In new developments, childcare facilities should be purpose built, at ground floor level or as a stand alone building. In residential areas the conversion of detached and semi-detached dwellings will be considered at appropriate locations, subject to the protection of residential amenity. The applicant will also be required to demonstrate a spatial rationale for the conversion of the full dwelling in the context of the availability of alternative sites within the catchment, the location of schools and employment, available public transport and existing childcare facilities. In instances of partial conversion from residential to childcare, the proposal shall be assessed as a Home Based Economic Activity.

### 11.3.12 EDUCATIONAL FACILITIES

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Applications relating to schools and school sites should be assessed with regard to the requirements of The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities (DES & DEHLG, 2008).





### 11.3.13 HEALTHCARE FACILITIES

Large medical centres and group practices will be favourably considered in town, district, village and local centres. Small scale medical surgeries/practices (doctor/dentist/physiotherapist, etc) are open for consideration in established areas, subject to appropriate safeguards to protect the residential amenity of the area. The applicant will be required to demonstrate a spatial rationale for the conversion of a full dwelling in the context of the availability of alternative sites in the area, the location of schools and employment, public transport services and existing healthcare facilities.

Planning applications for medical surgeries/practices/centres should include details of proposed professional medical (commercial) activities, proposed number of practitioners and support staff, and intended hours of operation. In instances of partial conversion from residential to healthcare, the proposal shall be assessed as a Home Based Economic Activity.

### 11.3.14 PLACES OF WORSHIP

Development proposals for the habitual use of a building as a place of public worship or religious instruction will be considered in the context of the land use zoning and the need to protect the amenities of established uses from impacts arising from traffic, noise or other disturbance. Planning applications for places of worship should be accompanied by details of the capacity of the facility (e.g. seating capacity), a traffic assessment and intended hours of operation.

### 11.3.15 PIGEON LOFTS

Pigeon lofts have the potential to cause disturbance, nuisance and detract from the amenities of an area and as such, proposals for new or extended pigeon lofts will be carefully considered. Development proposals for pigeon lofts should address the following:

- Pigeon Lofts should not normally exceed 15 sq.metres in area and shall have a maximum height of 4 metres in the case of a pitched roof or 2.5 metres in the case of a flat roof,
- Lofts should be located as far away as possible from neighbouring properties and should not be located within less than 5 metres of an adjoining or nearby boundary,
- Pigeon lofts shall be sited and designed to avoid undue impact on existing visual and residential amenities, particularly with regard to odours, noise and hygiene,
- A proliferation of pigeon lofts in residential areas will not be favourably considered and the number of pigeon lofts in the immediate locality will be taken into consideration,
- Permissions should initially be for a temporary period of not more than two years in order to allow each development to be monitored and reviewed,
- Open lofts that allow pigeons to enter or leave freely are not permissible.

## 11.4.0 TRANSPORT AND MOBILITY

### 11.4.1 BICYCLE PARKING STANDARDS

Table 11.22 sets out Minimum Bicycle Parking rates for all new development in the County. Bicycle parking rates are divided into two main categories:

- **Long Term:** These are to be designed for use by residents and employees. Such spaces should be located in a secure area that is not freely accessible to the general public.
- **Short Stay:** These are to be designed for ease of use by the general public. Such spaces should be located in highly visible areas that are easy to access.

**Table 11.22: Minimum Bicycle Parking Rates**

CATEGORY	LAND USE	LONG TERM	SHORT STAY
<b>Accommodation</b>	Hotel <sup>1</sup>	1 per 5 staff	1 per 10 bedrooms
	Nursing Home	1 per 5 staff	1 per 10 residents
	Residential Apartment	1 per 5 apartments	1 per 10 apartments
	Student Accommodation	1 per bedroom	1 per 5 bedrooms
<b>Civic, Community and Religious</b>	Bank Community Centre Library Public Institution	1 per 5 staff	1 per 100 sqm GFA
	Place of Worship		1 per 10 seats
<b>Education</b>	College of Higher Education	1 per 5 staff 1 per 2 students	
	Crèche	1 per 5 staff	1 per 10 children
	Primary Schools	1 per 5 staff 1 per 5 students	
	Post Primary Schools	1 per 5 staff 1 per 2 students	
<b>Medical</b>	Clinics and Group Practices	1 per 5 staff	0.5 per consulting room
	Hospital	1 per 5 staff	1 per 10 beds
<b>Retail and retail Service</b>	Café Restaurant	1 per 5 staff	1 per 10 seats
	Bar Club <sup>2</sup>	1 per 5 staff	1 per 150 sqm GFA
	Retail Convenience	1 per 5 staff	1 per 50 sqm GFA
	Retail Comparison	1 per 5 staff	1 per 50 sqm GFA
	Retail Warehousing	1 per 5 staff	1 per 100 sqm GFA
	Vehicle Service Station	1 per 5 staff	
<p>1 Includes Motel, Motor Inn, Guest House, Bed and Breakfast. Does not include any Bars or Function rooms therein.</p> <p>2 Includes Dance Halls, Discotheques, Function room, Lounge, Private Dance Clubs and Night Club. Includes such uses when part of a hotel.</p>			

CATEGORY	LAND USE	LONG TERM	SHORT STAY
<b>Enterprise and Employment</b>	Offices <sup>3</sup>	1 per 200 sqm GFA	1 per 200 sqm GFA
	Manufacturing		
	Warehousing	1 per 200 sqm	
	Clubhouse Gymnasium <sup>4</sup>	1 per 5 staff	1 per 50 sqm GFA
	Courts Pitches	1 per 5 staff	4 per pitch
	Golf or Pitch and Putt Courses	1 per 5 staff	
<b>Venue</b>	Auditoriums	1 per 5 staff	1 per 10 seats
	Cinema		
	Conference Centre		
	Stadium		
	Theatre		
<p>3 Includes Office Based Industry, Science and Technology Based Enterprise, Business Park.</p> <p>4 Includes recreations centres</p>			

All bicycle parking spaces shall be designed in accordance with the requirements of the National Cycle Manual, NTA (2011).

The Council will also seek to provide additional opportunities for the provision of bicycle parking facilities along public transport routes and within town and village centres, parks and other areas of civic importance.

To promote and facilitate cycling, all new commercial developments that have the capacity to accommodate in excess of 10 no. employees or 10 no. students (or a combination of both) shall be required to provide shower and changing facilities.



### 11.4.2 CAR PARKING STANDARDS

Tables 11.23 and 11.24 set out the Maximum Parking rates for non-residential and residential development. Parking rates are divided into two main categories:

- **Zone 1:** General rate applicable throughout the County.
- **Zone 2 (Non Residential):** More restrictive rates for application within town and village centres, within 800 metres of a Train or Luas station and within 400 metres of a high quality bus service (including proposed services that have proceeded to construction).
- **Zone 2 (Residential):** More restrictive rates for application within town and village centres, within 400 metres of a high quality public transport service <sup>5</sup> (includes a train station, Luas station or bus stop with a high quality service)<sup>7</sup>.

**Table 11.23: Maximum Parking Rates (Non Residential)**

CATEGORY	LAND USE	ZONE 1	ZONE 2
<b>Accommodation<sup>6</sup></b>	Hotel <sup>7</sup>	1 per bedroom	0.5 per bedroom
	Mobile Home Park <sup>8</sup>	1 per unit	1 per unit
	Nursing Home, Retirement Home	1 per 4 residents	1 per 8 residents
	Student Accommodation	1 per 10 bed spaces	1 per 20 bed spaces
<b>Civic, Community and Religious</b>	Bank Community Centre Library Public Institution	1 per 25 sqm GFA	1 per 50 sqm GFA
	Place of worship	1 per 6 seats	1 per 12 seats
	Funeral Home	1 per 20 sqm GFA	1 per 20 sqm GFA
<b>Education</b>	College of Higher Education	1 per staff + 1 per 15 students	1 per 2 staff + 1 per 30 students
	Crèche School <sup>9</sup>	1 per classroom	0.5 per classroom
<b>Medical</b>	Clinics and Group Practices	2 per consulting room	1.5 per consulting room
	Hospital	1 per 100 sqm GFA	1 per 150 sqm GFA
<b>Retail and retail Service</b>	Café Restaurant	1 per 15 sqm GFA	1 per 20 sqm GFA
	Bar Club <sup>10</sup>	1 per 30 sqm	1 per 40 sqm
	Retail Convenience	1 per 15 sqm	1 per 25 sqm
	Retail Comparison	1 per 25 sqm	1 per 35 sqm
	Retail Warehousing	1 per 50 sqm	1 per 50 sqm
	Vehicle Service Station	1 per 250 GFA	1 per 250 GFA
<b>Enterprise and Employment</b>	Offices <sup>11</sup> Manufacturing	1 per 50 sqm GFA	1 per 75 sqm GFA
	Warehousing	1 per 100 sqm GFA	1 per 200 sqm GFA

5 A high frequency route is where buses operate with a minimum 10 minute frequency at peak times and a 20 minute off-peak frequency.

6 Does not include dwellings.

7 Includes Motel, Motor Inn, Guest House, Bed and Breakfast. Does not include any Bars or Function rooms therein.

8 Includes Caravan Park, Holiday Park, Residential Mobile Home Park.

9 Includes Montessori, Primary Schools, Post Primary School.

10 Includes Dance Halls, Discotheques, Function room, Lounge, Private Dance Clubs and Night Club. Includes such uses when part of a hotel.

11 Includes Office Based Industry, Science and Technology Based Enterprise, Business Park.

CATEGORY	LAND USE	ZONE 1	ZONE 2
<b>Sports and recreation</b> <sup>12</sup>	Bowling Alley	3 per lane	1 per lane
	Archery Ranges Driving Ranges	1 per 3m of base line	1 per 3m of base line
	Clubhouse Gymnasium <sup>13</sup>	1 per 20 sqm GFA	1 per 40 sqm GFA
	Courts Pitches	15 per pitch	7.5 per pitch
	Golf or Pitch And Putt Courses <sup>14</sup>	2 spaces per hole	2 spaces per hole
<b>Venue</b>	Auditoriums Cinema Conference Centre Theatre	1 per 5 seats	1 per 10 seats
	Stadium	1 per 15 seats + 1 coach space per 500 spectators	1 per 15 seats.
<b>Other</b>	Marina (Canal)	1 space per berth (excluding visitor berths)	1 space per berth (excluding visitor berths)
<p>12 Council will also seek to provide car parking and/or lay-by for cyclists, hillwalkers and mountain climbers at access points to walking/cycling trails in scenic areas.</p> <p>13 Includes recreations centres.</p> <p>14 Bus parking should be provided as a minimum rate of one space per pitch. Where additional bus spaces are provided the maximum number of car spaces per pitch should be subsequently reduced (amount to be determined).</p> <p>Note: Table 11.23 includes provisions for the loading and unloading of goods and disabled parking (as required by Part M of Building Regulations 2010 (as amended) and parking for electric vehicles.</p>			

For any commercial use not specified within Table 11.23 the default parking rate will be calculated based on those of a comparable use and/or determined as part of Transport and Traffic Assessment.

**Table 11.24: Maximum Parking Rates (Residential Development)**

DWELLING TYPE	NO. OF BEDROOMS	ZONE 1	ZONE 2
<b>Apartment</b> <b>Duplex</b>	1 Bed	1 space	0.75 space
	2 bed	1.25 space	1 space
	3 bed+	1.5 spaces	1.25 space
<b>House</b>	1 Bed	1 space	1 space
	2 Bed	1.5 space	1.25
	3+ bed	2 space	1.5

The number of spaces provided for any particular development should not exceed the maximum provision. The maximum provision should not be viewed as a target and a lower rate of parking may be acceptable subject to:

- The proximity of the site to public transport and the quality of the transport service it provides. (This should be clearly outlined in a Design Statement submitted with a planning application),
- The proximity of the development to services that fulfil occasional and day to day needs,
- The existence of a robust and achievable Workforce Management or Mobility Management Plan for the development,
- The ability of people to fulfil multiple needs in a single journey,

- The levels of car dependency generated by particular uses within the development,
- The ability of residents to live in close proximity to the workplace,
- Peak hours of demand and the ability to share spaces between different uses,
- Uses for which parking rates can be accumulated, and
- The ability of the surrounding road network to cater for an increase in traffic.

These criteria should be addressed as part of any Traffic and Transport Assessment and/or Workforce Plan in order to provide full justification for the number of spaces proposed.

The maximum parking standards may also be varied in particular areas by the Planning Authority through planning mechanisms such as SDZ Planning Schemes, Local Area Plans or Movement Framework Plans and Area Access Studies.

The development of car free housing may be considered in limited circumstances at the discretion of the Planning Authority. This may occur on small sites that have convenient access to high frequency public transport services and/or are located within a town or village centre. Residents of these developments (other than those in need of a disabled parking permit) may not be given access to parking permits.

#### 11.4.3 CAR PARKING FOR ELECTRIC VEHICLES

The Electric Transport Programme (2008) contains a target for 10% of the national road transport fleet to be electrically powered by 2020. To facilitate the use of electrically operated cars and bicycles in line with National Policy, all developments shall provide facilities for the charging of battery operated cars at a rate of up to 10% of the total car parking spaces. The remainder of the parking spaces should be constructed to be capable of accommodating future charging points, as required.

The Planning Authority will also consult with ESB Networks to continue the roll-out of Rapid Charge points throughout the County. Particular emphasis will be placed on the provision of such spaces within centres of commercial activity, as outlined by Movement Framework Plans, Area Access Plans and other strategic planning documents.

#### 11.4.4 CAR PARKING DESIGN AND LAYOUT

In urban areas, car parking should be predominantly on-street with communal (i.e. undesignated) spaces for the purposes of:

- Traffic calming - on-street increases driver caution by visually narrowing the vehicular carriageway and reducing forward visibility.
- Efficiency - On-street parking allows for a greater turnover of spaces and caters for visitors.
- Pedestrian comfort - the need for vehicular crossovers and the temptation for drivers to kerb mount and block foot paths is significantly reduced.
- Streetscape - extensive parking to the immediate front of dwellings (where landscaping could be provided) will dominate the appearance of the houses and detract from the visual qualities of the area.

The layout of on-street spaces shall be designed in accordance with the Design Manual for Urban Roads and Streets and the National Cycle Manual (where provided adjacent to cycle paths/lanes).

In-curtilage car parking will be considered to the front of the house for lower density residential development (40 dwellings per hectare or below), subject to:

- Sufficient measures to promote a self regulating street environment.
- Adequate plot widths to enable the planting of materials which have a low level screening effect.
- The provision of conveniently located on-street parking for visitors.

For residential densities of 40-50 dwellings per hectare and within town and village centres, a combination of on-street parking and supplementary off-street parking will be required. For large commercial developments or residential development of over 50 dwellings per hectare, large areas of off-street parking will be required as follows:





**Parking Courts:** To ensure surface parking does not dominate the urban landscape parking courts, that are highly visible from the public domain, should be restricted in size (with no more than 40 spaces per court) and well landscaped. Where larger areas of surface parking are proposed they should be located behind buildings, and/or in the centre of blocks, so that they are obscured from view.

**Basements:** To ensure a safe and secure environment basements should be well lit and well ventilated. Basement car parks that protrude above the ground level as a street interface will generally not be acceptable in town and village centres due to their visually obtrusive and inactive nature. A protrusion of up to 1.2m may be acceptable in residential areas provided the facade is screened with planting and it does not inhibit levels of passive surveillance from residences or the formation of 'own door' access from the street.

**Multi-Storey Car Parks:** To ensure that an attractive interface is created large areas of blank facade should be avoided. In town and village centres car park structures should be wrapped with, or placed over retail and commercial units. Upper storeys should be suitably treated to ensure they make a positive contribution to the public domain.

#### 11.4.5 TRAFFIC AND TRANSPORT ASSESSMENTS

Transport and Traffic Assessments (TTAs) provide a framework for an integrated approach to development which ensures that proposals promote more efficient use of investment in transportation infrastructure, reduce travel demand and promote road safety. TTAs should address the impact of the proposed development on the local and broader street network, and should provide a clear rationale for the proposed level of car parking having regard to the existing and potential availability of public transport services in the area.

Traffic Impact Statements will be required for all major traffic generating development as defined by Transport Assessment Guidelines (2014) published by the National Roads Authority. The Planning Authority may also require such assessments where a particular development may have a significant impact on the County road network. All such statements should be prepared in accordance with the Traffic and Transport Assessment Guidelines (2014).

Traffic Impact Assessments will be required to demonstrate that sufficient, realistic and verifiable levels of public transport carrying capacity and road capacity will be provided for, in a sustainable, phased manner, so as to cater for all new trips to be generated by the development.

Traffic Impact Assessments will be required to take account of up-to-date traffic surveys (within six months of date of application) and of the cumulative quantum of traffic to be generated as a result of planned developments (which are subject to current planning applications or have been granted permission and not yet developed or which may be permitted in line with an approved plan) which would result in traffic using the same immediate road network and junctions as the development which is the subject to the Traffic Impact Assessment.

Regard should be had in relation to NRA's guidance document ('Guidelines on Procedures for Assessment and Treatment of Geology, Hydrology and Hydrogeology for National Road Schemes') in relation to the retention of rock exposures of geological interest, where possible and appropriate, in the construction of new roads or carriageways.

### 11.4.6 TRAVEL PLANS

A Workplace Travel Plan or Mobility Management Plan, outlines a series of measures to encourage sustainable travel modes and reduce car borne traffic within a development. Initiatives might include proposals to encourage cycling and walking, car sharing (including car clubs), car pooling, flexible working hours, cycling and public transport use. The National Transport Authority (NTA) guidelines on Achieving Effective Workplace Travel Plans note that:

‘International experience has shown that a methodical and planned approach to targeting commuting and visitor patterns at an organisational level, can pay major dividends in terms of promoting sustainable travel’.

Workplace Travel Plans are required for larger sized developments as defined in Table 11.25. All Workplace Travel Plans are required to be prepared in accordance with the Achieving Effective Workplace Travel Plans - Guidance for Local Authorities published by the NTA. Mobility Management Plans are required for all new schools or for existing schools where 25% or greater expansion in classrooms is proposed.

**Table 11.25: Thresholds for the submission of Workplace Plan**

(extracted from the Achieving Effective Workplace Travel Plans: Guidance for Local Authorities).

Land Use	Workplace Travel Plan Statement	Indicative Number of Jobs	Standardised Workplace Travel Plan	Indicative Number of Jobs
<b>Offices/Financial</b>	>500sqm	25-100	>2,000sqm	>100
<b>Retail/Shops</b>	>600sqm	25-100	>2,500sqm	>100
<b>Industrial</b>	>2,500sqm	25-100	>6,000sqm	>100
<b>Leisure</b>		25-100		>100 or >100,000 visitors per annum
<b>Hospitals/Medical Centres</b>		25-100		>100 or >100,000 visitors per annum
<b>Warehousing</b>	>2,500sqm	25-100	>10,000sqm	>100

## 11.5.0 HERITAGE AND LANDSCAPE

### 11.5.1 ARCHAEOLOGICAL HERITAGE

Development in the vicinity of archaeological sites shall accord with the requirements of the Framework and Principles for the Protection of Archaeological Heritage, DAHGI (1999) and shall be designed to have minimal impact on archaeological features. There is a presumption in favour of in-situ preservation of archaeological sites and monuments, and avoiding developmental impacts on archaeological heritage. Regard shall be had in relation to the Emerging Historic Landscape Character Assessments contained within the Landscape Character Assessment of South Dublin County (2015) when assessing relevant planning applications. Regard shall also be had in relation to archaeological concerns when considering proposed infrastructure and roadworks located in close proximity to Recorded Monuments and Places.

- An Archaeological Impact Assessment and Method Statement will be required to support development proposals that have the potential to impact on archaeological features. Archaeological testing should be carried out as part of an archaeological assessment where it's deemed that a proposed development may have an impact on an archaeological site or monument.
- A Conservation Plan may be required for development in the vicinity of a site or monument, to ensure the ongoing protection of the monument and its setting.
- A Visual Impact Assessment may be required for development proposals in the vicinity of upstanding remains.
- Full archaeological excavation shall be carried out where it is recommended by the National

Monuments Service or any superseding body.

- Archaeological monitoring should be carried out during the course of development works where it is considered necessary to identify and protect potential archaeological deposits, features or objects.

### 11.5.2 PROTECTED STRUCTURES

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#### (i) General

Works that would materially affect on the character of a Protected Structure require planning permission. A declaration can be sought from the Planning Authority to list the type of works that would not affect the character of a Protected Structure and do not require planning permission.

#### (ii) Works to a Protected Structure

The Planning Authority will consider proposals for development or alterations to a Protected Structure based on the conservation principles set out in the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG, (2011).

Development proposals for works to a Protected Structure or within the curtilage of a Protected Structure may require a method statement that describes the proposed works in appropriate detail. An Architectural Heritage Impact Assessment may also be required in the case of applications for extensive or complex works that have the potential to have a significant impact on a Protected Structure. Assessments should be prepared by a conservation specialist in accordance with the requirements of the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG, (2011) and shall assess the likely effects of the proposed development on the special character of the Protected Structure and its setting.

For all works to a Protected Structure, the Planning Authority will seek to ensure that:

- Alterations and interventions do not detract from the significance or value of the structure;
- Original features of architectural and historic interest are retained and that new features are not presented as original or older features.
- Extensions are appropriately scaled, complement and are subsidiary to the main structure;
- The special interest of the structure is not compromised when adhering to the requirements of Building Regulations. Regard should be had to the Advice Series on historic buildings published by the Architectural Heritage Advisory Unit of the Department of Arts, Heritage and the Gaeltacht.

#### (iii) Change of Use

The Planning Authority will consider proposals for the change of use or re-use of a Protected Structure based on the policies and objectives outlined in this Plan, but may operate a level of flexibility to help safeguard the ongoing use and preservation of the structure.

#### (iv) Development in Proximity to a Protected Structure

Planning applications for development in proximity to a Protected Structure may require a design statement to outline how the proposal responds to the setting and special interest of the Protected Structure and its setting.

Pastiche designs that confuse new features/structures with older and original features/structures should be avoided.

### 11.5.3 ARCHITECTURAL CONSERVATION AREAS

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The carrying out of exterior works in an Architectural Conservation Area (ACA) can only be exempt where it is considered that the works would not materially affect the character of the area and where the works are consistent with the appearance of the structure itself and neighbouring structures.

All proposals for development within an ACA shall comply with the requirements of the Architectural Heritage Protection Guidelines for Planning Authorities DAHG, (2011) and shall seek to protect the historic character, existing amenities, visual setting and streetscape character of the ACA.

The scale of new structures should be appropriate to the general scale of buildings within the ACA. Where it is proposed to demolish a structure or part of a structure that contributes to the character of an ACA, the onus is on the applicant to justify demolition and redevelopment as opposed to rehabilitation, renovation and re-use.

All development works within ACAs should seek to limit, reduce and remove urban and visual clutter including building signage, traffic signage, bollards, utility boxes and other free standing installations. In addition to the general requirements of this Development Plan, signage proposals within ACAs shall have regard to the requirements outlined in Chapter 12 of the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG, (2011).

#### 11.5.4 OLDER BUILDINGS, ESTATES AND STREETSCAPES

Development proposals to demolish a dwelling that is not a Protected Structure or in an ACA but is considered to be of historic character or architectural interest will be carefully considered. In such cases, a strong justification for the demolition of the dwelling will be required, addressing the potential impact on the historic character and visual setting of the area.

Proposals to extend and/or renovate older buildings and houses should seek to retain original features and finishes that contribute to their architectural or collective interest.

#### 11.5.5 LANDSCAPE

##### (i) Ecological Protection

In order to comply with European and National legislation on nature conservation, and to ensure that areas of biodiversity value are adequately protected, an Ecological Assessment will be required for development proposals that have the potential to impact on environmentally sensitive sites. This includes sites that are protected under EU and National Legislation; sites that may be in use by, or contain protected species or habitats; or sites that are in proximity to significant watercourses.

All development proposals should seek to enhance biodiversity and avoid or minimise loss of existing local habitats and wildlife corridors.

All development proposals shall maintain a biodiversity protection zone of not less than 10 meters from the top of the bank of all watercourses in the County, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities (see also Section 8.2 Public Open Space Hierarchy and Landscape Setting).

##### (ii) High Amenity Areas and Sensitive Landscapes

Development proposals in high amenity zones and sensitive landscapes, including proposals that could potentially impact on designated views or prospects, shall require a Landscape Impact Assessment to assess the visual impact of the development (including any ancillary works) on the landscape and to outline mitigation measures to reduce the impact of the development. At the discretion of the Planning Authority, smaller scale works that would be unlikely to impact on the landscape, such as dwelling extensions, will not be subject to this requirement. Development that enhances existing degraded landscapes should be supported. Landscape design shall ensure that:

- Development is carefully sited, designed and of an appropriate scale and
- Existing site features such as specimen trees, stands of mature trees, hedgerows, rock outcrops and water features are properly identified and retained, as appropriate and new planting or other landscaping should be appropriate to the character of the area and
- Significant on-site natural features shall influence the layout of new development.

Public Rights of Way and established walking routes should be identified as part of any planning applications for new golf courses within the County.

**(iii) Fencing**

Fencing of lands that are open to or used by the public during the ten years preceding is not exempted development in accordance with Article 9 ((1)(a)(x) of the Planning and Development Regulations.

- Such fencing in upland or amenity areas shall conform to the best agricultural practice,
- The nature of the material to be used, the height of the fence, and in the case of a wire fence, the type of wire to be used will also be taken into account, and
- Stiles or gates at appropriate places may be required.

**(iv) Sites with Steep or Varying Topography**

Proposals on sites with a steep and/or varying topography should be accompanied by a comprehensive site analysis (including character appraisal and movement analysis), concept proposal and design statement as described and illustrated within the Urban Design Manual – A Best Practice Guide, DEHLG, 2009. Such analysis should be accompanied by comprehensive site sections and plans detailing any proposed changes in site level and demonstrating how the proposal incorporates the natural slope and drainage features of the site.

Proposals should ascend the contours of the site with unique design solutions such as lower density split level housing and sloping gardens with planted boundary treatments. Where changes in ground level between buildings are unavoidable, planted banks may be utilised.

## 11.6.0 INFRASTRUCTURE AND ENVIRONMENTAL QUALITY

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### 11.6.1 WATER MANAGEMENT

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**(i) Flood Risk Assessment**

Flood risk management will be carried out in accordance with the Flood Risk Management Guidelines for Planning Authorities, DOECLG (2009) and Circular PL2/2014. The Dodder CFRAMS, Eastern CFRAMS and the South Dublin Strategic Flood Risk Assessment provide information in relation to known flood risk in South Dublin County.

For lands identified as at risk of flooding in (but not limited to) the Strategic Flood Risk Assessment for South Dublin County Council Development Plan 2016-2022, a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the Flood Risk Management Guidelines or any updated version of these guidelines and paying particular attention to residual flood risks and any proposed site specific flood management measures. The Flood Risk Assessment shall be prepared by an appropriately qualified Chartered Engineer or equivalent, in accordance with the Flood Risk Management Guidelines. Detailed flood risk assessments should be cognisant of possible pluvial flood risk and appropriate drainage proposals should be implemented to reduce the risk of pluvial flooding.

Proposals for minor development to existing buildings in areas of flood risk (e.g. extensions or change of use) should include a flood risk assessment of appropriate detail.

**(ii) Surface Water**

Development proposals should provide suitable drainage measures in compliance with the Greater Dublin Strategic Drainage Study (GDSDS) and Greater Dublin Regional Code of Practice for Drainage Works. The maximum permitted surface water outflow from any new development should not exceed the existing situation. On Greenfield lands the permitted outflow of a development should be the equivalent to a Greenfield Site. All new development must allow for climate change as set out in the GDSDS Technical Document, Volume 5 Climate Change.

Development proposals should not give rise to the pollution of ground or surface waters either during construction phases or subsequent operation. This will be achieved through the adherence to best practice in the design, installation and management of systems for the interception, collection and appropriate disposal or treatment of all surface water and effluents.

**(iii) Sustainable Urban Drainage System (SUDS)**

In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SUDS). Sustainable Drainage Systems include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs. In some exceptional cases and at the discretion of the Planning Authority, where it is demonstrated that SUDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort.

Watercourses should remain open in their natural valley and culverting shall be confined to road crossings. In exceptional circumstances and at the discretion of the Planning Authority, approval may be given to install a culvert within a development where it is demonstrated that this is the most appropriate design response based on site specific constraints/circumstances.

**(iv) Groundwater**

The Planning Authority requires adequate and appropriate investigations to be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work at sensitive locations, in particular where brownfield development is proposed.

**(v) Rain Water Harvesting**

Development proposal including rain water harvesting should liaise with the relevant stakeholders, to ensure the implementation of BS8515-2009 (Rain & grey water harvesting), subject to class of use (SI 600 2001) and the economic viability for the end user.

**(vi) Water Services**

**Water Services** Applicants should consult with Irish Water in relation to requirements regarding way leaves and buffer zones around public water utilities and any capacity issues prior to applying for planning permission, where practicable. Additionally, to facilitate the provision of integrated and sustainable water services, applicants should consult with Irish Water in relation to the layout and design of water services. The provision of private waste water treatment facilities, other than single house systems, will be strongly discouraged and all new developments will be required to utilise and connect to the public wastewater infrastructure, where practicable.

**11.6.2 INFORMATION AND COMMUNICATIONS TECHNOLOGY**

In the consideration of proposals for telecommunications antennae and support structures, applicants will be required to demonstrate:

- Compliance with the Planning Guidelines for Telecommunications Antennae and Support Structures, 1996, and Circular Letter PL 07/12 issued by the Department of the Environment and Local Government (as may be amended), and to other publications and material as may be relevant in the circumstances.
- On a map, the location of all existing telecommunications structures within a 2km radius of the proposed site, stating reasons why (if not proposed) it is not feasible to share existing facilities having regard to the Code of Practice on Sharing of Radio Sites issued by the Commission for Communications Regulation, 2003.
- Degree to which the proposal will impact on the amenities of occupiers of nearby properties, or the amenities of the area (e.g. visual impacts of masts and associated equipment cabinets, security fencing treatment etc) and the potential for mitigating visual impacts including low and mid level landscape screening, tree-type masts being provided where appropriate, colouring or painting of masts and antennae, and considered access arrangements.
- The significance of the proposed development as part of the telecommunications network.



### 11.6.3 ENVIRONMENTAL HAZARD MANAGEMENT

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#### (i) Air Quality

In considering development proposals for planning permission the Planning Authority will have regard to the Local Government (Planning and Development) General Policy Directive 1988 (as may be amended) issued by the Minister for the Environment and Local Government relating to air quality standards nationally, and to the Dublin Regional Air Quality Management Plan, Dublin Local Authorities, (2009).

#### (ii) Noise

The Planning Authority will have regard to the Dublin Agglomeration Environmental Noise Action Plan 2013 – 2018, Dublin Local Authorities, (2013) when assessing development proposals along major road and rail transport corridors, with a view to reducing noise from new sources and to identify and protect areas of low sound levels.

Development proposals with the potential to give rise to significant noise impacts may require a Noise Impact Assessment and mitigation plan to minimise noise disturbances and protect the amenities of the area.

The Planning Authority will carefully consider the location of noise sensitive developments so as to ensure they are protected from major noise sources where practical. Furthermore, the provision of appropriate mitigation measures for existing areas adjacent to major noise sources is supported and will be considered having regard to the visual amenity and the proper planning and sustainable development of the area.

Where development sites adjoin residential properties, the Planning Authority will generally attach a condition to grants of planning permission restricting the operation of equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc.) on or adjacent to the site before 7.00 hours on weekdays and 9.00 hours on Saturdays, after 19.00 hours on weekdays and 13.00 hours on Saturdays and at any time on Sundays, Bank Holidays or Public Holidays.

#### (iii) Lighting

Development proposals that include external lighting should include details of the external lighting scheme.

Lighting should be designed so as to avoid light spillage, the creation of glare or the emission of light above a horizontal plane.

External lighting schemes and illuminated signage on commercial and industrial premises, sports grounds, and other community facilities, should be designed, installed and operated so as to prevent nuisance to adjoining occupiers and road users, in the interests of amenity and public safety. A Lighting Plan will be required for developments in sensitive locations.

### 11.6.4 MAJOR ACCIDENTS – SEVESO SITES

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In assessing development proposals pertaining to or in the vicinity of SEVESO sites, the Planning Authority will consult and have regard to the technical advice of the Health and Safety Authority (HSA) in relation to proposed development and proposed land use(s). The Planning Authority will consider land use compatibility using the Individual Risk Matrix and the Inner, Middle and Outer Land Use Planning zones around establishments, as prescribed by the HSA.

For some types of development, particularly those involving large numbers of people and vulnerable occupants, the Planning Authority will consider the societal risk i.e. the risk of large numbers of people being affected in a single accident.

### 11.6.5 WASTE MANAGEMENT

#### (i) Bring Banks & Recycling Facilities

Bring bank facilities will generally be required at appropriate locations in the following developments:

- In conjunction with significant new commercial developments, or extensions to same. A minor offset in car parking requirements may be considered where public recycling bring facilities are provided.
- In conjunction with new waste infrastructure facilities. Proposals for same should include bring facilities for the acceptance of non-hazardous and hazardous wastes from members of the public and small businesses.
- In conjunction with large scale residential and mixed use developments, proposals should provide recycling facilities to serve residents and in some appropriate locations, the wider community.

#### (ii) Design & Siting of Refuse Storage & Recycling Facilities in Developments

The following criteria will be considered in the assessment of the design and siting of waste facilities and bring facilities:

- The location and design of any refuse storage or recycling facility should ensure that it is easily accessible both for residents and/or public and for bin collection, be insect and vermin proofed, will not present an odour problem, and will not significantly detract from the residential amenities of adjacent property or future occupants.
- Provision for the storage and collection of waste materials shall be in accordance with the guidelines for waste storage facilities in the relevant Regional Waste Management Plan and the design considerations contained in Section 4.8 and 4.9 of the DECLG Design Standards for New Apartments (2015). Refuse storage for houses should be externally located, concealed/covered and adequate to cater for the size and number of bins normally allocated to a household. For terraced houses the most appropriate area for bins to be stored is to the front of the house, which should be located in well designed enclosures that do not detract from visual amenity.
- Access to private waste storage in residential schemes should be restricted to residents only.

#### (iii) Waste Recovery and Disposal facilities

In assessing development proposals for or including waste recovery and waste disposal facilities, the Planning Authority will have regard to the policies, actions, targets and provisions of the Eastern-Midlands Region Waste Management Plan 2015-2021, planning legislation, the Development Plan and other relevant planning documents.

The provision of waste recovery facilities, pre-treatment infrastructure and development of indigenous secondary waste processing, including Material Recovery Facilities (MRF) and Waste Transfer Stations will be facilitated at appropriate locations within the County. In general, to prevent an excessive concentration, no new facilities will be permitted inside the M50. Facilities will only be permitted where they do not materially detract from the Land Use Zoning Objective and are at a scale appropriate to its surrounding environment and adjoining amenities.

With regard to large scale proposals for waste disposal installation, the Planning Authority will contribute to the Strategic Infrastructure Development (SID) process. In accordance with the Regional Waste Management Plan, it is envisaged that there is no requirement or demand for additional disposal facilities to be developed during the Plan period.

In the event of a conflict arising between an objective in the Regional Waste Management Plan and that of the County Development Plan, the Regional Waste Management Plan objective takes precedence and a planning decision may be made on that basis.

Development proposals for waste recovery and disposal facilities, should have regard to the following:

- Avoid siting waste infrastructure or related infrastructure in Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Natural Heritage Areas (NHAs), areas protected for landscape amenity, visual amenity, geology, heritage or cultural value, or areas of flood risk.
- Undertake Appropriate Assessment Screening for all waste-related activities requiring development consent;

- Ensure a Sustainable Drainage System (SUDS) is applied to any development and that site specific solutions to surface water drainage systems are developed, which meet the requirements of the EU Water Framework Directive and associated River Basin Management Plans.
- Assess the impact from a transport perspective to be assessed including road access, network, safety and traffic patterns to and from the proposed facility in accordance with road design guidelines and/or relevant guidelines in relation to roads. Proposals will require a Traffic Impact Assessment (TIA).
- Assess the impact on residential and visual amenity of the area. In general, no new waste disposal facility or Refuse Transfer Station shall be located within 200m of a residence.

**(iv) Construction and Demolition Waste**

Construction and demolition waste management plans should be submitted as part of development proposals for projects in excess of any of the following thresholds:

- New residential development of 10 units or more,
- New developments other than above, including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,000 sq metres,
- Demolition/renovation/refurbishment projects generating in excess of 100 cubic metres in volume of C&D waste,
- Civil engineering projects in excess of 500 cubic metres of waste materials used for development works on the site.

Construction and Demolition Waste Management Plan, as a minimum, should include provision for the management of all construction and demolition waste arising on site, and make provision for the re-use of said material and/or the recovery or disposal of this waste to authorised facilities by authorised collectors. Where appropriate, excavated material from development sites should be re-used on the subject site.

#### 11.6.6 AERODROMES

**(i) Consultation**

The Planning Authority will refer planning applications to the Department of Defence and the Irish Aviation Authority (IAA) in accordance with the following:

- Development on the areas underneath the Approach Surfaces/funnels.
- Proposed landfills or Civic Amenity facilities within approximately 13km radius of Aerodromes.
- Industrial processes that may generate smoke, dust or steam in such volume as may restrict visibility in the neighbourhood of the runway approaches.
- Overhead electric lines, strategic pipelines and generating stations in the vicinity of aerodromes.
- Any proposed development exceeding an Ordnance Datum (OD) height 45 metres above the level of the aerodromes.
- Any activities which may attract birds to within the Approach Surface or Inner Horizontal Surface.
- Any significant external lighting in the Approach Surface or in the vicinity of the aerodrome that may confuse pilots in the interpretation of aeronautical lights or cause dazzle or glare.
- Development within the Inner Zone (Department of Defence).
- Development within the Security Zone (Department of Defence).

The Department of Defence should be consulted on any proposed development, which by its nature, is likely to increase air traffic in the vicinity of Casement Aerodrome or affect the safety, efficiency or regularity of operations at Casement Aerodrome.

## (ii) Obstacle Limitations Surfaces

The restricted surfaces and areas associated with the Obstacle Limitations Surfaces for Weston and Casement Aerodromes are indicated on the Development Plan maps. The Obstacle Limitations Surfaces are informed by the Irish Aviation Authority Guidance Material on Aerodrome Annex 14 Surfaces, 2015, and the established requirements of the Department of Defence for Casement Aerodrome.

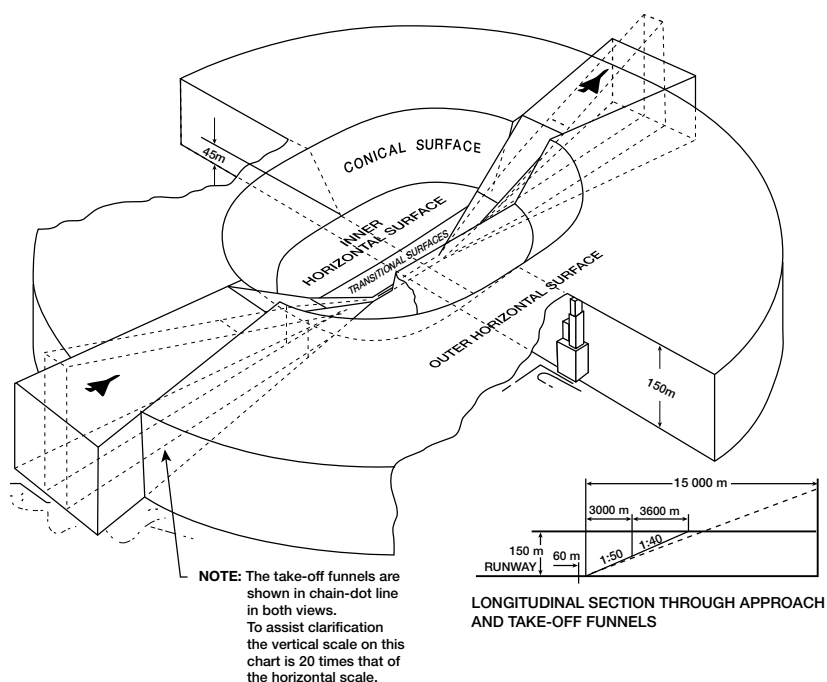
The principle Obstacle Limitation Surfaces of the International Civil Aviation Organisation's (ICAO) "Annex 14" are:

- Approach Surfaces: long wedge-shaped funnels, leading to the end(s) of each runway.
- Transitional Surfaces: to both sides of each runway and approach surface, mostly contained within the aerodrome itself.
- Inner Horizontal Surface: a large race-track-shaped or circular area above an aerodrome. (e.g 45 metres OD for Casement).
- Conical Surface: a large rising 'rim' area just outside the Inner Horizontal Surface and extending at a slope to the height of the outer horizontal surface.

A general illustration of the Obstacle Limitation Surfaces is included in Figure 11.1 for clarity and to aid implementation of the Development Plan map.

**Fig 11.1: Illustration of Obstacle Limitations Surfaces**

**Source:** Irish Aviation Authority



## (iii) Development Restrictions at Aerodromes

The Council will generally prevent the encroachment of development around the aerodromes which would interfere with its safe operation. Restrictions to development shall be applied in the environs of the aerodromes; in particular, the following is required:

### Public Safety Zones

Public Safety Zones are areas of land at the end of runways established to control the number of people on the ground at risk in the unlikely event of an aircraft accident on take-off or landing. These areas are delineated as a triangular shape on the Development Plan maps and in general, no development shall be permitted within these zones.

### Inner Approach Area

Within the Inner Approach Area (the area under the Inner Approach Surface) development shall be prohibited, save for whereby development could not reasonably expect to increase the number of people working or congregating in or at the property. This may include development such as the extension of an existing dwelling or a change of building use. New developments with a high intensity of use are prohibited.

### Outer Approach Area

Under the Outer Approach Surface (outside the Inner Approach Area but within the approach funnels), graded heights of development below the Obstacle Limitation Surfaces of the runways may be permitted, subject to demonstration that the development is not an obstacle to the operation of the runway.

The Planning Authority will consult with the Department of Defence and the Irish Aviation Authority, as required, in this assessment. The Planning Authority will require the applicant to submit a longitudinal section through the relevant Approach Surface funnel. The section drawing shall include the following:

- The Ordnance Datum (OD) of the relevant runway
- The approach surface slope for the relevant runway in accordance with Table 3 & 4 of the Irish Aviation Authority 'Guidance Material on Aerodrome Annex 14 Surfaces (2015).

**Table 11.26: – Aerodrome Surface Slopes**

APPROACH RUNWAY	SURFACE SLOPE
<b>Casement Runways 11/29</b>	2% for first sector (3000m)
<b>Casement Runways 05/23</b>	3.33% (non – instrument runway)
<b>Weston Runway 07/25</b>	4%

- The OD of the highest point and OD of the predominant height of the proposed development.
- A range of OD reference points for the existing ground levels on the subject site.
- The horizontal distance of the subject site from the Aerodrome.
- Heights of existing permanent obstacles in the vicinity of the site if applying the principle of shielding (see Section 3.23 of the Irish Aviation Authority Guidance Material on Aerodrome Annex 14 Surfaces, 2015).

The distance from threshold shall be taken into account in the section drawing.

For significant developments and in instances of marginal cases, the applicant may be requested to submit an individual aeronautical assessment.



**Conical Surface:**

Generally, development will be acceptable in this zone provided the development is under the height restriction of 45m above the elevation datum of the Aerodrome (86.6m OD).

The applicant shall be required to detail the OD height of the proposed development, in the context of the relevant Aerodrome.

**Inner Horizontal Surface**

Generally, development will be acceptable in this zone, subject to the development having an OD height below the height restriction of the Inner Horizontal Surface (generally 45m above the elevation datum of the Aerodrome). In general, this will be applicable to development above the prevalent building height (based on OD) of the area. The Inner Horizontal Surface of Casement is 86.6m OD and Weston is 91.3m OD. Similar to development within the Outer Approach Surface, the applicant should demonstrate that the proposed development is not an obstacle to the Aerodrome airspace.

The applicant shall be required to detail the OD height of the proposed development, in the context of the relevant Aerodrome.

**Outer Horizontal Surface**

In areas beyond the limits of the Conical Surface, objects and proposed development which extend to a height of 150m or more above the OD elevation of the Aerodrome should be regarded as obstacles, unless a special aeronautical study indicates that they do not constitute a hazard to aeroplanes.

**Department of Defence Restrictions****a) Inner Zone**

Within the Department of Defence Inner Zone, 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 and antennae, in the Inner Zone will be subject to special examination by the Department of Defence to ensure that their construction would not be undesirable for safety, security or operational reasons.

In general, within the Department of Defence Inner Zone (delineated on Development Plan Map), in addition to the Obstacle Limitation Surfaces for the Aerodrome, no buildings or structures exceeding 20m in height above ground level should be permitted except where specifically agreed in writing following consultation with the Department of Defence that the proposed development will not affect the safety, efficiency or regularity of operations at the aerodrome.

**b) Security Zone**

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 inter-governmental tasks and for sensitive extraditions. The arrivals area is not overlooked from any building in close proximity and consequently, there is a requirement to impose restrictions on development in that area and in close proximity to the aerodrome boundary to maintain same.

In considering appropriate development within the Security Zone adjacent to the Aerodrome, the following requirements shall be addressed either as part of a development submission or as a condition of permission where appropriate:

**Sterile Zone:** A sterile zone shall be created from the existing Aerodrome boundary fence to the boundary of the development, subject to a minimum width of 2.5 metres. This zone shall be gated with access confined to Defence Forces Personnel (or other by arrangement). The Department of Defence reserves the right to install alarm systems in this area.

**Boundary Fence of Development:** A 3 metre high clear visibility fence with integrated ram defence barriers shall be erected where the development shares a boundary with the Aerodrome.

**CCTV:** Any new development along the aerodrome perimeter shall be covered by tilt and zoom cameras with a minimum zoom of 20:1, or an improved magnification as agreed. Facilities shall be provided for the images from these cameras to be shared with the military authorities as and when required.



**Building Restrictions:**

- No buildings shall be located within 10 metres of the edge of the sterile zone (use of this area for car parking may be acceptable).
- Site layout to be designed with roads and yard areas located near the aerodrome boundary to provide clear lines of sight for monitoring and surveillance.
- Buildings overlooking the perimeter shall have limited windows (with frosted glass) above ground floor level.
- Roofs shall be secure and roof surfaces shall provide no opportunity to observe the Aerodrome while remaining hidden from view.

**Noise**

The area within which aircraft noise may be significant in the vicinity of the Aerodromes is indicated on the Development Plan maps. For residential development and other vulnerable land uses to noise, an appropriate noise assessment and mitigation measures to protect residential amenity should be submitted.

**Other Restrictions**

Aviation safety will be a consideration in the assessment of proposals in the vicinity of the Aerodromes in relation to industrial development, extensive lighting and any activity/land use (e.g. waste infrastructure) that could attract birds to the Obstacle Limitations Surfaces.

**(iv) Dublin Airport Safeguarding**

Within the Outer Safeguarding Boundary (as delineated on the Development Plan map), all planning applications for the following types of development should be referred to the Dublin Airport licensee:

- a). Buildings, structures, erections and works exceeding 90 metres in height.
- b). All applications involving major tree planting schemes, mineral extraction or quarrying, a refuse tip, a reservoir, a sewerage disposal works, a nature reserve or a bird sanctuary and all applications contained with an aviation use.

## 11.7.0 Energy

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### 11.7.1 ENERGY PERFORMANCE IN EXISTING BUILDINGS

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Extensions to existing residential and non-residential buildings, and material alteration or change of use of existing residential and non-residential buildings, should comply with the requirements of the current Building Regulations Part L – Conservation of Fuel and Energy (2008 and 2011), and any other supplementary or superseding guidance documents.

Development proposals for the refurbishment and upgrading of existing buildings should have regard to the DECLG Towards nearly Zero Energy Buildings in Ireland - Planning for 2020 and Beyond, which promote the increase of near Zero Energy Buildings (nZEB).

### 11.7.2 ENERGY PERFORMANCE IN NEW BUILDINGS

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Development proposals for medium to large scale residential and commercial developments in excess of 10 residential units and/or 1,000sq.metres of commercial floor space should be accompanied by an Energy Efficiency and Climate Change Adaptation Design Statement. The statement should detail how any on-site demolition, construction and long-term management of the development will be catered for and how energy and climate change adaptation considerations have been inherently addressed in the design and planning of the scheme.

The construction of new residential and non-residential buildings should comply with the requirements of the current Building Regulations Part L – Conservation of Fuel and Energy (2008 and 2011), and any other supplementary or superseding guidance documents.

Development proposals for new residential and non-residential buildings should have regard to the DECLG Towards nearly Zero Energy Buildings in Ireland - Planning for 2020 and Beyond, which promotes the increase of near Zero Energy Buildings (nZEB).

Residential developments should also have regard to Criteria 5 and 9 of the DoEHLG Urban Design – A Best Practice Guide (2009) which relate to efficiency and adaptability.

The use of green building methods such as BREEAM (Building Research Establishment Environmental Assessment Methodology) and LEED (Leadership in Energy Efficiency and Design) ensure a whole-life cycle approach to building design including operational carbon and embodied carbon. This holistic approach results in low energy demand buildings with a significantly reduced carbon footprint and a higher commercial value.

### 11.7.3 LOW CARBON DISTRICT HEATING NETWORKS

Development proposals for large scale residential, commercial or mixed use developments (100 + dwellings at a density of 50 dwelling per hectare (dph) or more and/or non-residential development of 10,000 sq.metres or over) in or adjoining Low Carbon District Heating Character Areas (see Chapter 10, Fig. 10.3) should, where practical and viable:

- Carry out an Energy Analysis of the proposed development and quantify the annual energy consumption anticipated from the operation of the proposed development; and
- Include proposals for low carbon heating, for example combined heat and power (CHP generation) and distribution infrastructure on site and demonstrate how opportunities to accommodate a district heating solution have been maximised, taking into account energy demand, energy load mix, layout and phasing of the proposed development; and
- Where opportunities for low carbon heating have been identified on site, heat distribution infrastructure and proposals for local distribution must be provided within a reasonable time frame.

**or**

- Provide evidence that low carbon heat network proposals (including renewable energy opportunities) have been fully explored and are unfeasible; and
- Where on-site low carbon heat network proposals have been explored and are unfeasible, details of future proofing of the building fabric and safeguarding of pipe network routes up to the site boundaries to facilitate future connection to such schemes should be submitted.

### 11.7.4 SMALL SCALE HYDRO-ELECTRICITY PROJECTS

Any development proposals for hydroelectric energy development must:

- Be accompanied by a detailed assessment of flow conditions.
- Ensure that the proposed structures do not impede or prevent the passage of freshwater species passing through the structures.
- Ensure that the siting and design of proposals have regard to the visual and residential amenities of the surrounding area, including noise impact.
- Consider the provisions of the Water Framework Directive, Habitats Directive and other environmental, fisheries or built heritage issues.
- Comply with the Inland Fisheries Ireland 'Guidelines on the Planning, Design, Construction and Operation of Small Scale Hydro electric schemes'.

### 11.7.5 SOLAR ENERGY

Development proposals for solar energy development must:

- Prioritise south facing aspects and have an inclination of between approximately 35 and 50 degrees, depending on the use of solar PV or solar thermal technologies.
- Be designed to take account of over-shadowing from other solar installations on site and from existing elements of the built environment such as chimneys, parapet, roof plant equipment, taller buildings and structures in the immediate vicinity.
- Ensure that the siting and design of proposals have regard to the visual amenities of the surrounding area.
- Consider the provisions of the Water Framework Directive, Habitats Directive and other environmental and built heritage issues.

### 11.7.6 WASTE HEAT RECOVERY & UTILISATION

Development proposals for new industrial and commercial developments and large extensions to existing premises, where the processes associated with the primary operation of the proposal generates significant waste heat, must:

- Carry out an Energy Analysis of the proposed development and identify the details of potential waste heat generated and suitability for waste heat recovery and utilisation on site and with adjoining sites; and
- Include heat recovery and re-use technology on site; and
- Include heat distribution infrastructure above or below ground (including future proofing of the building fabric to facilitate future connection, safeguarding any pipe work routes up to the boundary to adjoining sites).

or

- Provide evidence that heat recovery and distribution has been fully explored and is unfeasible.

## 11.8.0 ENVIRONMENTAL ASSESSMENT

### 11.8.1 ENVIRONMENTAL IMPACT ASSESSMENT

The Planning and Development Regulations 2001 specify mandatory thresholds above which Environmental Impact Statements (EIS) are required, setting out the types and scale of development proposals that require EIS. Where it appears to the Planning Authority that a development proposal that falls below the thresholds set out in the Planning and Development Regulations would be likely to have a significant environmental effect, a subthreshold/discretionary EIS can be requested by the Planning Authority.

### 11.8.2 APPROPRIATE ASSESSMENT

Under Article 6 of the Habitats Directive there is a requirement to establish whether, in relation to plans and projects, Appropriate Assessment (AA) is required.

If, following screening, it is considered that AA is required then the proponent of the plan or project must prepare a Natura Impact Statement. A plan or project will only be authorised after the competent authority has ascertained, based on scientific evidence, Screening for Appropriate Assessment, and a Stage 2 Appropriate Assessment where necessary, that:

- The plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any Natura 2000 site (either individually or in combination with other plans or projects);

or

- The plan or project will have significant adverse effects on the integrity of any Natura 2000 (that does not host a priority natural habitat type and/or a priority species) but there are no alternative

solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest – including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or

- The plan or project will have a significant adverse effect on the integrity of any Natura 2000 site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons for overriding public interest - restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.

### 11.9.0 Development Management Thresholds

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A guide will be prepared listing all of the thresholds for studies and/or assessments for Chapter 11. This guide will complement SDCC Pre Planning Guidance.