



# TWO YEAR PROGRESS REPORT ON SECURING POLICIES & OBJECTIVES



South Dublin County Council  
Development Plan  
2016 – 2022  
Two Year Progress Report

December 2018



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South Dublin County Council  
Development Plan  
2016 – 2022  
Two Year Progress Report

Section

1

Introduction

## INTRODUCTION

On the 16<sup>th</sup> of May 2016, the South Dublin County Council Development Plan 2016-2022 (the Development Plan) was adopted by the Elected Members of South Dublin County Council (SDCC) following an extensive public consultation and statutory process in accordance with the requirements of the Planning and Development Act (as amended) (the Act). On 14<sup>th</sup> of June 2016, the Development Plan came into effect. As a document it sets out the policy for the County and represents an agreed economic, social, cultural and environmental outlook for the future planning, growth and development of South Dublin County.

### *Purpose*

This Progress Report (the Report) sets out to review and provide an update on the status of securing key policies and objectives, highlighting some key projects and areas where SDCC is working successfully with stakeholders to deliver innovative, dynamic, high quality results to improve quality of life within South Dublin. The implementation of the Development Plan is fundamental to achieving SDCC's corporate mission, which is to make South Dublin County the best possible place in which to live, work and do business.

### *Statutory Context*

The Act sets out mandatory objectives that must be included in a Development Plan. SDCC, as SDCC has a duty to take such steps within its powers as may be necessary for securing the objectives of the Development Plan. This requires the input and positive contribution of a variety of stakeholders including: SDCC, Government Departments, landowners, developers, communities and statutory bodies.

Section 15 (2) of the Act requires that 'SDCC shall, not more than two years after the making of a Development Plan, give a report to the Members of the Authority on the progress achieved in securing the objectives'.

### *Structure*

This Report is laid out as follows:

**Section 1** Introduction: Setting out the legislative background and highlights the contextual changes since the adoption of the Development Plan in May 2016.

**Section 2** Progress Report on the 11 no. chapters of the Development Plan. It summarises the overarching aims and objectives of each chapter and highlights how the key policies and objectives are progressing. Key projects are identified and where appropriate details included such as photos, imagery, maps etc. In relation to the Implementation, trends are identified in Development Management activity.

### *Corporate Plan*

The aim of SDCC is to make our county the best possible place in which to live, work and do business. The Corporate Plan 2015-2019 provides the vision and strategic direction for the SDCC over the next five years. The implementation of the Development Plan is fundamental to achieving SDCC's corporate mission. SDCC is guided by and committed to the following core values in its everyday activities.

- Value for Money
- Accountability and Transparency
- Quality Service
- Sustainability
- Inclusiveness, Equality and Accessibility

### *Themes*

During preparation of the Corporate Plan, a number of themes emerged. They are outlined below:

#### Economic Development

Economic development is at the heart of everything SDCC does. It embraces community development, employment creation, equality of opportunity, social equality and all that contributes to our quality of life.



### Quality of Life - Health and Wellbeing

The health and wellbeing of the people of South Dublin County are a measure of SDCC'S success. As a local authority, we can influence physical and mental wellbeing in terms of social inclusion, recreation activities, library services, employment creation, housing supply, community infrastructure and financial supports.

### Social Inclusion

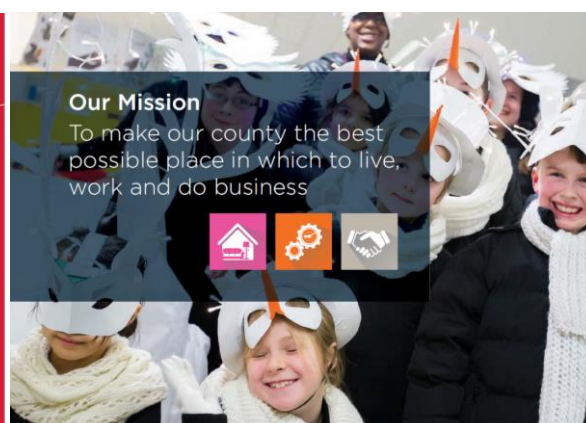
Equality of opportunity and access to opportunities are central to any just society. Social inclusion and integration programmes for Travellers, older people, immigrants, people with special needs and the less well-off will remain central to all policy decisions.

### Citizen Engagement

For local government to be successful, local people must get involved in developing a shared vision for our future. We will continue to consult and engage with local people, organisations and businesses in relation to all our projects and programmes.

### Collaboration with Others

SDCC cannot deliver the Corporate Plan on its own. SDCC will look for help from the community and voluntary sector, business, government and beyond to deliver the best outcomes for everyone.



### *Budget*

The SDCC budget reflects the Corporate Plan's organisational priorities as set out in the Corporate Plan in the following key areas: Housing, Economic Development, Tourism and Business, Community Development and Social Infrastructure. The 2017 budget expenditure was over €227 million. The 2018 Budget provided for a total expenditure of over €230 million. Funding has been allocated towards the delivery of projects that support the delivery of Development Plan objectives. Funding sources are referenced throughout Section 2 of this Report in terms of progress in implementing Development Plan Policies and Objectives.

### *Variations to SDCC Development Plan*

Since the adoption of the County Development Plan, two variations have been carried out to the Development Plan since its adoption in May 2016. On May 21<sup>st</sup> 2018, SDCC made two Variations to the Development Plan. These variations are effective from May 21<sup>st</sup> 2018. Variation No. 1 includes for a zoning amendment to lands at Grangecastle West. Variation No. 2 provides for new policy and objectives to support the Vacant Site Levy.

In November 2018 a third proposed variation to the Development Plan went on display for public consultation. Variation No. 3 proposes to amend the zoning objective of approximately 178 hectares of land from zoning objective EE (Enterprise and Employment) to objective REGEN (Regeneration).

### *A Time of Change*

Since the adoption of the Development Plan in May 2016, there have been significant changes in circumstances economically, socially and environmentally. This is reflected in new legislation, policy guidance from central government and the changing roles and functions of SDCC.

### **Legislation**

A number of key pieces of legislation have been enacted including:

#### *Vacant Sites*

The Urban Regeneration and Housing Act 2015 (The Vacant Sites Act) introduced the vacant site levy as a site activation measure to ensure that vacant or underutilised land in urban areas is brought into beneficial use. The primary purpose of the legislation is to assist in addressing the current housing supply shortage and to stimulate increased activity in the construction sector. Under the Vacant Sites Act, each local authority is required to compile a register of lands in its area that are suitable for housing but are not coming forward for development.

The Vacant Sites Act defines a vacant site as land (exceeding 0.05 hectares) where: In the case of residential land, there is a need for housing in the area, the site is suitable for housing and the majority of the site is vacant or idle, or is not being used primarily for the provision of housing (subject to the most recent purchase of the site occurring after it became residential land); and In the case of regeneration land, the majority of the site has not been in use (i.e. vacant) for an extended period of time and where the fact that the site being vacant is having a negative impact on existing amenities or on the character of the area.

A vacant site can be entered onto the Vacant Site Register (VSR) when a local authority is of the opinion that it has been vacant for a minimum of 12 months preceding its entry on the VSR. SDCC's VSR was established on 1<sup>st</sup> January 2017. The VSR has been populated with a number of sites which have been identified as vacant, fully assessed and gone through the various statutory stages for notification.

There are eight sites currently identified on the VSR. A further 23 no. additional sites are currently being assessed with a view to adding



to the register by the end of 2018 or early 2019.

A site entered on the VSR is subject to the Vacant Site Levy (VSL), payable in arrears each year beginning in 2019. In respect of 2018, the VSL will be 3% of the site's market value, payable in 2019. The levy will increase to 7% in respect of 2019, payable in 2020, and every subsequent year thereafter. In 2019 five of the sites on SDCC's VSR will be subject to the VSL.

#### *Strategic Housing Development*

In 2016, the *Planning and Development (Housing) and Residential Tenancies Act 2016*, was introduced to allow planning applications for housing developments of more than 100 residential units and/or 200 plus student bed spaces be made directly to An Bord Pleanála under a new 'fast-track' planning process. The *Planning and Development (Strategic Housing Development) Regulations 2017*, came in to effect in July 2017. More details on Strategic Housing Developments (SHDs) are contained in this Progress Report under Chapter 11 'Implementation'.

#### **Planning Policy**

##### *Project Ireland 2040*

Project Ireland 2040 is the Government's overarching policy initiative. Project Ireland 2040 is informed by the Programme for a Partnership Government 2016, which recognises that economic and social progress go hand in hand, as well as by the National Planning Framework (NPF) to 2040 and the National Development Plan (NDP) 2018-2027. Project Ireland 2040 seeks to achieve ten strategic outcomes, building around the overarching themes of wellbeing, equality and opportunity and representing the ten priorities of the NPF.

##### *National Planning Framework*

The Department of Housing Planning and Local Government (DHPLG) published the NPF under Project Ireland 2040 in February 2018. It is the overarching policy and planning

framework for the social, economic and cultural development of our country. It is a national document that will guide at a high-level strategic planning and development for the country over the next 20+ years, so that as the population grows, that growth is sustainable (economic, social and environmental). The vision set out under the NPF is based on a set of values that ensure Ireland's long term economic, environmental and social progress for all parts of our country. The NPF in combination with the ten-year NDP guides strategic development and infrastructure investment at national level.

##### *National Development Plan 2018-2027*

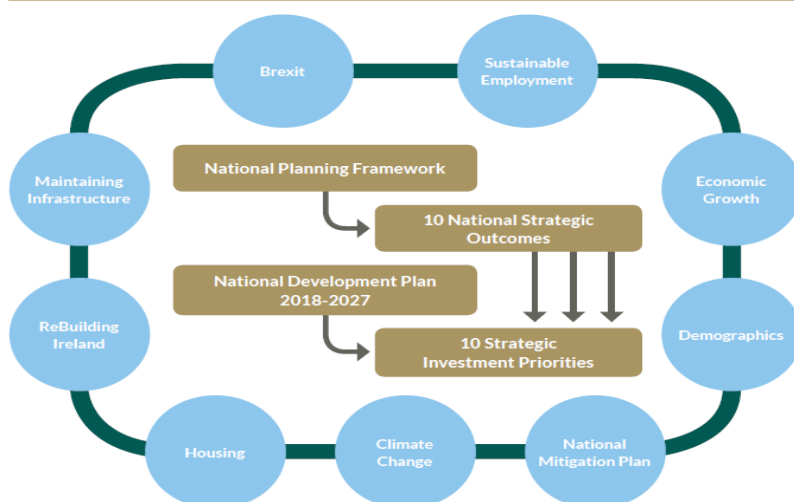
The NDP sets out the investment priorities that will underpin the successful implementation of the NPF. This will guide national, regional and local planning and investment decisions in Ireland over the next two decades, to cater for an expected population increase of over 1 million people.

##### *Urban Regeneration & Development Fund (URDF)*

As part of Project Ireland 2040, a new Urban Regeneration and Development Fund (URDF) was established, primarily to support the compact growth and sustainable development of Ireland's five cities and other large urban centres. It has an allocation of €2 billion in the NDP to 2027.

In line with the objectives of the NPF, the Fund is designed to leverage a greater proportion of residential and commercial development, supported by infrastructure, services and amenities, within the existing built 'footprint' of our larger settlements. SDCC prepared and submitted two applications for the URDF, the applications are for one Category A: "Ready-To-Go" project in Tallaght and one Category B: "Pipeline" project in Ballymount. Both applications were successful with €3 million allocated to Tallaght Town Centre (Civic Plaza/ Link Roads) and further funding to Naas Road/ Ballymount (Integrated Urban Development).

**Context of the National Development Plan**



*Rebuilding Ireland – Action Plan for Housing and Homelessness (2016)*

Rebuilding Ireland Action Plan for Housing (the Action Plan) sets out government policy focused on tackling the national housing supply shortage across tenures. The Action Plan provides a multi-stranded, action-oriented approach to increase the supply of social housing, to double the output of overall housing to at least 25,000 per annum by 2020, to service all tenure types, and to tackle homelessness in a comprehensive manner. The Action Plan includes a comprehensive Five Pillar approach:

- Pillar One - Address Homelessness
- Pillar Two – Accelerate Social Housing
- Pillar Three – Build more Homes
- Pillar Four - Improve the Rental Sector

*Pillar Five – Utilise existing housing Local Infrastructure Housing Activation Fund (LIHAF)*

The Local Infrastructure Housing Activation Fund (LIHAF) is a key element of Pillar 3 of the Action Plan. The objective of LIHAF is to provide public off-site infrastructure to relieve critical infrastructure blockages. This will enable the accelerated delivery of housing on key development sites in Dublin and in urban areas of high demand for housing. The call for proposals for the €200 million fund was announced on 26 August 2016, with a closing date of 14 October 2016. SDCC was successful in receiving funding commitments for three applications – Adamstown SDZ (€20 million), Clonburris SDZ (€3 million) and Kilcarbery Grange to the value of €4.4 million.

### *Regional Spatial and Economic Strategy*

The process for making the new Regional Spatial and Economic Strategy (RSES) began on 20<sup>th</sup> November with the publication of the Issues Paper to inform the consultation period, which concluded on 16<sup>th</sup> February 2018. The Eastern and Midland Regional Assembly (EMRA) prepared a draft RSES for the whole of the Eastern and Midland Region (EMR) for the period 2019-2031. The draft RSES is currently on Public Consultation from 5<sup>th</sup> November 2018 to 23<sup>rd</sup> January 2019. The Draft RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives (RPO's). The RSES provides a strategic framework for investment to better manage spatial planning and economic development throughout the Region.

The Draft RSES provides a:

- *Spatial Strategy* – to manage future growth and ensure the creation of healthy and attractive places to live, work, study, visit and invest in.
- *Economic Strategy* – that builds on our strengths to sustain a strong economy and support the creation of quality jobs that ensure a good living standard for all.
- *Metropolitan Area Strategic Plan (MASP)* – to ensure a supply of strategic development areas for the sustainable growth and continued success and competitiveness of the Dublin metropolitan area.
- *Investment Framework* – to prioritise the delivery of key enabling infrastructure and services by government and state agencies.
- *Climate Action Strategy* – to accelerate climate action, ensure a clean and healthy environment and to promote sustainable transport and strategic green infrastructure.

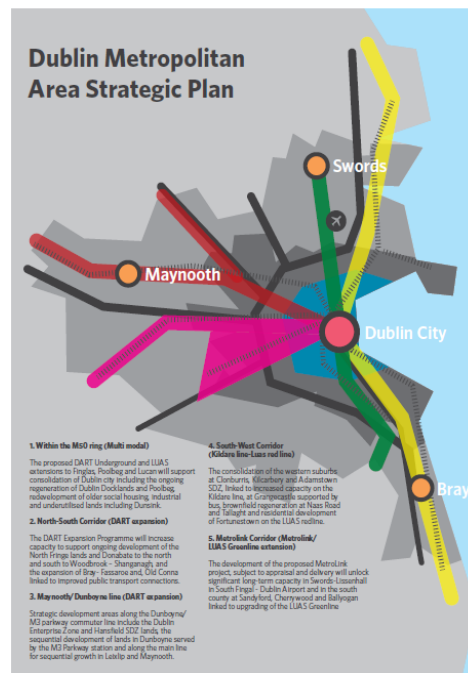
### *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (March 2018)*

The Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (the Apartment Guidelines) take account of the overall policy context of Rebuilding Ireland and the NPF, up-to-date evidence of projected future housing demand, as well as circumstances and trends prevailing in the housing market. The Apartment Guidelines focus on the planning-related aspects of apartment building and individual units including design parameters. The Apartment Guidelines also set out policy for the 'build to rent' and 'shared accommodation' sectors.

### *Dublin Area Bus Network Redesign*

The National Transport Authority (NTA) have commenced a review of Dublin's bus network. The vast majority of public transport in Dublin is provided by buses. Redesigning Dublin's bus network is an opportunity to review the evidence for public transport demand, and to design a network that meets those demands efficiently. The Dublin Area Bus Network Redesign Public Consultation (BusConnects) aims to overhaul the current bus system in the Dublin region. Under the proposals, the level of bus service will increase by 27%. This includes services on 11 brand-new orbital routes that will operate on a 15-minute frequency or better, in the north, south and west of the network area.

In July 2018 the first phase of Public Consultation on BusConnects was launched, ending in September 2018. Following review of the submissions from the public consultation process a revised network design will be published by the NTA during 2019 for a second public consultation. It is envisaged that the implementation of the final BusConnects network will take place in 2020.





South Dublin County Council

Development Plan  
2016 – 2022  
Two Year Progress Report

Section  
2

Progress Report  
on Development  
Plan Chapters

**CHAPTER 1: DEVELOPMENT PLAN INTRODUCTION AND CORE STRATEGY**

*Overarching Considerations*

Section 1.2.0 of the Development Plan sets out a number of overarching considerations that underpin the policies and objectives of the Development Plan. These relate to Quality of Life, Prosperity, Sustainability, Health and Wellbeing, Social Inclusion and Climate Change Adaptation.

The examination of the policies and objectives contained throughout this Progress Report gives an indication of the progress in achieving each of the overarching considerations.

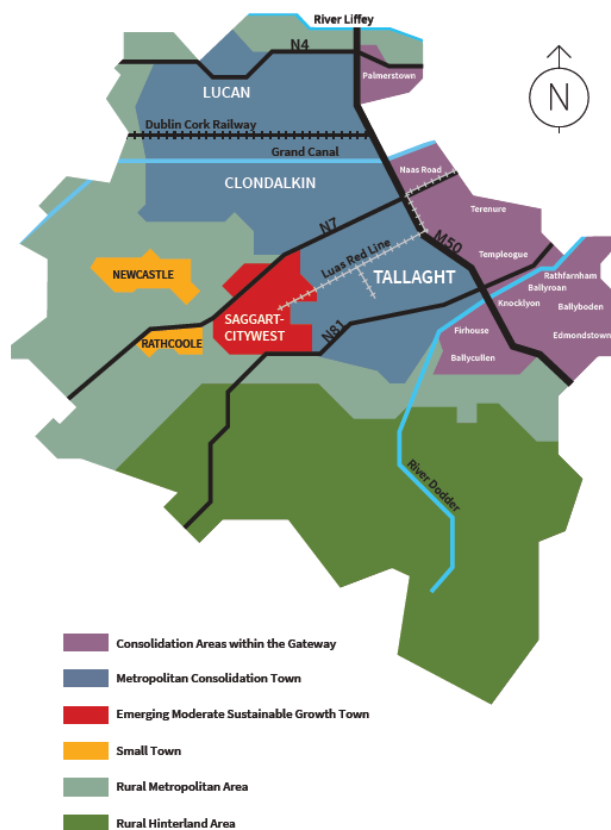
*Introduction*

The Planning and Development (Amendment) Act 2010 introduced a requirement for an evidence based ‘core strategy’ to form part of

all development plans. The ‘Guidance Note on Core Strategies’ (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.

Accordingly, the Development Plan sets out evidence based population and housing targets for each of the settlements and rural areas within its settlement structure. This is used to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the County. The Core Strategy is represented in the form of a diagrammatic map and a series of tables. The settlement hierarchy that was formulated for the County is consistent with the National Spatial Strategy 2002-2020 (NSS) and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs).

**Development Plan Core Strategy Settlement Structure**





*Housing Requirements in South Dublin County*

The Development Plan's Core Strategy has identified a required yearly housing output of 4-5,000 dwellings. The yearly housing output is based upon an analysis of CSO Regional Population Forecasts (2015 – 2031) and RPG population and housing targets (2010 – 2022).<sup>1</sup>

An annual yield of 4-5,000 dwellings would equate to an average required output of between 1,000 dwellings and 1,250 dwellings per quarter. The Core Strategy ultimately projected a likely need for 32,132 additional housing units in South Dublin County to 2022.

In accordance with the recommendations of the 'Development Plan Guidelines for Planning Authorities' (2007), to ensure continuity of supply of zoned residential land and sufficient land is zoned to meet residential needs for the nine years (2016-2025), the range between the CSO forecast and the RPG target was considered to incorporate an adequate buffer over the 9 year period to 2025.

The national economy experienced a significant downturn over a number of years and this is reflected by a slowdown in the delivery of dwellings across the County.

The upturn in the economy since the making of the Development Plan in 2016 is also reflected in the amount of planning permissions granted.

The number of dwellings completed in the County between Quarter (Q) 1 of 2016 and Q2 of 2018 was collated and is set out in the Table 1.1. The number of dwellings completed compared to the number of dwellings that are required to be completed on average per quarter for the lifetime of the Development

Plan (2016 – 2022, CSO forecast) is also set out in the Figure 1.1.

**Table 1.1 Dwellings Completed Per Quarter in South Dublin County**

Quarter	Dwellings Completed per Quarter	Dwellings Completed at Year End
Q1 2016	179	709
Q2 2016	164	
Q3 2016	142	
Q4 2016	224	
Q1 2017	128	1,133
Q2 2017	429	
Q3 2017	183	
Q4 2017	393	
Q1 2018	214	
Q2 2018	261	
Total	2,317	

Source: SDCC Data

In addition to the above, from Q1 2016 to Q2 2018, a further 97 homes have been delivered through SDCC's Build Programme (Infill, PPP and Approved Housing Body New Build) adding an average additional 9.7 completed homes per quarter.

It is noted that, notwithstanding a steady increase in dwelling completions between peaks and troughs since Q1 of 2016, dwellings completions have not reached the housing targets required to serve the future population needs of the County as identified in the Development Plan's Core Strategy.

Housing completions are influenced by industry and market forces, which are outside the control of SDCC particularly in the context that:

<sup>1</sup> The Core Strategy utilised and compared a population projection of 272,370 extrapolated from the CSO Regional Population Forecasts and a population forecast of 287,341 sourced from the

Regional Planning Guidelines for the County for 2016. The CSO Census 2016 population result for the County was 278,767.

- 3,774 dwellings (including Strategic Housing Development Applications) have been granted planning permission in the County between Q1 of 2016 and Q2 of 2018 (see Table 1.2 below);
- 3,312 dwellings that have planning permissions in the County have not commenced construction (as of Q2 2018); and
- The remaining capacity for residential development on lands zoned for residential development or a mixture of uses that include residential development within in the County totals approx. 38,000 dwellings (as of Q2 2018 – see Table 1.3 below).

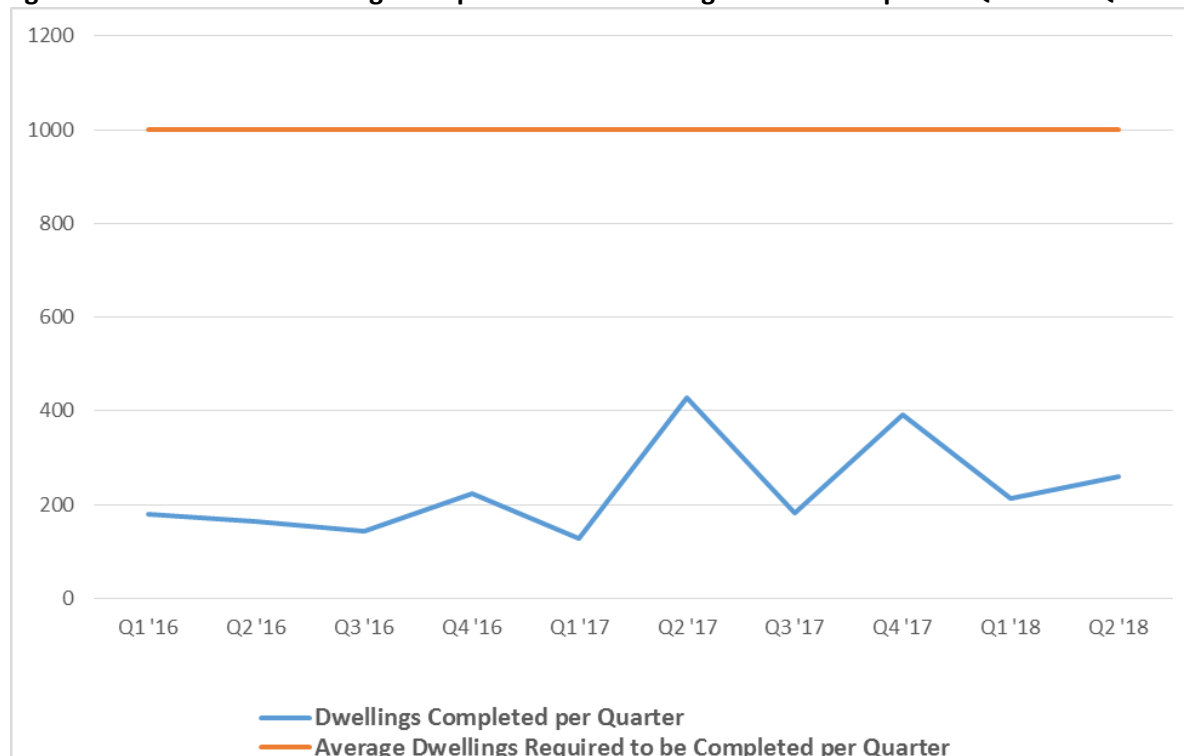
Therefore, the quantum of lands zoned for residential development that remain in the County remains sufficient to meet housing needs up to 2022.

**Table 1.2: Dwellings Granted in County Q1 2016 to Q2 2018**

Settlement	Dwellings Nos.	% of Dwellings Permitted
Consolidation Area	863	22.87%
Tallaght	389	10.31%
Lucan (Inc. Adamstown)	1,258	33.33%
Clondalkin	231	6.12%
Saggart - City West	673	17.83%
Newcastle	175	4.64%
Rathcoole	181	4.80%
Rural Metropolitan	3	0.08%
Rural Hinterland	1	0.03%
<b>Total</b>	<b>3,774</b>	<b>100%</b>

Source: SDCC Data

**Figure 1.1: Number of Dwellings Completed Versus Average Number Required: Q1 2016 - Q2 2018**



*Housing Land Capacity*

Table 1.10 and Figure 1.1 of the Development Plan demonstrates how the Development Plan's Core Strategy makes provision to accommodate the future population and housing needs of the County within a settlement hierarchy that is consistent with the NSS and RPGs.

To serve the housing and population requirements in accordance with proper planning and sustainable development, a total of approximately 1,100 Hectares of lands were assigned for residential development (including mixed use development that would include residential development) with a capacity for approximately 40,100 dwellings. Table 1.10 of the Development Plan details how the projected housing and population requirements of the County was distributed across the County's settlement structure and in accordance with the prescribed settlement hierarchy.

To ensure that there is sufficient capacity to cater for the population and housing needs of the County, a new Regeneration zoning objective 'REGEN' was 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.

Columns A and B of Table 1.3 below identifies the quantum of lands and the associated capacity that was assigned for residential development under the Development Plan and how this was distributed across the County's Settlement Structure. Columns G and H identifies the approximate remaining capacity of those lands as of Q2 of 2018 both

in terms of remaining lands (Hectares) and potential dwelling numbers. The breakdown of housing capacity identified on 'Residential' lands (Columns C and D) relates to lands that are zoned RES & RES-N while the housing capacity identified on 'Regeneration' lands (Columns E and F) comprises lands that are zoned TC, REGEN, VC, DC, LC.

As illustrated in the table, approximately 1,050 Hectares (93%) out of 1,130 Hectares of lands assigned for residential development remained undeveloped in Q2 of 2018 leaving a capacity for approximately 38,000 dwellings out of approximately 40,100 dwellings.

This demonstrates that the vast majority of the lands assigned for residential development under the Development Plan remains intact and undeveloped. This coincides with the shortfall in housing completions in the County and further highlights that homes are not being constructed by developers on privately owned lands due to a combination of industry and market forces outside the control of SDCC.

**Table 1.3: Residential Development Capacity under SDCC Development Plan 2016 -2022**

Column	A	B	C	D	E	F	G	H	I
Settlement Hierarchy	Total Capacity (HA) Assigned under 2016 Development Plan*	Total Capacity (Dwellings) 2016*	Remaining Residential Capacity Q2 2018 (Ha)	Remaining Residential Capacity Q2 2018 (Dwellings)	Remaining Regeneration Capacity Q2 2018 (Ha)	Approx. Remaining Regeneration Capacity Q2 2018 (Dwellings)	Total Remaining Capacity (HA) Q2 2018	Total Remaining Capacity Q2 2018 (Dwellings)	% Remaining Capacity in relation to HA
Consolidation Area within Gateway	295	9,620	143	4,406	123	4,375	266	8,781	90%
Tallaght	157	5,412	45	1,646	111	3,715	156	5,361	99%
Lucan	152	8,274	147	8,097	2	69	149	8,166	98%
Clondalkin	315	10,748	292	9,952	18	621	310	10,573	98%
Saggart/ Citywest	138	4,196	110	3,216	10	457	120	3,673	87%
Newcastle	28	701	28	701	0	0	28	701	100%
Rathcoole	45	1,062	24	561	2	41	26	601	57%
Rural Metropolitan Area	0	75	0	75	0	0	0	75	N/A
Rural Hinterland Area	0	25	0	25	0	0	0	25	N/A
<b>Total</b>	<b>1,130</b>	<b>40,113</b>	<b>789</b>	<b>28,678</b>	<b>266</b>	<b>9,278</b>	<b>1,054</b>	<b>37,956</b>	<b>93%</b>

\* Excludes 45 ha site/30 dwellings & 20 Ha site erroneously added to Housing and Regeneration development capacity for Lucan under 2016 Development Plan

Note: Figures have been rounded up to the nearest Hectare.

### Progress on Core Strategy Policies and Objectives

Select policies contained in the Introduction and Core Strategy Chapter of the Development Plan are referenced below together with an update on progress in their achievement. Examples plans and projects are used to illustrate and highlight progress.

#### *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. A key element of the overall Settlement Strategy is to promote the consolidation and sustainable intensification of these existing peri-urban/suburban areas 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.

#### *Progress*

Objectives relating to the sustainable consolidation of development are largely in progress through SDCC's Development Management and Forward Planning functions.

From a Forward Planning perspective, approximately 295 Hectares of lands with capacity for approx. 9,620 homes was zoned for residential development within the Consolidation Areas within the Gateway under the Development Plan. Approx. 266 Hectares with capacity for approx. 8,800 dwellings remain available for development.

This includes 70 hectares of regeneration lands with capacity for approx. 2,400 dwellings that were identified on

underutilised industrial lands in Ballymount that, to date, have not come forward for development.

SDCC proposes to zone approximately 178 hectares of land from zoning objective EE (Enterprise and Employment) to objective REGEN (Regeneration) at Ballymount / Naas Road. Variation No.3 of the Development Plan went on display in November 2018.

This is being proposed in the context that:

- It is considered highly unlikely that the existing 70 hectares of regeneration lands in Ballymount will be developed within the lifetime of the Development Plan;
- Advice under the 'Guidance Note on Core Strategies (DECLG, 2009)', which states that lands identified for strategic long term development or major development sites should not normally be included in the calculation of residential development capacity;
- the significant locational and infrastructural advantages of the lands that are the subject of the Variation; and
- Recent changes in National and Regional planning policy, namely the publication of the National Planning Framework (NPF) and the Eastern and Midland Assembly (EMA) Draft Regional Spatial and Economic Strategy (RSES) in 2018.

Further to the above, SDCC submitted proposals to the Minister for Housing, Planning and Local Government (the Minister) for funding under the Urban Regeneration & Development Fund (URDF) 2018 Call for Proposals, for (inter alia) the Naas Road / Ballymount area. Funding for the Naas Road / Ballymount area will help facilitate (inter alia) a review of the Naas Road Framework Plan (2010) in addition to the masterplanning of the Ballymount Lands. In November 2018, the Minister announced provisionally a €26 million allocation for 'Category B' projects including Ballymount.

Between Q1 of 2016 and Q2 of 2018, permissions has been granted for approx. 860 dwellings in the Consolidation Area.

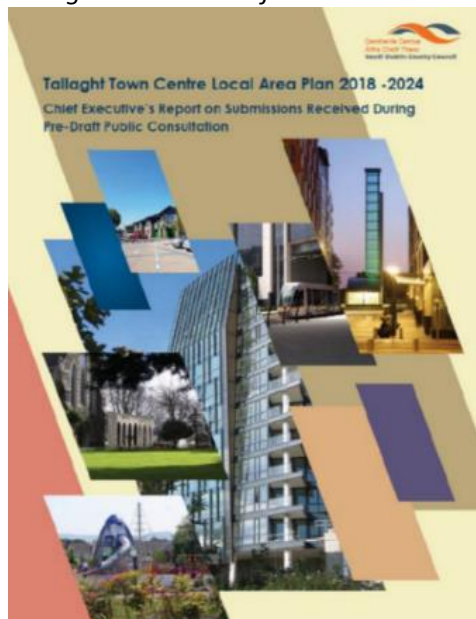
An example of residential development permitted on REGEN lands includes that at Unit 5A-C site, Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24 (SD17A/0212, ABP-301204-18).

As an example of sustainable consolidation and intensification from a mixed use development, SDCC granted planning permission for a residential, services and retail development on the Traders' Bar Site on St. James' Road and Limekiln Green in Greenhills (SD16A/0060). This development is currently under construction.

#### *Metropolitan Consolidation Towns*

The Towns of Tallaght, Lucan and Clondalkin are designated as Metropolitan Consolidation Towns under the Development Plan, which seeks to ensure that 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 continue to be important locations for services, retail and economic activity.

#### *Tallaght LAP Pre- Draft Consultation CE Report*



#### **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.

#### *Progress*

Between Q1 2016 and Q2 2018, Permissions have been granted for development of approx. 1,750 dwellings across the Metropolitan Consolidation Towns. This includes the granting of permission for approximately 1,250 homes in Adamstown, which is within the Metropolitan Consolidation town of Lucan, and permission for the development of 136 homes on 'REGEN' Lands in the Metropolitan Consolidation Town of Tallaght. The development of 109 homes as part of a Public Private Partnership in the townlands of Kilcarbery and Corkagh Demesne in Clondalkin was approved by resolution in September 2017 (SD178/0002).

From a Forward Planning perspective, approx. 690 Hectares of lands with capacity for approx. 24,500 homes was zoned for residential development within Metropolitan Consolidation Towns under the Development Plan of which approx. 610 Hectares (98%) with capacity for approx. 24,100 dwellings remain undeveloped. Of the 138 hectares of lands zoned for mixed uses, intensive enterprise and/or residential led development across the three Metropolitan Consolidation Towns, approx. 131 hectares also remain available for development.

This includes lands within the Metropolitan Consolidation town of Clondalkin that are subject to the Clonburriss SDZ Draft Planning Scheme, which was made by SDCC in June 2018 and is now subject to appeal to An Bord Pleanála (ABP-301962-18). The Planning Scheme seeks to co-ordinate the construction of approx. 8,500 homes, 7,300 sq.m of community floorspace, 21,500 sq.m of retail



floorspace and 31,000 sq.m of employment floorspace.

The Council also undertook non-statutory pre-draft public consultation in July/August 2017 to inform the review of the Tallaght Town Centre LAP for the Metropolitan Consolidation Town of Tallaght. A Chief Executive's Report summarising the consultation process and the issues raised in the submissions was submitted to the September 2017 Council Meeting. Taking into account issues raised, a Draft LAP is nearing finalisation.

Further to the LAP preparation, SDCC has also submitted proposals to the Minister for 'Category A' funding under the Urban Regeneration & Development Fund (URDF) 2018 Call for Proposals for (inter alia) Tallaght Town Centre. The Tallaght bid relates to a number of projects, which upon joint delivery will act as a catalyst for the wider and long term growth of Tallaght. In November 2018 the Minister announced an allocation of €3 million in URDF funding for public realm works (civic plaza and link roads) in Tallaght. Work on the delivery of these projects will commence in Q1 2019.

In the context of the recovery of the Irish Economy and the need to ensure a continual supply of zoned and serviced lands to meet the projected demands of existing and new companies (both indigenous and international) within the County, 193 hectares of additional land adjacent to Grange Castle Business Park in the Metropolitan Consolidation Town of Clondalkin, were zoned Objective EE (Enterprise and Employment) under Variation No. 1 of the Development Plan (May 2018).

*Emerging Moderate Sustainable Growth Town* Saggart/Citywest is identified as an emerging settlement under the Development Plan on the basis of population, economic activity, public transport accessibility, retail designation/provision and future growth

potential. Within this context, the Development Plan seeks to support the long terms growth of this settlement.

### **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.

#### *Progress*

Objectives relating to the sustainable long term growth of the Emerging Moderate Sustainable Growth Town of Saggart/Citywest are in progress through the Councils Development Management and Forward Planning functions.

Between Q1 of 2016 and Q2 of 2018, permissions have been granted for development of 673 homes in Saggart/Citywest. This includes permission granted for a large scale residential development comprising 526 homes at the site bounded by Fortunestown Lane, Garters Lane and Bianconi Avenue, Saggart (Strategic Housing Development: ABP-300555-18).

From a Forward Planning perspective, approximately 138 Hectares lands with capacity for approx. 4,200 homes was zoned for residential development within Saggart/Citywest under the Development Plan. Approx. 120 Hectares with capacity for approx. 3,700 dwellings remain available for development. This includes approx. 10 hectares of lands that were zoned for mixed uses including employment.

The statutory lifespan of the Fortunestown LAP was extended in May 2017 to June 2022. This will help ensure for the continued co-ordinated management of development in the area.

*Small Towns*

The settlements of Newcastle and Rathcoole have been designated as small towns under the Development Plan. This acknowledges that the levels of growth in small towns shall be managed in line with the ability of local services to cater for growth while 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.

*Progress*

Objectives relating to the sustainable long term growth of the Small Town of Rathcoole and Newcastle are in progress through SDCC's Development Management and Forward Planning functions.

Between Q1 of 2016 and Q2 of 2018, permissions have been granted for the development of approx. 356 homes in Newcastle and Rathcoole.

In terms of remaining housing land capacity, there has been a significant divergence in progress between these two towns.

Approximately 43% of the lands zoned for residential development in Rathcoole have been developed, representing the most successful settlement in the County in terms of development. Conversely, as of Q2 2018, approx. 100% of the lands zoned for residential development within Newcastle remained undeveloped. This represents the highest remaining capacity across the County's settlement structure.

The Newcastle LAP statutory lifespan was extended in October 2017 to November 2022. This will help ensure for the co-ordinated management of development of the remaining zoned lands in Newcastle.

*Rural Areas*

The Rural and High Amenity zones of SDCC are considered to be under strong urban influence for housing under the Development Plan. This is reflected under policies and objectives contained in Chapter 1 and 2 of the Development Plan.

**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.

*Progress*

The above policy is in progress. Proposals for rural housing in the Dublin Mountain, Liffey Valley and Dodder Valley Zones have actively been managed through the application of (inter alia) rural housing need criteria contained in Chapter 2 of the Development Plan under SDCC's Development Management function.

Between Q1 2016 and Q2 2018, permission has been granted for 1 additional house in the Rural Hinterland Area (HA-DM zoned lands) and 3 additional houses in the Rural Metropolitan Area (RU zoned lands).

*LAPs, Approved Plans and Studies*

The Development Plan promotes the preparation of LAPs 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. This is reflected under CORE STRATEGY (CS) Policy 6.

**CORE STRATEGY (CS) Policy 6 LAPs**

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

*Progress*

The preparation of LAPS for areas that are likely to experience large scale residential or commercial development or regeneration is in progress through SDCC's Forward Planning Function.

Work on the preparation of the Ballymount LAP and Tallaght Town Centre LAP has commenced. The Council undertook non-statutory pre-draft public consultation in July/August 2017 to inform the review of the Tallaght LAP (LAP). A Chief Executive's Report summarising the consultation process and the issues raised in the submissions was submitted to the September 2017 Council Meeting. Taking into account issues raised, a Draft LAP is being finalised.

SDCC submitted proposals to the Minister for Housing, Planning and Local Government (the Minister) for funding under the Urban Regeneration & Development Fund (URDF) 2018 Call for Proposals, for (inter alia) the Naas Road / Ballymount area and Tallaght.

Funding for the Naas Road / Ballymount area will help facilitate (inter alia) a review of the Naas Road Framework Plan (2010) in addition to the masterplanning of the Ballymount Lands. In November 2018, the Minister announced provisionally a €26 million allocation for 'Category B' projects including Ballymount.

The Tallaght bid relates to a number of projects, which upon joint delivery will act as a catalyst for the wider and long term growth of Tallaght. In November 2018 the Minister also announced a provisional allocation of €3 million in URDF funding for public realm works (civic plaza and link roads) in Tallaght. Work

on the delivery of these projects will commence in Q1 2019.

In May 2017, an amendment to the Ballycullen- Oldcourt LAP to facilitate the phased delivery of primary schools was adopted.

The statutory lifespan of the Fortunestown LAP was extended in May 2017 to June 2022. The Newcastle LAP statutory lifespan was also extended in October 2017 to November 2022.

**Conclusions**

Development Plan Policies that support the sustainable development of the County's settlement structure are in progress through SDCC's Development Management and Forward Planning Functions.

National economic circumstances have impacted on dwelling completions across the County. It is considered that housing targets, which have been set to serve the needs of the County, have not been met due to industry and market forces that are outside the control of SDCC.

This is evidenced by the significant number of dwellings (3,772) that have been granted planning permission in the County between Q1 of 2016 and Q2 of 2018. Furthermore significant number of dwellings (3,312) have, as of Q2 2018, planning permissions and have yet to commence construction. SDCC continues to have a capacity for residential development on zoned lands (approx.93% - 38,000 dwellings/1,050 Ha.).

It is within this context that it is considered that SDCC is well positioned over the coming years to take advantage of the upturn in the economy and, with the number of extant permissions and incentives available for infrastructure through LIHAF and URDF etc., the delivery of housing.

## CHAPTER 2: HOUSING

### *Introduction*

As indicated in the previous chapter progress report, the Core Strategy contained in Development Plan projected a likely need for 32,132 additional housing units in South Dublin County to 2022.

The Housing Chapter contained in the Development Plan incorporates a suite of policies and objectives that seek to promote high quality housing development in appropriate places that will help achieve the target. This includes the promotion and growth of sustainable communities throughout the County.

### **Progress on Housing Policies and Objectives**

Select policies contained in the Housing Chapter of the Development Plan are referenced below together with an update on progress in their achievement. Some policies are grouped where progress is interrelated. A sample of plans and projects are used to illustrate and highlight some of the achievements.

### *Supply of Housing*

The consolidation and sustainable intensification of established urban and suburban areas, through infill development and brownfield redevelopment on 'REGEN' zoned lands, was identified as a priority under the Development Plan.

### **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.

### *Progress*

In terms of ensuring a sufficient supply of lands at appropriate locations, the zoning of lands for approx. 40,000 units under the Development Plan was carried out through the Development Plan Core Strategy. This evidence based methodology was informed by projected population and housing need and distribution across a prescribed urban hierarchy (See Chapter 1 Introduction and Core Strategy).

The management and planning of development in accordance with the Core Strategy in terms of appropriate uses and densities is being implemented through SDCC's Forward Planning and Development Management function.

Further to the Action Plan, SDCC has been awarded approximately €28m through LIHAF by the DHPCLG. This funding is being allocated to assist in the delivery of infrastructural projects on lands in Kilcarbery, Adamstown and Clonburris in tandem with the provision of approximately 4,000 residential units between 2018 and 2021. This is in addition to the identification of said lands as MUHDS by the DHPCLG in November 2016.

### *Artist's Impression of Mixed Tenure Housing Masterplanned for Kilcarbery*



### *Residential Consolidation and Housing for Older People*

The Development Plan seeks to achieve sustainable intensification in established areas through infill development, the subdivision of larger houses, backland development and the development of large corner sites. It is acknowledged that 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 Development Plan also seeks 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 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.

#### **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.

#### *Progress*

The sustainable intensification of established areas is managed through SDCC's Development Management Function in accordance with the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (2009), the

'Urban Design Manual – A Best Practice Guide' (2009) and the standards set out in Chapter 11 of the Development Plan (Implementation).

Permissions has been granted for approx. 2,750 dwellings in the Consolidation Areas within the Gateway and across the three Metropolitan Consolidation Towns within the County between Q1 of 2016 and Q2 of 2018 accounting for approximately 75% of dwellings permitted in the County for that period.

Examples of infill development on brownfield regeneration zoned lands within a Metropolitan Consolidation Town includes the mixed use development permitted at Unit 5A-C site, Second Avenue, Cookstown Industrial Estate, Tallaght (SD17A/0212, ABP-301204-18). Examples of infill residential development on residential zoned lands within the Consolidation Areas within the Gateway includes the social housing development (16 homes) permitted at Homeville, Knocklyon (SD188/0002).

In terms of dedicated housing for older people, a total of 51 homes for older people were approved by SDCC in October 2018 under Part 8 of the Planning and Development Regulations 2001 (as amended) on two separate infill sites in Springfield, Tallaght (Fernwood Park and Maplewood Road) and at a third site at Riverside Cottages, Templeogue Village.

The development in Templeogue (SD188/0007) will consist of 11 independent living apartments for older persons. The developments in Springfield (SD188/0003) will comprise 23 houses for older people at Fernwood Park and 17 houses for older people with a community room at Maplewood Road. All three Council owned sites were identified on the basis of suitability to meet area needs, proximity to transport services and proximity to local amenities.



*Traveller Accommodation*

The County's Traveller Accommodation Programme 2014 – 2018 sets out Council policy regarding the provision of Traveller Accommodation. Policy supporting the Traveller Accommodation Programme is set out under the Development Plan.

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

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

*Progress*

Further to the implementation of the SDCC Traveller Accommodation Programme 2014 – 2018 through SDCC's Housing and Active Land Management Functions, 5 additional Traveller Specific houses are nearing completion at St. Aidan's, Brookfield Road, Tallaght as part of an approved infill housing project (SD168/0002). The Traveller Accommodation Programme has been implemented in consultation with local Traveller Development Groups. A Traveller Development Programme for 2019 -2023 is currently being drafted by SDCC's Housing, Social and Community Development Department.

*Residential Densities*

The Development Plan sets out policies and objectives that promote higher densities 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.

*Progress*

The promotion of higher density residential development is managed through SDCC's Development Management function. An example of a high density development (approx. 180 units per hectare) granted at an appropriate location is the mixed use development permitted adjacent to the Red Luas Line in the Metropolitan Consolidation Town of Tallaght at Unit 5A-C site, Second Avenue, Cookstown Industrial Estate (SD17A/0212, ABP-301204-18).

*Three Dimensional View of Approved Traveller Accommodation at St. Aidan's*





*Mix of Dwelling Types*

The Development 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.

**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.

*Progress*

The promotion of choice in terms of housing types, sizes and tenures is being progressed through SDCC's Development Management, Forward Planning, Housing and Active Land Management Functions. Examples of such include:

- Permission for and construction of homes on private lands;
- The approval and construction of homes on council lands;
- The approval of homes for older people on Council lands;
- The approval and construction of Traveller Specific houses on Council Lands; and
- Joint venture development of homes on council lands at Kilcarbery, Clondalkin.

Further to Section 11.3.1 of the Development Plan and, in the context of the delivery of homes on private lands, it is a requirement for all residential schemes to provide for a balanced range of dwelling types and sizes to support a variety of household types.

In terms of the promotion of informed choice in the housing market, SDCC launched the MyDoorStep Housing and Planning Portal in October 2018, which comprises a new walk-in centre in County Hall and a website that combines and streamlines information on current and planned housing developments within the County for prospective house buyers.

*Steep or Varying Topography Sites*

The Development Plan seeks to ensure that the design and siting of new residential development minimises ecological and visual impacts while responding appropriately to natural topography and drainage 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.

*Progress*

Promotion of development that responds and integrates with natural site features is in progress through SDCC's Development Management function particularly through the implementation of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (2009), the 'Urban Design Manual – A Best Practice Guide' (2009) and the standards set out in Chapter 11 of the Development Plan (Implementation).

An example of such a development is the recently constructed Dodderbrook residential development on Oldcourt Road, Tallaght, Dublin 24 where the pre-existing topography of the site together with open water courses and mature hedgerows have been incorporated into the layout of the scheme.

*MyDoorStep Walk-In Centre – County Hall***Conclusions**

Development Plan Policy that seeks to ensure a sufficient supply of housing (including for older people), consolidation of residential development with appropriate densities and a mix of housing types is in progress through SDCC's Development Management, Housing and Active Land Management Functions. This includes:

- Permission for construction of homes on private lands;
- The delivery of homes through RAS, leasing and HAP;
- The delivery of homes through Part V of the Act;
- The approval and construction of homes on Council lands;
- The approval of homes for older people on Council lands;
- The approval and construction of Traveller Specific houses on Council Lands; and
- A Joint venture development of homes on Council lands at Kilcarbery, Clondalkin

*Rapid Build Homes Nearing Completion on Council Lands – Firhouse*

## CHAPTER 3: COMMUNITY INFRASTRUCTURE

### *Introduction*

Chapter 3 of the Development Plan seeks 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.

Community infrastructure, for the purpose of the Development Plan, includes community centres and halls, libraries and cultural facilities, religious buildings, burial grounds, sporting facilities, health facilities, childcare facilities, educational facilities, open space and recreational facilities.

### **Progress on Community Infrastructure Policies and Objectives**

Select policies contained in the Community Infrastructure Chapter of the Development Plan are referenced below together with an update on progress in their achievement. Some of the policies are grouped where progress is interrelated. Examples of plans and projects are used to illustrate and highlight implementation of SDCC's policies and objectives, however, this is not an exhaustive list.

### *Community Facilities and Sports Facilities*

The Development Plan recognises that community facilities such as community centres and sports facilities can serve as a focal point for communities and provide venues for local sporting, cultural, community, education and social events. Open spaces and outdoor recreational facilities are also seen as being central to the delivery of sustainable communities. It is recognised that the provision of good quality community, open space and sports facilities in existing and developing areas is a key element in the development of sustainable communities across the County.

### **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.

### **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.

### **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.

### *Progress*

The delivery of multifunctional community centres and a range of sporting facilities across the County is in progress through SDCC's Development Management, Community and Forward Planning Functions. A significant number of community and sports projects have been completed, commenced or are in progress across the County. Examples of such are listed below:

#### Complete:

- In September 2018 the Clondalkin Equine Club Facility in Ballyowen Park (Lucan) was officially opened. The facility was developed with funding from the Department of Agriculture Food and the Marine and SDCC.
- In June 2018 Adamstown/Lucan Area Sports & Community Facility and All Weather Pitch was officially opened. The facility was jointly funded by SDCC's Capital Programme and the Adamstown Designated Activity Company. The facility

is equipped for alternative recreational activities including cricket.

- In September 2018 the Hermitage Park 2G Frame Football pitch in Lucan was officially opened. This facility was jointly funded through SDCC's Capital Programme and the Football Association of Ireland.
- A total of 17 play spaces were delivered across the County through SDCC's Playspace Programme 2014-2018 with Capital Funding.
- Jobstown Boxing Club in Tallaght was repaired, expanded and reopened in October 2018 with support from SDCC's Community Grants Programme and the Dublin Bus Community Fund.

#### Commenced:

- In October 2017 an athletics track, playing pitch, BMX track, changing room/club house facilities and nature trail in Firhouse was approved as a Part 8 development (SD178/0004). Part of the nature trail has been completed and the remainder is progressing to detailed design stage with funding under SDCC's Capital Programme.

#### In Progress:

- With regard to the provision, allocation and management of SDCC's 170 playing pitches, SDCC appointed a consultant in 2018 to develop a Sports Pitch Strategy for the County.
- The tendering process for the construction of Lucan Swimming Pool (including gymnasium, fitness suites, changing facilities and cafeteria), which was approved as a Part 8 Development in September 2017(Reg. Ref. SD178/0005), is nearing completion. Funding will largely come from SDCC's Capital Programme with the balance through a Department of

Transport, Tourism and Sport (DOTTS) grant, which has preliminary approval.

- In February 2018 A BMX track for Jobstown was approved as a Part 8 development (SD178/0008). The project is progressing to detailed design stage with funding under SDCC's Capital Programme.
- In February 2016 changing-room pavilions in Dodder Valley Park (Tallaght), Corkagh Park (Clondalkin) and Griffeen Valley Park (Lucan) were approved as a Part 8 development. Subject to a successful tender process and appointment of a contractor it is envisaged the construction under the Pavilion Programme will begin in Quarter 1 of 2019.
- SDCC's purchase of Saint Mary's National School in Saggart is nearing completion. It is intended to redevelop the school as a community centre with funding from SDCC's Capital Programme.
- In February 2018 an all-weather pitch at Knockmitten, Clondalkin was approved as a Part 8 development (SD178/0001). Subject to Sports Capital Grant Allocations, the project will progress to detailed design stage.
- Funding has been allocated under SDCC's Capital Programme for an all-weather facility at Tallaght Stadium.
- Funding has been allocated to the community in Balgaddy through SDCC's Community Grants Programme for redeveloping the existing Bush Centre as a multi-purpose community centre.
- In 2017 a study of teenage facilities within the County and recreational requirements was carried out in collaboration with the DHPLG. Further to the findings, the capital budget 2018-2020 has included an allocation for teenage facilities to commence in 2019.



*Clondalkin Equine Club, Ballyowen Park*

Source Ben Ryan Photography

*Libraries*

The Development Plan recognises that libraries serve a variety of needs, particularly in the areas of information, culture and heritage, literature and learning. It is Development Plan policy to support library services throughout the 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.

*Progress*

The delivery of new and expanded libraries to serve communities throughout the County is being progressed through SDCC's Forward Planning, Active Land Management and Community Functions.

In May 2018 a new Library Development Plan (2018 – 2022) was adopted and this includes an action 'to explore...regional service points...in fast-growing areas of population'.

Progress on the expansion of Library services are detailed below.

**Complete:**

In June 2018 a new Library Digital Hub at Palmerstown Shopping Centre was officially opened. This facility was developed with funding through SDCC's Capital Programme. The Library Digital Hub offers meeting room, book lending, computer, WIFI, printing and photocopying services.

**Commenced:**

In September 2018 a new library at Rowlagh Clondalkin commenced construction with funding under SDCC's 3 year Capital Programme. This facility was approved as a Part 8 Development (SD148/0001).

In November 2016 a new expanded Library on Castletymon Road, Tallaght (to replace the existing library) was approved as a Part 8 development (SD168/0003). Tenders were returned in August 2018 and it is anticipated that work on Castletymon will commence in Quarter 4 of 2018 with funding under SDCC's 3 year Capital Programme.

*Artist's Impression of Approved New Library - Castletymon**Arts & Cultural Facilities*

Policies contained in Chapters 3, 4 and 9 of the Development Plan overlap considerably in terms of the promotion of heritage, culture and events.

Chapter 3 of the Development Plan (Community Infrastructure) seeks to develop the existing arts and cultural infrastructure in South Dublin. This includes theatres, museums, music venues, performance spaces and outdoor events spaces. Chapter 4 (Economic Development and Tourism) seeks to support the development of heritage, cultural and events tourism including arts, music, museums, cultural centres, stadia and interpretative centres. Chapter 9 (Heritage, Conservation and Landscapes) also seeks to promote the County's cultural heritage including the Irish Language.

For ease of reference, the interrelating policies of all 3 chapters are jointly presented for review in terms of progress.

**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.

**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.

**HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 18 Cultural Heritage**

It is the policy of the Council to promote the County's cultural heritage.

*Progress*

The promotion of arts, culture and heritage throughout the County has been progressed through SDCC's Forward Planning, Development Management, Economic and Community Functions with input from the County Heritage Plan. Progress on plans and projects IS set out below.

## Complete:

- In October 2018 construction of a third spectator stand at Tallaght Stadium was



completed with funding from SDCC's Capital Programme. This was approved as a Part 8 development in January 2017 (SD168/0004).

- In April 2017 the Centenary Plaza and Sculpture along Grange Road (Rathfarnham was completed through SDCC with funding from the National Transport Authority). This project was approved as a Part 8 Development (SD158/0013).
- Completed community projects that have received funding through SDCC's 2017 '€300k Have Your Say' scheme include:
  - Planting of native apple trees (Lucan Demesne, Griffeen Valley Park, Willsbrook Park, Vesey Park and Waterstown Park);
  - Free Library Book Banks in Public Places (Lucan Institute of Further Education, Ballyowen Community Centre and Palmerstown Community Centre); and
  - Christmas Lights in Lucan Village.

Commenced:

- In September 2017 permission was granted to Gaelphobal Thamhlachta for the development of an Irish Cultural Centre, café and bookshop in Tallaght

Village (SD17A/0185). The cultural centre is currently under construction with help from funding through SDCC's Community Grants Programme and from the Department of Culture, Heritage and Gaeltacht (DCHG).

- Community projects that have received funding through SDCC's 2017 '€300k Have Your Say' scheme and have commenced include:
  - Playground in Waterstown Park, Palmerstown (commenced Q3 2018);
  - Restoration of King John's Bridge Griffeen Park, Lucan (Conservation Engineer Engaged and vegetation clearance/treatment undertaken); and
  - Multi-Games Wall (tender issued September 2018).

In Progress:

- Community projects that are due to receive funding through SDCC's 2018 '€300k Have Your Say' scheme include:
  - Pedestrian Link between the Round Tower and Corkagh Park, Clondalkin;
  - New Playground, Forest Hill Estate;
  - Renovate Portocabin for the Clondalkin Men Shed; and
  - Wi-Fi Activated Self-Guided Walk Historical Trail of Clondalkin.

*Centenary Plaza and Sculpture - Grange Road, Rathfarnham*



*Educational Facilities*

The Development Plan recognises that educational facilities have an important role to play in developing sustainable and balanced communities in the County with the Department of Education and Skills (DES) responsible for the delivery of such.

The Development Plan acknowledges that SDCC will continue to work with the DES under a nationally agreed Memorandum of Understanding to proactively engage with the identification and acquisition of sites for new primary and post-primary schools and support the DES Schools Building Programme.

**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.

*Progress*

SDCC has continued to work and engage with the DES in terms of providing support for the provision of primary and post-primary schools throughout the County. The identification of school sites at suitable locations has been progressed through SDCC's Forward Planning and Active Land Management functions.

In June 2018 the Clonburr SDZ Planning Scheme was made by SDCC. The Planning Scheme, which is currently under appeal, designates sites for 3 primary schools and 3 post primary schools. This is in addition to Kishoge Community College and Lucan East

Educate Together National School, which both already exist on the SDZ lands. The designation of additional school sites on the SDZ lands was based on forecast need and consultation with the DES.

The Council is also working with the DES in relation demand assessment and school site selection for the Tallaght Town Centre LAP, which is being finalised.

Recent progress in relation to the DES School Building Programme is also set out below:

**Complete:**

- Scoile Chaitlin Maude (Killinardin) Primary School – completed May 2016
- Kishoge Community College Post Primary School - completed August 2016.
- Balgaddy Scoile Oscar CNS/Lucan Community Primary School (Balgaddy) – completed January 2017
- Firhouse Educate Together Primary School – completed October 2017
- Gaelscoil na Giúise (Firhouse) Primary School – completed June 2018

**In Progress:**

- Kingswood Community College Post Primary School – under construction and nearing completion.
- 2 no primary schools in Citywest / Fortunestown Lane – permission granted January 2017. Construction scheduled to commence in Q4 2018.
- Planning application lodged for Gaelscoil Chnoc Liamhna primary school building in October 2018.

**Ongoing:**

- Continued demand assessment and site appraisal for post primary schools in consultation with DES for Citywest and Firhouse.
- Continued demand assessment and site appraisal for primary school in consultation with DES for the Rathcoole / Saggart/ Newcastle area.

*Kishoge Community College Post Primary School**Third level Education and Healthcare Facilities*

The Development Plan acknowledges Tallaght Hospital and the Institute of Technology Tallaght as major institutions of learning and healthcare. This includes recognition of Tallaght Hospital as a teaching hospital of national importance.

Further to facilitating and supporting the development of an education hub in collaboration with the Institute of Technology Tallaght (ITT) and Tallaght Hospital, the Development Plan also seeks to support the provision of community healthcare facilities throughout the County.

**COMMUNITY INFRASTRUCTURE (C) Policy****11a Healthcare Facilities Policy**

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.

**COMMUNITY INFRASTRUCTURE (C) Policy****11b Healthcare Facilities Policy**

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.

*Progress*

The promotion of Tallaght as a healthcare hub, community based primary care facilities and the integration of healthcare facilities within new and existing communities is in progress through SDCC's Development Management Function. This includes the granting of planning permission for the following facilities:

- In June 2018 a Medical Clinic, totalling approx. 2,000 sq.m., was opened by Affidea ExpressCare in Block D off Belgard Square West in Tallaght Town Centre.
- In September 2018 the Kilnamanagh-Tymon Primary Care Centre, totalling approx. 3,650 sq.m., was opened by the HSE at the corner of Airton Road and Greenhills Road.
- In October 2018 an Academic and Primary Care Centre, totalling approx. 7,000 sq.m., was opened by Tallaght University Hospital in the Russell Building off the Blessington Road in Tallaght Town Centre.



*Kilnamanagh - Tymon Primary Care Centre***Conclusions**

Policies contained in the Development Plan recognise the importance of supporting and delivering community infrastructure throughout the County. The delivery of a range of such infrastructure including sports, community centre, library, healthcare, education and cultural facilities has been or are being progressed through the Councils' Forward Planning, Development

Management, Active Land Management and Community Development functions. This has been done in partnership with Government Departments, state bodies, sporting organisations and local community groups.

Progress in supporting and delivering such pertinent infrastructure has helped to ensure that sustainable communities are developed throughout the County.

*Frame Football Pitch Hermitage Park, Lucan*

## CHAPTER 4: ECONOMIC DEVELOPMENT & TOURISM

### *Introduction*

The 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 recognises that the County forms part of a City Region and sets out a spatial framework for enterprise, employment and tourism development that is aligned to national, regional and local economic development policies. Such policies seek to support the sustainable economic development of the County.

### **Progress on Policies and Objectives**

Select policies contained in Chapter 4 of the Development Plan are referenced below together with an update on progress. Some policies are grouped where progress is interrelated. Examples plans and projects are used to illustrate and highlight implementation.

### *Overarching Policy and Enterprise and Employment (EE) Zoned Lands*

Overarching policies in Chapter 4 of the Development Plan seek to promote enterprise and employment at appropriate locations particularly those proximate to transport and other urban land uses. These policies are supported by the South Dublin County Local Economic Community Plan (2016 – 2021) (LECP).

It is SDCC policy position that 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. More peripheral Enterprise and Employment lands are considered more suited to light industrial or logistics based uses.

### **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.

### **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.

### *Progress*

Support for the sustainable growth of enterprise and employment within the County is in progress through SDCC's Development Management, Forward Planning and Economic Functions.

Small and medium enterprises throughout the County are supported by SDCC's LEO, which has been established as a first stop shop in relation to innovation and enterprise development. The LEO also provides support and guidance to existing businesses.

Larger enterprises including high tech manufacturing and associated uses are centred on the Grange Castle and Citywest economic clusters. The Grange Castle Business Park, which is managed by SDCC, continues to attract strong international interest, both in terms of investment in the new and expanded information technology, pharmaceutical and research and development facilities.

Support and expansion of manufacturing and research and development in Grange Castle Business Park has been progressed through the granting of permission to Pfizer Ireland Pharmaceuticals, Grifols Worldwide Operations Ltd and Takeda Ireland Ltd for new bio-pharmaceutical manufacturing facilities (SD16A/0236, SD16A/0250, SD17A/0019 &

SD17A/0354), three of which have been constructed. Additional data centres have also been permitted in the Business Park to Microsoft Operations Ireland Ltd. and EdgeConneX Ireland Ltd (SD16A/0088, SD16A/0214, SD16A/0345, & SD17A/0141 & SD18A/0298), three of which have been constructed and one of which is under construction.

The development of Citywest Business Campus also continues with planning permission granted to Citywest Ltd. and DI Waterside Co-Ownership for new office developments (SD16A/0302 & SD16A/0420), which if constructed will provide approx. 30,000 sq.m of additional employment floorspace within the campus.

In the context of the recovery of the Irish Economy and the need to ensure a continual supply of zoned and serviced lands to meet the projected demands of existing and new companies (both indigenous and international) within the County, 193 hectares of additional land adjacent to Grange Castle Business Park were zoned Objective EE (Enterprise and Employment) under Variation No. 1 of the Development Plan (May 2018). In October 2018 a Part 8 proposal by SDCC for an access road for the Grange Castle Business Park was placed on public display. A decision on the Part 8 is due by the end of 2018.

#### *Employment and Residential In Regeneration Zones*

The Development Plan seeks to support and facilitate the regeneration of underutilised industrial lands that are proximate to town centres and transport nodes with a more intensive mix of enterprise and/or residential led development. This is promoted through a new Regeneration ('REGEN') zoning objective.

#### **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.

#### *Progress*

The new 'REGEN' zoning objective (to facilitate enterprise and/or residential led regeneration) introduced under the Development Plan supports and facilitates the development of approx. 128 hectares of underutilised brownfield industrial lands in Tallaght, Ballymount and Palmerstown in a manner that will make more efficient use of these serviced lands.

In order to progress the regeneration of said lands and other surrounding lands, SDCC submitted proposals to the Minister for funding under the URDF 2018 Call for Proposals, for (inter alia) the Naas Road / Ballymount area and Tallaght.

Funding for the Naas Road / Ballymount area will help facilitate (inter alia) a review of the Naas Road Framework Plan (2010) in addition to the masterplanning of the Ballymount Lands. In November 2018, the Minister announced provisionally a €26 million allocation for 'Category B' projects including Ballymount.

The Tallaght bid relates to a number of projects, which upon joint delivery will act as a catalyst for the wider and long term growth of Tallaght. In November 2018 the Minister also announced a provisional allocation of €3 million in URDF funding for public realm works (civic plaza and link roads) in Tallaght. Work on the delivery of these projects will commence in Q1 2019.



From a Development Management perspective, an example of mixed use development that promotes enterprise and employment and compact urban growth within the County is that permitted on the Traders' Bar Site on St. James' in Greenhills (SD16A/0060) where 1,700 sq.m of commercial floorspace and 26 residential units are currently under construction. Furthermore, approximately 1,000 sq.m of commercial floorspace together with 107 residential units has been permitted on 'REGEN' lands adjacent to the Cookstown Luas Stop in Cookstown Industrial Estate, Tallaght (SD17A/0212, ABP-301204-18).

In terms of SDCC's Economic function, a draft feasibility report on the development of innovation spaces has been commissioned by SDCC in order to support proposals for incubator and starter business throughout the County. The report recommends that an innovation space be provided in Tallaght and SDCC intends to invite proposals in respect of the centre.

#### *Tourism and Leisure*

The Development Plan notes that Dublin is Ireland's primary tourism destination and that tourism is a significant economic driver and key growth sector of the Irish economy. It is also acknowledged as having the potential for wide ranging social and environmental benefits for communities.

#### **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.

#### **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.

##### *Progress*

Implementation of the South Dublin Tourism Strategy 2015 (the Tourism Strategy) is being progressed through SDCC's Economic function in partnership with representatives from the tourism industry and Fáilte Ireland.

In May 2017, as part of the Tourism Strategy and to promote tourism, SDCC launched 'Dublin's Outdoors'. Focusing on parks, mountains and waterways, this new tourism brand and interactive website is aimed at increasing visitor numbers.

Implementation of the Tourism Strategy and support for rural enterprise is also in progress through SDCC's Forward Planning and Economic Functions. This includes projects being developed in partnership with the Dublin Mountain Partnership (DMP), Coillte, Waterways Ireland (WI) and the OPW.

Further to the opening of the Clondalkin Round Tower Interpretive Centre, Gardens and Café (SD148/0003) in July 2017, examples of such projects include the proposed Dublin Mountains Visitor Centre, which is a joint development proposal by SDCC, Coillte and the DMP. An application for the visitor centre was lodged with An Bord Pleanála in August 2017 and an oral hearing took place in November 2018. A decision of the project is pending.

During Q2 and Q3 of 2018 vegetation clearance, survey, repair and stabilisation works were also undertaken at Rathfarnham Castle Stables with funding from SDCC's Capital Programme. This is in advance of redevelopment proposals and a Conservation Plan for the stables.

*Artist's Impression of Dublin Mountains Visitor Centre**Outdoor Leisure Activities and Greenways, Trails and Loops*

Chapter 4 of the Development Plan seeks to facilitate the development of an integrated network of Greenways and Trails, including along water courses and through the Dublin Mountains. This is in addition to policies contained in Chapter 9 (Heritage, Conservation and Landscapes), which seeks to protect and enhance (inter alia) the recreational, and amenity value of the Dublin Mountains, Liffey Valley and Dodder Valley.

It is also policy under Chapter 4 to promote the development of outdoor leisure activities including angling and canoeing/kayaking infrastructure and facilities for tourism in proximity to appropriate water courses or water bodies.

**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.

**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.

*Progress*

The promotion of an integrated network of Greenways and Trails and outdoor leisure activities is in progress through SDCC's Forward Planning and Economic functions. This includes projects that are being developed in partnership with the DMP, NTA, Inland Fisheries, WI, adjoining local authorities and local community groups.

A Part 8 application is currently being prepared by SDCC to extend the existing Grand Canal Greenway from the 12<sup>th</sup> Lock to Hazelhatch. It is also planned to deliver a feasibility study and preferred option on proposed route(s) to link the Grand Canal and

Royal Canal Greenways in partnership with the NTA, WI and Fingal County Council.

A Feasibility Study and plan for the development of a Liffey Blueway and recreational facilities has also been carried out. The process of project identification, funding stream identification and preparation of a detailed Implementation Plan is ongoing.

Local authority funding has also been allocated to undertake work to the edge of the Dublin Mountains Way (DMW) path to improve access and to upgrade Kiltipper Park through SDCC's Capital Funding. Permeability projects have also been undertaken with NTA funding throughout the County.

The recent establishment (October 2018) of a fishing facility in Ballymount Park in partnership with Killinarden Angling Initiative (KAI) and Inland Fisheries Ireland serves as an example of the development of an outdoor leisure facility with a local community group.

### Conclusion

Policies set out under the Development Plan recognise the opportunities seeks to support the sustainable economic development of the County. This is shaped by the opportunities presented by the County's location within the Dublin City Region.

Enterprise, employment and tourism projects across the County have been or are being progressed through SDCC's Economic, Forward Planning, Development Management and Active Land Management Functions. This has been done in partnership with Government Departments, state bodies, local enterprises, international enterprises and local community groups.

Progress in relation to such projects has helped to support and facilitate employment and activity across a range of economic sectors and has helped to ensure that sustainable communities are developed throughout the County.

### *Opening of Local Community Fishing Facility at Ballymount Lake*



Source: Tallaght Echo



## CHAPTER 5: URBAN CENTRES & RETAILING

### *Introduction*

Chapter 5 of the Development Plan seeks to continue the development of a hierarchy of urban centres (town centres, villages, district centres and local centres) as places for a mix of uses across the County while also continuing to support a hierarchy of retail centres that ensures adequate retail provision at suitable locations.

Development Plan policy recognises that urban centres can have dual roles and functions in terms of mix of uses and retail offer from a place making and retail planning perspective. This is reflected by a prescribed retail hierarchy and urban hierarchy for the County.

This approach has been framed by the policy contained in the Retail Strategy for the Greater Dublin Area (2008), the Regional Planning Guidelines for the Greater Dublin Area (2008) and the Retail Planning Guidelines for Planning Authorities (2012).

In relation to the development of urban centres, this includes enhancing and developing the urban fabric of existing and developing centres and directing a variety of land uses to such centres in accordance with the principles of good urban design and sustainable development. In terms of supporting a viable retail hierarchy, this entails ensuring that the scale and type of retail offer in each retail centre is appropriate to its place within a prescribed hierarchy while protecting the vitality of existing centres.

### **Progress on Urban Centres & Retailing Policies and Objectives**

Select policies contained in the Urban Centres and Retailing Chapter of the Development Plan are referenced below together with an update on progress in their achievement. Policies are grouped where progress is

interrelated. Sample plans and projects are used to illustrate and highlight implementation of SDCC's policies and objectives.

### *Town Centres*

The Development Plan designates Tallaght as the County Town and Clondalkin as a major Town Centre at the top of the County's urban hierarchy and sets out policy to reinforce their roles as priority locations for investment and a mix of higher order uses. In terms of planned retail function and retail offer, Tallaght is designated at the top of the County's retail hierarchy (Level 2) and Clondalkin is designated in the second highest Tier (Level 3).

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

It is the policy of the Council 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.

#### **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.

#### **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.

### *Progress*

Progress in relation to reinforcing the role of Tallaght as the County Town and Clondalkin as a major Town Centre at the top of the County's urban hierarchy with Level 2 and Level 3 retail functions (respectively) is set out separately below.

#### Tallaght

The reinforcement of Tallaght as the County Town, Level 2 retail centre and priority location for a mix of uses particularly higher order retail uses and regeneration is being progressed through SDCC's statutory Forward

### Planning, Economic and Development Management Functions.

It is SDCC policy to support Tallaght as a healthcare, employment and education hub through the continued development of Tallaght Hospital as a teaching hospital of national importance and IT Tallaght as a significant third and fourth level institution for education, research and business. Examples of planning permissions that support such include the following:

- In June 2018 a Medical Clinic was opened by Affidea ExpressCare in Block D off Belgard Square West;
- In October 2018 an Academic and Primary Care Centre totalling approximately 7,000 sq.m. was opened by Tallaght University Hospital in the Russell Building off the Blessington Road; and
- A 10 year permission was granted for the construction of 2 third level educational buildings within the Grounds of ITT comprising a sport, science, health and recreation building and general education building with a total floor area of approx. 10,000 sq.m (SD16A/0099)

SDCC has also submitted proposals to the Minister under the URDF 2018 Call for Proposals for (inter alia) Tallaght Town Centre. The Tallaght bid relates to a number of projects, which upon joint delivery will act as a catalyst for the wider and long term growth of Tallaght.

In November 2018 the Minister announced an allocation of €3 million in URDF funding for public realm works (civic plaza and link roads) in Tallaght. Work on the delivery of these projects will commence in Q1 2019. This includes the Council approved (February 2018) Part 8 proposal for a direct road link between Belgard Square North and the Cookstown Road in February 2018 (SD178/0007). The purpose of the road is to

support and facilitate the regeneration of underutilised industrial lands in Cookstown to the north of the Town Centre.

Further to the above, having carried out pre-draft consultation in July/August 2017, the Draft Tallaght Town Centre LAP is being finalised. This will provide the opportunity to further explore and focus continued development and investment in Tallaght Town Centre.

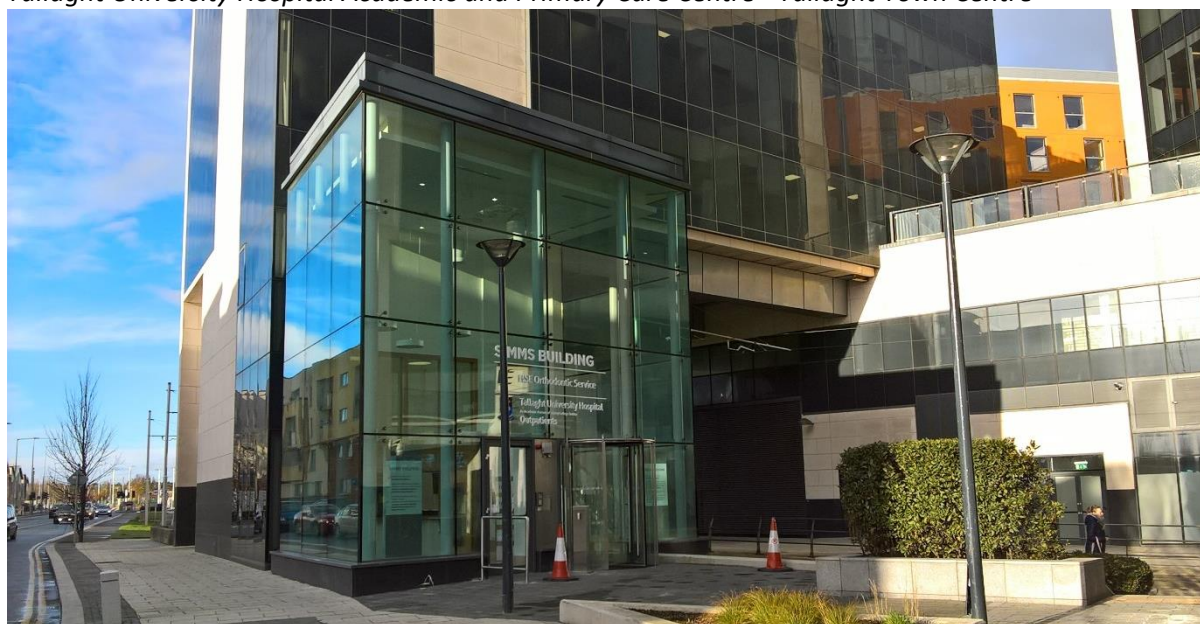
### Clondalkin

The reinforcement of Clondalkin as a Major Town Centre, Level 3 retail centre and priority location for regeneration is being progressed through SDCC's statutory Forward Planning, Development Management and Active Land Management Functions. This includes:

- Promotion of a mix of uses such as civic, community, restaurant, healthcare and cultural;
- Encouraging and facilitating tourism related infrastructure; and
- The re-use and regeneration of derelict land and buildings.

In July 2017 the Clondalkin Round Tower Interpretive Centre, Gardens and Café (SD148/0003) was officially opened. This serves an example of a regeneration project that involved the refurbishment and landscaping of historic buildings and a garden as well as the introduction of community, café and cultural uses into the heart of Clondalkin.

In December 2017, SDCC granted planning permission for a Medical Centre and Pharmacy (SD17A/0352) of approximately 360 sq.m along Orchard Road. This has the potential to further contribute to the vitality and viability of the Town Centre.

*Tallaght University Hospital Academic and Primary Care Centre - Tallaght Town Centre**Traditional Villages*

A Village Centre zoning objective was introduced under the Development Plan. In recognition of the unique historic character of each of the 9 traditional villages within the County and the opportunities offered by each, in terms of local and niche retailing, tourism and as a focal point for communities,. Combined with this zoning objective, Development Plan policy seeks to support the protection and conservation of the special character of the traditional villages and seeks to provide for enhanced retail and retail services, tourism, residential, commercial, cultural and other uses that are appropriate to a 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.

**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.

*Progress*

Strengthening the County's traditional villages for local retailing, tourism and as a focal point for communities is being progressed through SDCC's Economic and Development Management Functions. This includes support of tourism related infrastructure, public realm improvement and promoting the re-use of existing buildings.

SDCC has made €7 million available through its capital programme and Village Initiative for investment in works intended to improve the social and economic functions of each of the nine villages while also making improvements to their environments. This has helped to fund projects such as the Clondalkin Round Tower Centre and public realm improvements in Tallaght, Rathcoole, Palmerstown, Newcastle and Rathfarnham. Further public realm improvements are planned for Saggart, Templeogue and Lucan.

The Irish Cultural Centre, café and bookshop, which is currently under construction in Tallaght Village (SD17A/0185) also serves as an example of a unique village centre development that can serve as a focal point for community events. This is being developed



with the help of funding from SDCC's Community Grants Programme and the DCHG.

In further partnership with SDCC, the DCHG has also been made funding available to community groups and businesses in the County's rural towns and villages (Newcastle, Rathcoole, and Saggart etc.) under the Town and Village Renewal Scheme for the purpose of supporting revitalisation and economic development.

Other examples of developments that have the potential to add to the vitality and viability of our village centres include an Aparthotel development with restaurant, bar, retail units and market stalls permitted by the Council (SD17A/0036) at the site of the Glebe House in Rathcoole.

#### *Liffey Valley Shopping Centre*

In recognition of its Level 2 retail designation under the Retail Strategy for the Greater Dublin Area 2008 – 2016 and its established use as a regional shopping centre, Liffey Valley Shopping Centre was designated and zoned as a Major Retail Centre under the Development Plan.

#### **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.

#### *Progress*

Support for the Level 2 retail function of Liffey Valley Shopping Centre is being progressed through SDCC's Development Management Function. This includes the granting of additional retail floorspace, service floorspace, internal and external improvements and modifications under various planning permissions.

This has facilitated the opening of a new wing accommodating (inter alia) 6 restaurants, an expansion of the existing cinema and the opening of 2 anchor retail units at the south-western end of the mall between 2016 and 2018, which were granted under SD12A/0226.

Permission has also been granted (SD17A/0404) for approximately 350 sq.m of additional restaurant space (in the form of 2 restaurants) and approximately 2,100 sq.m of additional retail floorspace (in the forms of 2 retail units).

#### *New Retail, Restaurant and Cinema Wing - Liffey Valley Shopping Centre*



**District Centres**

From an Urban Hierarchy perspective, secondary urban centres, generally comprising shopping centres serving Metropolitan Consolidation Towns and the Consolidation Area within the County, have been designated as District Centres under the Development Plan. From a Retail Hierarchy, these District Centres have also been designated within the second and third tiers (Level 3 and Level 4) depending on their existing or planned retail function and retail offer.

The Development Plan seeks to encourage the revitalisation of existing District Centres and encourage a range of uses that are appropriate to a district catchment and function. It is also an objective 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.

Shopping Centre (SD14A/0133), a Medical/healthcare centre in Knocklyon Shopping Centre (SD15A/0375) and a Digital Library Hub in Palmerstown Shopping Centre (SD16A/0352).

Support for new District Centres within a planned hierarchy is being progressed through SDCC's Forward Planning functions.

In June 2018 the Clonburris SDZ Planning Scheme, which designates a District Centre within the planned Clonburris Urban Centre, was made by SDCC (subject to appeal). Focused on a transport interchange, it is planned that the District Centre will be a key focal area in terms of mix of land uses, residential density and accessibility. Having been informed by the Clonburris SDZ Retail Study (2016), the planned scale and type of retail offer envisaged is considered appropriate to a District Centre and its catchment.

**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.

**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).

*Progress*

The encouragement of an appropriate mix, range and type of uses in existing District Centres while ensuring an appropriate scale and type of retail offer in, is being progressed through SDCC's Development Management Functions. Examples of progress include the granting of planning permission for the refurbishment and remodelling of the Ashleaf

**Local Centres**

The Development Plan designates Local Centres as commercial centres that provide day to day services and facilities to cater for a local catchment. It is recognised that, while having a Level 4 retail function, the scale and function of local centres can vary.

**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.

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

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

*Progress*

The encouragement of an appropriate mix, range and type of uses in existing Local Centres while ensuring that the scale and type of retail offer is sufficient to serve a local catchment, without adversely deflecting trade from higher order retail centres, is being progressed through SDCC's Forward Planning and Development Management Functions.

Support for a new Local Centre of an appropriate scale and location has been progressed under the Clonburris SDZ Planning Scheme, which was made by the Council in June 2018 and is subject to appeal. Focused around a train station, the Clonburris SDZ designates a Local Centre within the planned Kishoge Urban Centre.

It is envisaged that the Local Centre will be a focal point in terms of mix of land uses, residential density and accessibility. Having been informed by the Clonburris SDZ Retail Study (2016), the planned scale and type of retail offer envisaged is considered appropriate to a Local Centre and its catchment.

**Conclusions**

Policies set out under the Development Plan recognises that urban centres can have dual roles and functions from a place making and retail planning perspective. This is reflected by a prescribed retail hierarchy and urban hierarchy for the County.

Encouraging and supporting an appropriate mix of uses and retail offer while protecting vitality and viability in each of the County's Urban Centres is being progressed through SDCC's Economic, Forward Planning and Development Management Functions.

Progress in relation to such has helped to improve and reinforce the appropriate mix, range and type of uses and retailing functions of the County's designated and planned local centres, villages, district centres, retail centres and town centres.

## CHAPTER 6: TRANSPORT & MOBILITY

### *Introduction*

Transport and mobility policy contained in the Development Plan is guided by a comprehensive and coordinated set of national and regional policy documents. Within this context, the Development Plan 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.

The dependency of the social, economic and environmental wellbeing of the County on the efficient and sustainable movement of goods is acknowledged and it is suggested that this can be achieved through a range of transport options that are safe, reliable and efficient.

### **Progress on Transport & Mobility Policies and Objectives**

Select policies contained in the Transport and Mobility Chapter of the Development Plan are referenced below together with an update on progress in their achievement. Policies are grouped where progress is interrelated. Sample plans and projects are used to illustrate and highlight implementation of SDCC's policies and objectives.

### *Overarching Policies and Objectives*

The Development Plan seeks 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.

### **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.

### *Progress*

The promotion of a sustainable and integrated transport network throughout the County is in progress through SDCC's ongoing engagement with stakeholders including the DTTS, NTA, Transport Infrastructure Ireland (TII) and a range of public transport operators. This is also ongoing through SDCC's Roads, Development Management and Forward Planning functions, which is guided by national policy and guidance including Design Manual for Urban Roads and Streets (DTTS & DECLG) and the National Cycle Manual (NTA, 2011).

In terms of SDCC's Roads Function, new transport infrastructure in the form of roads and streets throughout the County are required to rebalance the distribution of space and make adequate provision for all modes of transport (car, bus, bike, pedestrian etc.) in accordance with the Design Manual for Urban Roads and Streets (DMURS). This includes:

- In November 2017 the New Nangor Road/ R134 upgrade began construction. This involves widening and realignment works to improve vehicular movement, access to Grange Castle and pedestrian and cycle safety/movement. The date for completion is forecast to be Q1 of 2019.
- In November 2017 the Adamstown Road/ R120 upgrade also began. This also involves widening and realignment works to improve pedestrian and cycle safety/movement. The date for completion is also forecast to be Q1 of 2019.

In June 2018 the Clonburris SDZ Planning Scheme was made by SDCC and is currently under appeal. The Planning Scheme is supported by a comprehensive and integrated Transport Assessment and Transport Strategy (TATS). This involved the assessment of the daily travel demand across different modes of transport that will be generated by Clonburris and the formulation of a strategy that ensures that existing and planned transport infrastructure is sufficient to cater for such demand.

The Public Transport Strategy TATS factors in the provision of orbital bus services that will integrate with existing radial bus services and connect Clonburris to urban centres within the County to the north and south. The provision of such orbital bus services is confirmed by the 'Dublin Area Bus Network Redesign Public Consultation Report' (NTA, July 2018).

#### *Public Transport*

With the aid of Place of Work, School or College (POWSCAR) Census data, the Development Plan recognises that levels of public transport use vary across the County. While it is acknowledged that 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. It is noted that the use of public transport is particularly low in areas where it is difficult to reach services by foot and where services are infrequent.

#### **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.

#### *Progress*

To aid in the promotion and improvement of the public transport network throughout the County, the Development Plan supports the delivery of the Luas to Lucan and orbital transport services between Tallaght, Clondalkin and Lucan. This includes the identification and maintenance of a reservation along the Emerging Preferred Route for the Lucan Luas and the Emerging Preferred Route of the former Metro-West, as outlined by the Railway Procurement Agency.

The realisation of orbital transport services within the County, which will connect the County's major urban centres and their outer suburbs, is strengthened by the Clonburris SDZ Planning Scheme which was made by SDCC in June 2018 and is currently under appeal. The Public Transport Strategy element of the Clonburris TATS factors in the provision of orbital bus services that will connect with Tallaght, Clondalkin and Lucan. The provision of such orbital bus services is confirmed by the 'Dublin Area Bus Network Redesign Public Consultation Report.' (NTA, July 2018)

In terms of improving the viability and efficient use of existing and planned public transport services throughout the County, the consolidation of development around existing and planned major public transport routes and interchanges is being led through SDCC's Development Management and Forward Planning functions.

The high density mixed use development (approx. 180 units per hectare) granted



adjacent to the Cookstown Red Luas Line Stop and in the Metropolitan Consolidation Town of Tallaght (SD17A/0212, ABP-301204-18) serves as an example of such.

Furthermore, the Clonburris SDZ Planning Scheme also promotes higher density residential development along the Kilcare-Cork Railway line particularly around the existing railway stations of Kishoge and Clondalkin-Fonthill. The provision of Park and Ride facilities in appropriate locations at transport nodes and along strategic transport corridors is also facilitated by the Clonburris SDZ Planning Scheme, which encourages the integration of an existing facility at the Clondalkin-Fonthill Railway Station and a planned facility at the Kishoge Railway Station.

### *Walking and Cycling*

In order to encourage walking and cycling as a sustainable alternative for travel, the Development Plan acknowledges that it is necessary to promote a permeable pedestrian and cycling network with connections between key destinations together with an attractive and safe pedestrian and cycling environment.

### *Shared Surface Street*



### *New Nangor Road/ R134 Upgrade Scheme Works*



### **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.

#### *Progress*

The promotion of a safe walking and cycling network throughout the County is in progress through SDCC's ongoing engagement with stakeholders, Government Departments and Government Agencies. This is also ongoing through SDCC's Permeability, Development Management and Forward Planning functions, which is guided by national policy and guidance including DMURS and the National Cycle Manual (NCM).

Details on progress in relation to a number of plans and projects that seek to promote pedestrians and cyclist movement are summarised below. Some projects are being undertaken in partnership with other stakeholders and funding sources including SDCC, the NTA, the Economic Regional Development Fund (ERDF) and WI. A large proportion of projects have been implemented under the NTA's Sustainable Transport Measures Grants schemes (STMGs).

#### Complete:

- Tallaght to Templeogue 3km Cycle Track Scheme as part of the County Strategic Cycle Network (SD138/0009).
- Street upgrades and pedestrian and cyclist improvement works together with road safety and traffic management measures along Knocklyon Road, Scholarstown Road, Marian Road, Ballyroan Crescent and Ballyroan Road under the Ballyroan Schools Cluster Pilot Project and Phase 1 of the Tallaght to Ballyboden Cycle Scheme (approved as various Part 8 proposals post June 2016).
- Phase 1 of approved Grange Road pedestrian and cycle track scheme

(SD15B/0013 & SD188/0005) between Park Avenue and Sarah Curran Avenue.

- Willsbrook Road Cycle Improvement Scheme from Fonthill Road to Griffeen Road.
- Lucan Access Study including modelling of junction upgrades along the R120.

#### In Progress:

- Part 8 approved for Dodder Valley Greenway route (SD178/0003) with construction of first phase to proceed in Q1 2019.
- Construction of the remaining Phases of the Part 8 approved pedestrian and cycle track scheme along Grange Road from Nutgrove Avenue to Taylor's Lane (SD15B/0013 & SD188/0005), which will commence in 2019;
- Completion of Phase 2 of the Tallaght to Ballyboden Cycle Scheme including installation of a shared cycle and footway on Scholarstown Road between the Orlagh Roundabout and Knocklyon Road, which began Q3 of 2018.
- Part 8 application currently being prepared by SDCC to extend the existing Grand Canal Greenway from the 12<sup>th</sup> Lock to Hazelhatch.

#### Due to commence:

- Capital funding allocated to undertake work to the edge of the DMW path to improve access; and
- Feasibility study and preferred option on proposed route(s) to link the Grand Canal and Royal Canal Greenways.

*Road and Street Network*

The County Development Plan recognises that continued investment in the County's road network is necessary to ensure efficient movement of people and goods, to provide access to developing areas and to support economic activity. The Development Plan seeks to maximise the efficient use of existing road resources while minimising the impacts of traffic within the County. This is in the context that the creation of more road space, particularly in existing areas, may serve to attract more cars to the 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.

**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.

*Progress*

Improvements in the County's strategic road and street network while ensuring that existing road resources are used efficiently has been progressed through ongoing engagement with the DTTS, the NTA and TII. This is also ongoing through SDCC's Roads, Development Management and Forward Planning functions, which is guided by national policy and guidance including DMURS and the NCM. Details on progress on the Development Plan's Six Year Road Programme are set out below:

## Commenced:

- In November 2017 the New Nangor Road/R134 upgrade began construction. This involves widening and realignment works to improve vehicular movement, access to Grange Castle. The date for completion is forecast to be Q1 of 2019.

- In November 2017 the Adamstown Road/R120 upgrade also began. This involves widening and realignment works including widening the 12<sup>th</sup> Lock Bridge (Leck Bridge) to allow two way vehicular movement. The date for completion is also forecast to be Q1 of 2019.

## In Progress:

- In March 2018 the Celbridge Link Road, between the Adamstown and Celbridge Road (R403), was approved as a Part 8 development (SD178/0009). This road will form part of the phasing requirements of the Adamstown SDZ Planning Scheme and will be part funded by LIHAF. The winning tenderer to construct the scheme is awaiting final approval.
- In February 2018 the Belgard Square North to Cookstown Industrial Estate Link Road was approved as a Part 8 development (SD178/0007). As part of the Tallaght Town Centre Street Network, this road will support and facilitate the regeneration of underutilised industrial lands. Construction of the road will be partly funded by the URDF.
- Junction upgrades along the R120 and Griffeen Avenue have also been modelled under the Lucan Access Study. A report on the modelling of further junction improvements (in addition to the N4 widening/improvement scheme) at the N4 overbridge has been completed.

In terms of striking a balance between investing in the County's strategic road network and minimising the effects of traffic, in March 2017 the N81 to N82 landscape improvement scheme was approved as a Part 8 development (SD168/0006). Proposals for major traffic generating development within the County are also required to be accompanied by a Mobility Management Plan/Workforce Plan and/or Traffic and Transport Assessment. Furthermore, traffic management along existing roads and through junctions is also continually monitored throughout the County.

*Road and Street Design*

The Development Plan acknowledges that the design of roads and streets, safety and the management of speed are intrinsically linked and, further to DMURS, the speed at which people drive is primarily influenced by the design of the street.

The influence that the design of streets has in terms of quality of life and place making is also recognised and, as such, a place-based approach that is responsive to the surrounding environment is promoted by the Development Plan.

**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.

*Progress*

Balancing the needs of place and movement in the design of new streets and the upgrade of existing streets has been progressed through SDCC's Roads, Development Management and Forward Planning functions, which is guided by the mandatory DMURS guidelines and the National Cycle Manual (NTA, 2011).

In terms of SDCC's Roads Function, new transport infrastructure in the form of roads and streets throughout the County are required to rebalance the distribution of space and make adequate provision for all modes of transport (car, bus, bike, pedestrian etc.) in accordance with DMURS.

Furthermore, in accordance with the 'Guidelines for Setting and Managing Speed Limits in Ireland' (2015), SDCC undertook a comprehensive review of speed limits in 2017

and, following the adoption of the Road Traffic (Speed Limit) Bye-Laws 2017, a 30km/h limit has been introduced in residential areas. Signs have now been erected at the entrances to all estates covered by the 30 km/h limit.

In June 2018 SDCC made the Clonburris SDZ Planning Scheme, which is currently under appeal. The Planning Scheme seeks to ensure that the design of streets uses a more integrated approach to pedestrian, cyclist and vehicular movement while ensuring that the movement function of each street is reflected by an appropriate design response and design speed.

**Conclusion**

Policies set out under the Development Plan 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. It is also recognised that investment in the County's road network is necessary to ensure the efficient movement of people and goods.

The creation of a sustainable and integrated transport network that serves the needs of communities and business throughout the County is being progressed through SDCC's Roads, Forward Planning and Development Management Functions. This includes the promotion of orbital public transport services that will connect Tallaght, Lucan and Clondalkin including their outer suburbs.

The variety of plans and projects, relating to public transport, walking and cycling and roads, which are in progress throughout the County, will help to contribute to the social, economic and environmental wellbeing of the County. This includes the provision of a range of transport options that are sustainable, safe, reliable and financially viable.



## CHAPTER 7: INFRASTRUCTURE & ENVIRONMENTAL QUALITY

### *Introduction*

Chapter 7 of the Development Plan recognises that the availability of high quality infrastructure networks and environmental services is critical to securing economic investment, creating sustainable and attractive places, ensuring health and wellbeing and safeguarding the environment. It is also acknowledged that appropriate steps need to be taken to reduce the effects of air, noise and light pollution on environmental quality and residential amenity.

### **Progress on Infrastructure & Environmental Quality Policies and Objectives**

Select policies contained in the Infrastructure & Environmental Quality Chapter of the Development Plan are referenced below together with an update on progress in their achievement. Some policies are grouped where progress is interrelated. Sample plans and projects are used to illustrate and highlight implementation of SDCC's policies and objectives.

### *Water Supply & Wastewater*

The Development Plan advises that Irish Water (IW) is responsible for public water services in Ireland (water supply and foul drainage) and that SDCC 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 IW.

### **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.

### *Progress*

The protection of existing water and drainage infrastructure, including the separation of foul and surface water drainage systems and promotion of Sustainable Urban Drainage System (SUDS) measures in accordance with the Greater Dublin Strategic Drainage Study (GSDS), is being progressed through SDCC's Development Management, Forward Planning and Environmental Services Functions in conjunction with IW as a referral body.

In terms of investment in the water and drainage network at a local level, this is being progressed by IW with the assistance of SDCC under a Service Level Agreement (SLA) and through SDCC's Capital Investment Programme and Local Network Reinforcement Programme. Major Capital schemes in the Dublin Region are being progressed by IW with the support from SDCC.

### *Surface Water & Groundwater*

The Development Plan advises that SDCC is responsible for surface water management and aquifer protection in the County, with the OPW having responsibility as the lead State body for the coordination and implementation of Government policy on the management of flood risk.

### **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.

### *Progress*

The management of surface water and the protection and enhancement of surface water quality is being progressed through SDCC's Development Management, Forward Planning and Environmental Services Functions.

Maintenance, improvement and enhancement of the environmental and



ecological quality of surface water and groundwater has been progressed through trade effluent discharge licensing, farm and waste water treatment inspections, pollution incident responses and water quality assessment through the taking-in-charge process and door-to-door misconnection inspections.

In September 2018 SDCC (as the co-ordinating beneficiary) was successfully awarded EU funding jointly with Dún Laoghaire-Rathdown County Council under the Dublin Urban Rivers LIFE project. This project, which runs from 2018 – 2022, aims to improve the quality of water in urban rivers through the installation of five strategic wetlands within the County and removing point source pollution. The project also aims to identify potential locations for future installation of wetlands in areas zoned for development.

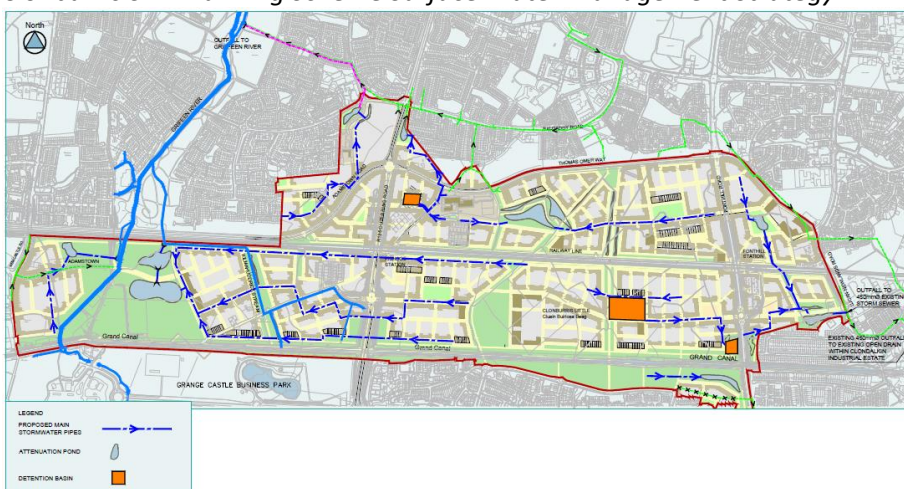
Maintenance and enhancement of existing surface water drainage systems is being progressed through SDCC's Development Management Function in terms of the requirement for separation of foul and surface water drainage systems, reducing surface water runoff and the promotion of local SUDS measures. To protect waterbodies and watercourses including rivers and streams in accordance with the GSDSDS, all

development is subject to a requirement for a 10-15 metre riparian buffer strip.

The robust and evidence based approach of the Clonburris SDZ Planning Scheme, which was made by SDCC in June 2018 and is currently under appeal, serves as an example of SDCC's commitment to surface water management, aquifer protection and flood risk management. The accompanying Surface Water Strategy (SWS) outlines and assesses existing infrastructure, outlines the surface water management strategy to be adopted, details the surface water infrastructure requirements for each sub-catchment within the SDZ Lands and sets out the design criteria and required storage provision for attenuation purposes.

The SWS was used to inform the objectives of the Planning Scheme to reduce run off rates, ensure adequate treatment of surface water runoff and incorporate SUDS measures within the public realm, areas of open space and within individual development sites. This in turn informed the location and distribution of strategic surface water ponds within the Planning Scheme.

### Clonburris SDZ Planning Scheme Surface Water Management Strategy



*Flood Risk Management*

Policy contained in the Development Plan acknowledges the EU Floods Directive and the EU Water Framework Directive as the driving force behind flood management and management of water quality in Ireland.

It is also noted that the 'Planning System and Flood Risk Management Guidelines for Planning Authorities' (DECLG and OPW, 2009) (the Flood Risk Management Guidelines) and DECLG Circular P12/2014 address the interface between flood risk management and the Forward and Development Management Functions of Planning Authorities.

### **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.

*Progress*

The incorporation of Flood Risk Management into the spatial planning of the County has been progressed through SDCC's Development Management, Environmental Services and Forward Planning Functions.

Strategic Flood Risk Assessments (SFRA), which incorporated data from the Eastern Catchment Flood Risk Assessment Management (CFRAM) Study, were prepared to support the Strategic Environmental Assessments (SEA) carried out during the making of the Development Plan and the Clonburris SDZ Planning Scheme (made by SDCC June 2018 and subject to appeal).

In accordance with the recommendations of the Flood Risk Management Guidelines, both SFRAs identified and mapped flood risk. This enabled the application of the sequential approach to the zoning of lands under the Development Plan and prescription of land uses under the SDZ Planning Scheme.

The management of flood risk through SDCC's Development Management function is also ongoing through the use of CFRAM mapping and application of the requirements of the GSDS in terms of drainage works.

Subsequent to the recommendations of the Eastern CFRAM, SDCC has engaged with the OPW and adjoining local authorities in the preparation of Flood Alleviation Schemes (FAS) for the River Poddle, River Camac, Ballycullen Stream and the Whitechurch Stream, which are being funded by the OPW.

The Ballycullen FAS was completed in October 2017 and the Poddle FAS is currently at preliminary design stage. A brief is currently being drafted for the Whitechurch FAS. To aid in the public consultation process and to keep communities informed, SDCC launched a new website for the River Poddle FAS in October 2018.

*River Poddle FAS Website*

*Information and Communications Technology*

The widespread availability of a high quality Information and Communications Technology (ICT) network is acknowledged under the Development Plan as being critical to the economic and social development of the County. This includes an associated objective 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.

**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.

*Progress*

Promotion of a sustainable and high quality ICT network throughout the County is in progress through SDCC's Development Management and Forward Planning functions in collaboration with the relevant stakeholders.

The approved undergrounding of approximately 3 kilometres of existing overhead 220kv powerlines and the removal of 13 support towers between the townlands of Gollierstown and Kishoge by An Bord Pleanála with the support of SDCC (SID: 06S.VA0019) will help improve the visual amenity of the landscape to the north-west of the County including Lucan and Clondalkin. The undergrounding of said powerlines, as part of Eirgrid's West Dublin project, will also improve development opportunities across the Clonburris SDZ lands and this is reflected under the SDZ Planning Scheme and masterplan that was approved by SDCC in June 2018 and is currently under appeal.

*Major Accidents Directive*

The Development Plan supports EU Directive (96/82 EC), commonly referred to as the SEVESO II Directive, including the control and prevention of major accident hazards involving dangerous substances and chemicals and the limitation of their consequences.

**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.

*Progress*

Implementation of the 'Policy & Approach of the Health & Safety Authority to the Control of Major Accident Hazards Risk-based Land-use Planning' (HSA, 2010) has been progressed through SDCC's Development Management and Forward Planning functions. This includes consultation with the HSA on planning applications and land use plans affected by SEVESO sites, which are also mapped on Development Plan maps.

SDCC has commenced work on the preparation of the Ballymount LAP for an area occupied by three Seveso sites. SDCC submitted proposals to the Minister for funding under the URD 2018 Call for Proposals, for (inter alia) the Naas Road / Ballymount area. Funding for the Naas Road / Ballymount area will help facilitate (inter alia) the survey/analysis stage and full masterplanning of these strategic lands. This will involve an examination of existing Seveso sites, investigation of contaminated soils and consultation with the landowners with a view to identifying barriers to relocation and investigating options. In November 2018, the Minister announced provisionally a €26 million allocation for 'Category B' projects including Ballymount.





*Aerodromes & Airport*

Chapter 7 of the Development Plan sets out the general restrictions and requirements on development within the County for Dublin Airport, Casement Aerodrome and Weston Aerodrome.

**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.

**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.

**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 Implementation).

*Progress*

Safeguarding the operational, safety and technical requirements of Casement and Weston Aerodromes and Dublin Airport is in progress through SDCC's Development Management and Forward Planning Functions. This includes the referral of planning applications to the Department of Defence and the Irish Aviation Authority

together with consultation with said bodies in relation to plan making.

Between July and August 2017, and further to IE9 Objective 6 of the Development Plan, , SDCC carried out public consultation in relation to the land use planning framework governing the future development and operation of Weston Aerodrome. The consultation was carried out with reference to (inter alia) economic development opportunities and the impact on neighbouring residential communities. The consultation took place over a six week period, during which time information was disseminated to the public and submissions were invited.

Following a review, analysis and summarisation of 824 valid submissions, it was considered that the Development Plan policies and 'RU' zoning objective adequately provides for the future development and operation of Weston Aerodrome, whilst safeguarding the amenity of the surrounding residential properties. It was recommended that the existing zoning objective for Weston Aerodrome remains in place, with no changes required to the land use planning framework.

In December 2017 and February 2018, the Chief Executive's Report on the review of Weston Aerodrome and the submissions received was presented to Land Use, Planning and Transportation Strategic Policy Committee of SDCC.



## Conclusions

Policies contained in Chapter 7 of the Development Plan recognise that the availability of high quality infrastructure networks, environmental services and environmental protection is critical to economic development, sustainability, place making, health and wellbeing of the County.

Infrastructural plans and projects together with environmental protection measures have been progressed through SDCC's Development Management, Forward Planning and Environmental Services Functions. This includes the management of surface water, flood risk and noise pollution.

Progress in relation to such plans and projects will continue to help drive sustainable economic activity while improving environmental quality within the County.

## Report on the Review of Weston Aerodrome

### Weston Aerodrome



Review of the Land Use Planning Framework governing the future development and operation of Weston Aerodrome

Chief Executive's Report  
on Submissions Received

December 2017

**CHAPTER 8: GREEN INFRASTRUCTURE**

*Introduction*

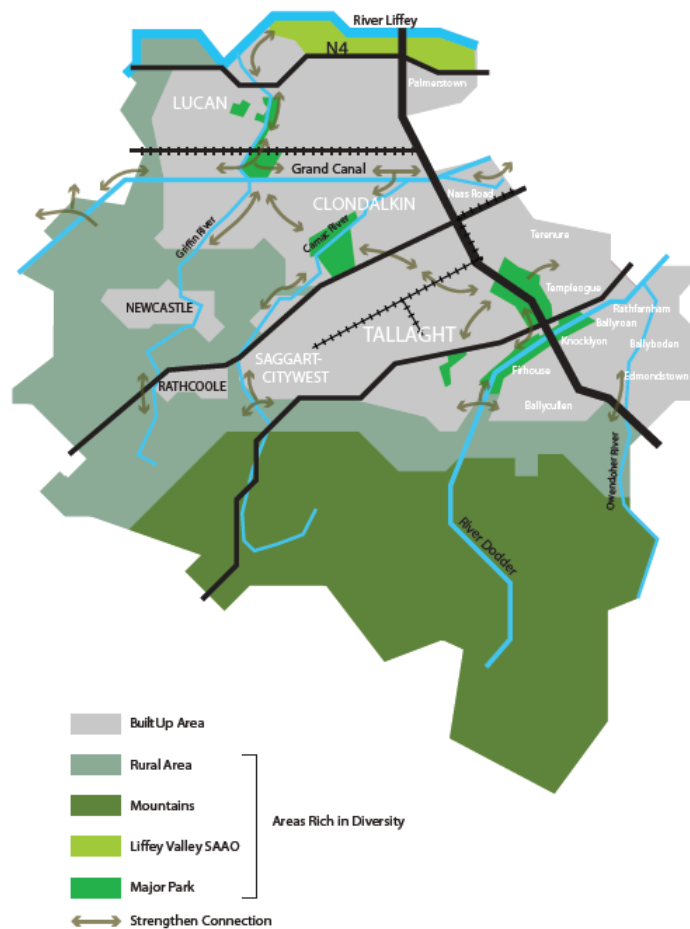
Green Infrastructure (GI) is recognised under the Development Plan as an interconnected network of waterways, wetlands, woodlands, wildlife habitats, greenways, parks and conservation lands, forests and other open spaces that adjoin and are threaded through urban areas. It is acknowledged that the GI network supports plants and animals, maintains ecology and biodiversity, sustains air and water quality and provides vital amenity and recreational spaces for communities. GI is thereby recognised for its contribution to the health and quality of life of residents and visitors to the County.

Within this context, the Development Plan includes a commitment to proactively promoting and developing GI and ecological connectivity in the County by requiring the retention and enhancement of substantial networks of biodiversity in urban and rural areas.

**Progress on Green Infrastructure Policies and Objectives**

Select policies contained in the GI Chapter of the Development Plan are referenced below together with an update on progress in their achievement. Sample plans and projects are used to illustrate and highlight implementation of SDCC’s policies and objectives.

*South Dublin County Strategic Green Infrastructure Network*



*Green Infrastructure Network*

Chapter 8 of the Development Plan seeks to secure and enhance the GI network. It is recognised that GI in the county comprises an interconnected network of green spaces that possess a broad range of ecological elements including (inter alia) the County's three Natura 2000 sites; proposed Natural Heritage Areas (pNHAs), river valleys (Dodder and Liffey) and the Grand Canal. The involvement of individual elements such as watercourses, parks, hedgerows/tree-lines and sustainable drainage features in park lands is also noted.

**GREEN INFRASTRUCTURE (G) Policy 2 Green Infrastructure Network**

It is the policy of the Council to promote and develop a coherent, integrated and evolving GI 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.

*Progress*

The Council has a number of initiatives that promote and develop a coherent integrated and evolving GI network through SDCCs Development Management and Forward Planning functions. In addition, the Council has a number of policy measures including Tree Management Policy 2015-2020 and the Tree Planting Programmes that are implementing green links across the County. A total of 1,800 new trees have been planted in SDCC since Winter 2016.

In 2018, SDCC piloted a new initiative, the "new Community Minor Landscaping Scheme" with a number of groups taking part. This initiative assists residents in improving their community by landscaping with the support of a horticulturist to ensure appropriate planting.

*Watercourses Network*

The County's watercourses are recognised as forming an important element of the GI network. It is acknowledged that the management and enhancement of such can help manage 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.

*Progress*

The Council continues to promote the natural, historical and amenity value of the County's watercourses. The Dodder Greenway project will encourage amenity and also awareness of the Dodder River.

In 2018, SDCC commissioned a biodiversity survey of the Camac River in Corkagh Park. The survey was commissioned under the Heritage Plan to assess invertebrate status and water quality including Crayfish.

SDCC's Water Pollution Section oversees the protection of waters in South Dublin. In September 2018 SDCC (as the co-ordinating beneficiary) was successfully awarded funding jointly with Dún Laoghaire-Rathdown County Council under the EU Urban River LIFE Project. This EU project aims to improve the water quality of our urban rivers and will help fund the installation of 5 planned strategic wetlands within the County.

### *Public Open Space Hierarchy and Landscape Setting*

The Development Plan acknowledges the potential for open spaces to strengthen the County's GI network. This is in the context of such spaces being fundamental to contributing to a high quality of life and mitigating climate change as well as providing a focal point for a biodiversity, recreation, community interaction.

#### **GREEN INFRASTRUCTURE (G) Policy 4 Public Open Space and Landscape Setting**

It is the policy of the Council to provide a hierarchy of high quality and multi-functional public parks and open spaces.

#### *Progress*

SDCC continues to provide a hierarchy of high quality and multi-functional public parks and open spaces. Additional areas in existing public parks have been identified for BMX track, running track, football pitches and sand-based pitches.

In 2017, Both Sean Walsh and Corkagh Parks were successful in receiving the Green Flag award. This is an international benchmark standard for parks and green spaces. It aims to recognise and reward the best green spaces and encourage high environmental standards. The Green Flag is a sign that a park is managed to high standards, which have been independently verified.

A total of 17 play spaces have been delivered across the County through SDCC's Playspace Programme 2014-2018 and with Capital Funding.

In 2017 SDCC carried out a study of teenage facilities within the County and recreational requirements. This was done in collaboration with the DHPLG. Further to the findings, the Capital Budget 2018-2020 has included an allocation for teenage facilities to commence in 2019.

### *Sustainable Urban Drainage Systems*

The Development Plan recognises that SUDS can improve water quality and reduce the risk of flooding by replicating natural systems that collect, store and clean surface water before releasing it back into the environment in a slow and controlled way. Such systems are promoted by the Development Plan.

#### **GREEN INFRASTRUCTURE (G) Policy 5 Sustainable Urban Drainage Systems**

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 biodiversity value of these systems.

#### *Review*

The Council continues to promote and support the development of SUDS measures for all new development through its Development Management, Forward Planning and Drainage Functions.

In June 2018 SDCC made the Clonburris SDZ Planning Scheme (currently under appeal), which requires development to incorporate SUDS measures into the design of streets, public squares and open space. It is envisaged that these measures will help create high quality spaces for amenity, biodiversity and surface water management. The approach of the Planning Scheme was informed by an accompanying SWS.

In September 2018 SDCC (as the co-ordinating beneficiary) was successfully awarded EU funding jointly with Dún Laoghaire-Rathdown County Council under the Dublin Urban Rivers LIFE project. This project, which runs from 2018 – 2022, aims to improve the quality of water in urban rivers through the installation of five strategic wetlands within the County and removing point source pollution. It also aims to identify potential locations for future installation of wetlands in areas zoned for development.

## Conclusions

Polices contained in Chapter 8 of the Development Plan recognise the numerous benefits from developing and connecting a GI network across the County.

GI plans and projects have been progressed through SDCC's Development Management, Forward Planning and Environmental Services Functions. This includes the award of EU funding for the development of strategic wetlands across the County and the

formulation of an SDZ Planning Scheme and Surface Water Strategy for Clonburris, which seeks the incorporation of SUDs measures.

Progress in relation to such plans and projects will continue to contribute to biodiversity protection/improvement, climate change mitigation, surface water management, flood risk management, water quality improvement, place making, and health and wellbeing.

*Clonburris SDZ Green Infrastructure Network*





## CHAPTER 9: HERITAGE, ARCHITECTURAL CONSERVATION & LANDSCAPES

### *Introduction*

The Heritage, Conservation and Landscapes Chapter of the Development Plan acknowledges the County's rich and varied architectural heritage, archaeological heritage and natural heritage including habitats and landscapes. The Development Plan seeks to ensure that these aspects are protected and contribute to the future sustainable development of the County. This includes striking a balance between the protection of built and natural heritage and landscapes with the management of change.

### **Progress on Heritage, Architectural Conservation & Landscapes Policies and Objectives**

Select policies contained in Chapter 9 of the Development Plan are referenced below together with an update on progress in their achievement. Some policies are grouped where progress is interrelated. Sample plans and projects are used to illustrate and highlight implementation of SDCC's policies and objectives.

### *Archaeological Heritage*

Known structures, features, objects or sites of archaeological heritage within the County are listed in the Record of Monuments and Places (RMP), which is contained in Schedule 1 of the Development Plan and mapped on Development Plan maps. The RMP is compiled and maintained by the DCHG.

Policies and Objectives set out under the Development Plan seeks to manage development in a manner that protects and conserves the Archaeological Heritage of the County and favours in-situ preservation.

### **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.

### *Progress*

Protection and conservation of the County's Archaeological Heritage is in progress through SDCC's Forward Planning, Heritage, Economic and Development Management Functions.

Archaeological investigations carried out in the Dublin Mountains during 2017 were commissioned through funding associated with the County Heritage Plan.

The Clonburris SDZ Planning Scheme, which was made in June 2018 and is subject to appeal, was informed by an inventory of archaeological heritage and reflects the County Development Policy to favours in-situ preservation

Officially opened in July 2017, the Clondalkin Round Tower Interpretive Centre, Gardens and Café development (SD148/0003), serves as an example of a tourism project that respects and enhances the setting of a Recorded and National Monument (DU017-041) within the ownership of the Council. The project was informed by Archaeological Impact Assessment.

Further to the Development Plan Action to survey and maintain Council-owned monuments and historic structures, in 2017 and 2018 SDCC commissioned the projects listed below.

### Complete:

- Remedial repair and reinstatement works at Palmerstown Church and Graveyard (Protected Structure and Recorded Monument) at Mill Lane, Palmerstown;

- Survey, condition assessment and vegetation clearance/treatment on King John's Bridge (Protected Structure and Recorded Monument) in Lucan; and
- Vegetation clearance, survey, repair and stabilisation works at Rathfarnham Castle Stables (part of Protected Structure and Recorded Monument).

#### In Progress:

- Condition assessment, method statement and Archaeological Impact Assessment was commissioned by SDCC for proposed conservation repair and consolidation works at Ballymount Gate House (Protected Structure and National Monument); and
- Conservation repair and consolidation works to Grange Castle (Protected Structure and Recorded Monument) were commissioned by SDCC. This was on foot of Part 8 works approved in September 2017 (SD178/0006).

The above projects were funded through a combination of sources including SDCC's '300K Have Your Say' budget, Capital Programme and Architectural Conservation Budget.

#### Protected Structures

The Record of Protected Structures (RPS) for South Dublin County is listed in Schedule 2 of the Development Plan and is mapped on Development Plan maps. A total of 494 structures are listed on the RPS.

Policies and Objectives set out under the Development Plan seeks to strike a balance between ensuring that development proposals are sympathetic to the special character and integrity of Protected Structures while addressing dereliction through the encouragement of rehabilitation, renovation, appropriate use and re-use.

#### Round Tower Visitor Centre, Gardens and Café - Clondalkin



### **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.

#### *Progress*

The careful management of development affecting Protected Structures and the promotion of the conservation and appropriate use of such has been progressed throughout SDCC's Development Management and Architectural Conservation Functions with the help of Architectural Conservation funding.

As an example of the complete refurbishment of derelict Protected Structures within the ownership of the Council, SDCC carried out repair and conservation works to Numbers 1, 2 and 3 Millview Terrace (RPS Ref 137) in Clondalkin as part of the of the Round Tower Visitor Centre, Gardens and Café development (SD148/0003).

Under the Built Heritage Investment Scheme, which is funded by the DCHG, SDCC has also obtained approval for architectural conservation grants for numerous repair works to Protected Structures throughout the County.

Extensive conservation and refurbishment works carried out at Riversdale House (RPS Ref 137) and No. 196 Butterfield Avenue (RPS 412) in Rathfarnham serve as examples of the management of development to privately owned Protected Structures. Both structures were added to the RPS under the 2016 Development Plan.

In response HCL3 SLO2 of the Development Plan, SDCC has also commissioned survey works, a condition assessment, a method statement and Archaeological Impact Assessment for proposed conservation repair and consolidation works at Ballymount Gate House (Protected Structure RPS Ref. 175).

*Nos. 1, 2 and 3 Millview Terrace, Clondalkin*





### *Architectural Conservation Areas*

In recognition of the exterior architectural quality of many terraces and groups of buildings at a wider scale rather than at an individual level throughout the County, the number of Architectural Conservation Areas (ACAs) within the County was increased from 5 to 12 under the County Development Plan. The Lucan ACA was also extended.

All 12 ACAs are listed under Chapter 9 of the Development Plan and are mapped on Development Plan maps. The Development Plan seeks to preserve and enhance the historic character and visual setting of these ACAs.

#### **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.

#### *Progress*

The careful management of development in a manner that enhance the historic character and visual setting of ACAs has progressed through SDCC's Development Management, Architectural Conservation and Economic Functions.

Conservation works carried out in Q1 and Q2 of 2017 at Palmerstown Church and Graveyard, which is a Protected Structure (RPS Ref 039) and Recorded Monument that forms part of the Palmerstown Lower Mill Complex ACA, were carried out under SDCC's Architectural Conservation Budget.

Numbers 1, 2 and 3 Millview Terrace (Protected Structures - RPS Ref 137), which were refurbished by SDCC as part of the Clondalkin Round Tower development, are also located within the Clondalkin Village ACA.

To help improve the visual setting of ACAs, village enhancement works have also been completed in Rathcoole and Rathfarnham under SDCC's Villages Initiative Fund with further works in Tallaght and Lucan at an advanced stage of design.

#### *Palmerstown Church & Graveyard -Post Repair*



#### *Archaeological Testing of Recorded Monument in Dublin Mountains*



*Landscapes and Dublin Mountains*

Having been informed by an accompanying Landscape Character Assessment (LCA), the Development Plan recognises that the landscapes of the County comprise a dynamic mix of elements with varied geology and activities that have produced landscapes of significant value and sensitivity. The Development Plan seeks to enhance and protect the various attributes of the County's landscapes. This includes recognition of the diverse topography and land cover of the Dublin Mountains including areas of natural beauty, ecological importance and Natura 2000 Sites.

**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.

*Progress*

The careful management of development within the Dublin Mountains and the promotion of development that enhances ecological and geological features and archaeological landscapes has been progressed throughout SDCC's Development Management and Heritage Functions.

In 2017 archaeological investigations were carried out in the Dublin Mountains through funding associated with the County Heritage Plan. These investigations have helped to gain further understanding of this archeologically rich landscape, Investigation into the potential for a Dublin Mountains Archaeological Heritage Trail has also been funded by SDCC in partnership with Dún Laoghaire Rathdown County Council, Coillte, DMP and the Heritage Council.

*Liffey Valley and Dodder Valley*

The Liffey Valley and Dodder Valley river landscapes are acknowledged under the Development Plan as key elements of the County's GI network and host to a rich variety of plant and animal species including protected species. It is noted that sections of both river valleys have been designated as pNHAs and a section of the Liffey Valley is also subject to a Special Amenity Area Order (SAAO). The protection and enhancement of these landscapes and associated natural and built heritage features is therefore 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.

*Progress*

The careful management of development within the Dodder Valley and Liffey Valley has been progressed through SDCC's Development Management, Permeability and Heritage Functions.

Details on progress in relation to a number of plans and projects that seeks to promote the architectural, ecological, geological and recreational amenity value of the Dodder Valley and Liffey Valley are summarised below. Some of the projects outlined have been progressed in partnership with other stakeholders and funding sources including SDCC, the NTA, the Economic Regional Development Fund (ERDF) and WI.

**Complete:**

- Bridges and a section of shared pedestrian and cyclist paths between Firhouse Road and Oldbawn Road (SD128/0003) has been constructed as part of the Tallaght to Ballyboden Cycle Route Scheme, which



will also serve the Dodder Valley Greenway route.

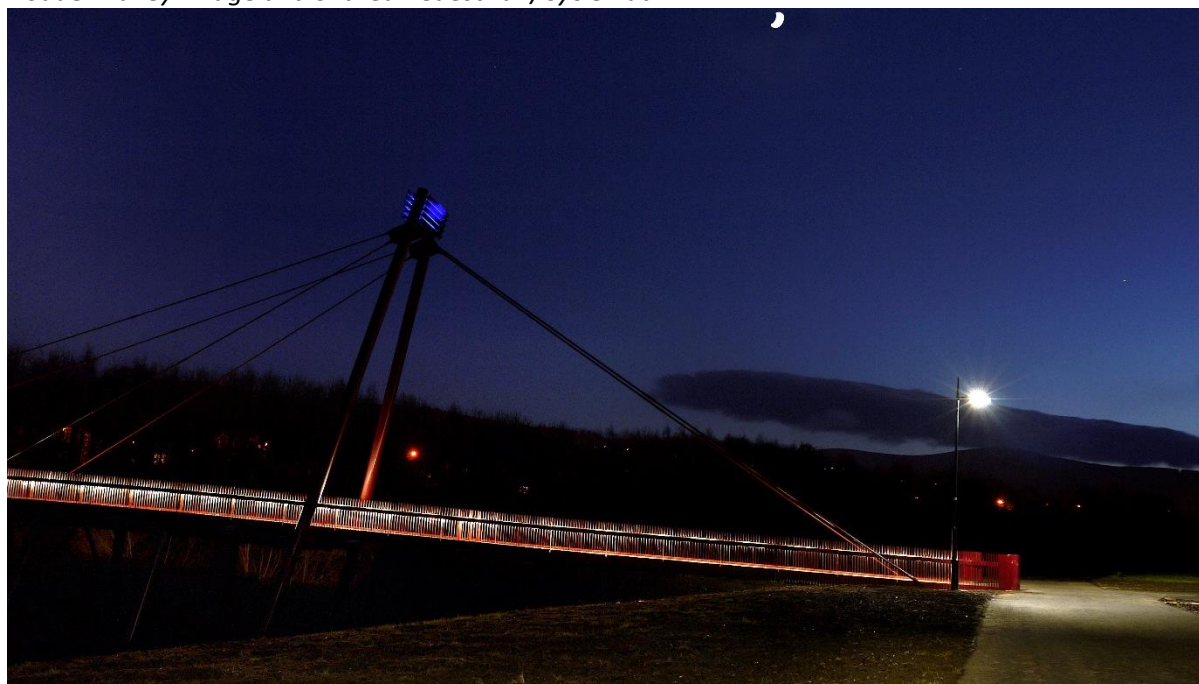
#### In Progress

- A Part 8 development was approved for Dodder Valley Greenway route (SD178/0003). It is envisaged that the first phase of construction will proceed in Q1 2019.
- A feasibility study and plan for the development of a Liffey Blueway and recreational facilities has been commissioned and carried out. The process of project identification, funding stream identification and preparation of a detailed Implementation Plan is still ongoing.
- Funding has been allocated for the construction of a Part 8 approved (SD178/0004) Running Track, Soccer Pitch and BMX Track in Dodder Valley.
- A Part 8 development has been approved for sports pavilion in Dodder Valley (SD158/0012).

Due to commence  
Capital funding has been allocated for the following:

- Work to the edge of the DMW path to improve access.
- The upgrade of Kiltipper Park in 2018 and 2019.
- The provision of a play space at Dodder Valley.
- The construction of a playground at Waterstown Park.

#### *Dodder Valley Bridge and Shared Pedestrian/Cycle Path*



### Grand Canal

The Development Plan notes the historic nature and setting of the Grand Canal (pNHA) and, as a key element of the County's GI Network, acknowledges that it hosts a rich variety of plant and animal species including protected species. Policy contained in the Development Plan seeks to protect the Canal landscape, its biodiversity and its environment.

#### **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.

#### *Progress*

The careful management of development along the Grand Canal has been progressed through SDCC's Development Management, Permeability and Heritage functions.

The balanced approach of the Development Plan to protecting the recreational, environmental, ecological and industrial heritage amenity value of the Grand Canal is reflected by the Clonburris SDZ Planning Scheme (made by SDCC in June 2018 and subject to appeal), which:

- Incorporates and protects the Grand Canal within a Green and Blue Infrastructure Strategy as well as an Open Space Strategy;
- Includes a requirement for a 50 metre setback for buildings and a 30 metre setback for general development from the pNHA boundary of the Grand Canal;
- Requires the preparation of a Biodiversity Management Plan as part of a Parks and Landscape Strategy prior to commencement of development; and

- Seeks the incorporation of industrial heritage features associated with the Grand Canal into open spaces.

A Part 8 application is also currently being prepared by SDCC to extend the existing Grand Canal Greenway from the 12<sup>th</sup> Lock to Hazelhatch. The project is part of a WI proposal for a 132km Greenway from Grand Canal Dock to Shannon Harbour. Should this be approved, it will be developed in partnership with WI, Dublin City Council, Kildare County Council, Offaly County Council and the NTA. Ecological surveys are nearing completion and, subject to finding and screening assessments, it is expected to publish the Part 8 for the Greenway from the 12<sup>th</sup> Lock to Hazelhatch early in 2019.

It is also planned to deliver a feasibility study and preferred option on proposed route(s) to link the Grand Canal and Royal Canal Greenways in partnership with the NTA, WI and Fingal County Council. Consultants have been appointed and the feasibility study has now commenced.

Further to the above, ecological surveys are currently being undertaken on behalf of SDCC along the Grand Canal to enhance baseline knowledge for the Clonburris SDZ Planning Scheme including the Biodiversity Management Plan.

#### *Existing Grand Canal Greenway*



*Natura 2000 Sites & Natural Heritage Areas*

The Development Plan recognises the County's rich and varied natural heritage and biodiversity, which includes a number of unique habitats, areas of natural interest and species that are designated for conservation under National and European Legislation. Protected sites located within the County include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), pNHAs and a SAAO.

The Development Plan acknowledges and respects that the 3 Natura 2000 or European sites within the County 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. The presence of 7 proposed pNHAs, which are protected under the Wildlife Act (1976 – 2010), is also acknowledged. This includes 2 pNHAs that are also designated as Natura 2000 sites.

The potential for development to impact on the integrity of European Sites, including those located in the Wicklow Mountains and Dublin Bay, together with the requirement of the Act is reflected policy contained in the Development Plan Policy. This includes policy to conserve and protect Natura 2000 sites.

**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.

**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 habitat.

*Progress*

The conservation and improvement of Natura 2000 sites, the Natura 2000 network and pNHAs is in progress through SDCC's Development Management, Drainage and Plan Making functions with input from the Heritage Officer. Plans and projects are subject to scrutiny against the Wildlife Act, Habitats Directive, Birds Directive and Planning and Development Legislation with regard to Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA). This includes particular scrutiny for development located within the Glenasmole Valley, Wicklow Mountains and sites connected or potentially connected to the County's waterways or drainage systems.

From a sustainable drainage perspective, SDCC (as the co-ordinating beneficiary), was successfully awarded funding jointly with Dún Laoghaire-Rathdown County Council under the EU Urban River LIFE Project In September 2018. This EU project aims to improve the water quality of our urban rivers and will help fund (inter alia) 5 planned strategic wetlands and the removal of point source pollution within the County. This has the potential to improve the ecological and environmental value of the County's Natural Heritage Sites.

### *Public Rights of Way & Permissive Access Routes*

The Act requires each 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 and identified.

In the context that the identification of a public right of way requires verification and the burden of proof rests with the Local Authority, the Development Plan endeavours to identify and list public rights of way as they come to the attention of SDCC. 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 identified as a viable alternative option.

projects have also been undertaken with NTA funding throughout the County.

A Part 8 development has also been approved for an extensive pedestrian and cycle track scheme along Grange Road from Nutgrove Avenue to Taylors Lane (SD15B/0013 & SD188/0005) that will improve access to Saint Enda's Park and Marley Park in Rathfarnham as part of the County Strategic Cycle Network. This will link with the completed Park Avenue/Hermitage Estate pedestrian and cycle route between Grange Manor Road and Grange Road in Rathfarnham (SD128/0004) and improve access to the Wicklow Way.

### **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.

#### *Progress*

The promotion of improved access to high amenity, scenic, and recreational lands throughout the County is in progress through SDCC's Forward Planning, Permeability and Economic functions. This includes the aforementioned preparation of a Part 8 proposal by SDCC to extend the existing Grand Canal Greenway from the 12<sup>th</sup> Lock to Hazelhatch and progress on the delivery a feasibility study to link the Grand Canal and Royal Canal Greenways.

Further to the above, local authority funding has also been allocated to undertake work to the edge of the DMW path to improve access and to upgrade Kiltipper Park. Permeability



## Conclusions

Policies set out under the Development Plan recognise the County's rich and varied architectural, archaeological and natural heritage including habitats and landscapes. These policies seek to strike a balance between the protection of built and natural heritage and landscapes with the management of change.

A range of architectural conservation, heritage and permeability projects have been or are being progressed throughout the County in partnership with Government Departments, state bodies and adjoining local authorities. This is being done through SDCC's Development Management, Forward

Planning, Permeability and Heritage Functions.

Progress in relation to such projects has helped to ensure that development (including tourism and amenity projects) is planned and managed in a manner that protects and enhance the County's unique mix of Protected Structures, archaeology, landscapes, biodiversity, natural heritage areas, waterways and trails.

*Permeability Scheme Between Grange Manor Road & Grange Road Rathfarnham*



## CHAPTER 10: ENERGY

### *Introduction*

Chapter 10 of the Development Plan recognises that 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. It is also acknowledged that, in the context of climate change, 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.

### **Progress on Energy Policies and Objectives**

Select policies contained in the Energy Chapter of the Development Plan are referenced below together with an update on progress in their achievement. Some policies are grouped where progress is interrelated. Sample plans and projects are used to illustrate and highlight implementation of SDCC's policies and objectives.

### *Responding to European and National Energy Policy & Legislation*

Policy contained in the Development Plan seeks to respond to energy targets set out in EU legislation, which 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). This is in the context of Government policy for the public sector to lead by example and has been assigned an energy demand reduction target of 33%.

### **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 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.

### *Progress*

Climate change mitigation is promoted through the Councils Forward Planning, Energy Planning, Housing and Development Management Functions. The Council continues to embed climate change mitigation policies and objectives in the plan making process. Energy efficiency in new and existing buildings is promoted through the upgrading and refurbishment of its Council housing stock and new public buildings. Increased energy efficiency and climate change mitigation in developments by other sectors is encouraged through planning applications.

SDCC has worked with a variety of stakeholders and funding partners to develop and realise a number of local projects across South Dublin County. Project partners include the City of Dublin Energy Management Agency (CODEMA); the Sustainable Energy Authority of Ireland (SEAI); the Department of Communications, Climate Action & Environment (DCCE); and Interreg North West Europe.

SDCC has a legal obligation to report its energy performance data through the public sector energy monitoring and reporting system, operated by SEAI. The preliminary figures for 2017 show a 27% improvement on energy performance against a baseline year of the average between 2006-2008. SDCC continues to gather data and information on all energy projects in partnership with all relevant stakeholders.

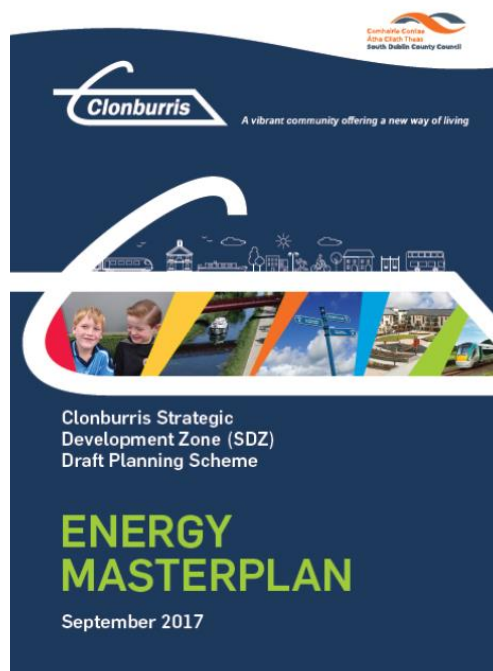
Progress in relation to policy on the promotion of energy conservation and reducing energy demand through SDCC's Forward Planning and Energy Planning functions is further detailed in the remainder of this Progress Report.

### *Energy Planning in South Dublin County & Spatial Energy Demand Analysis*

Chapter 10 of the Development Plan makes reference to the proactive approach that SDCC has taken in relation to addressing energy use and efficiency in existing and new building stock and identifying low carbon and renewable energy opportunities in the County. This included partaking in the EU funded Leadership for Energy Action & Planning (LEAP) project and the production of the South Dublin Sustainable Energy Action Plan 2013 (SEAP). Subsequent to the SEAP, SDCC in partnership with the CODEMA (Dublin's Energy Agency) carried out a countywide Spatial Energy Demand Analysis (SEDA) in 2015 in order to inform the energy policies and objectives of the Development Plan.

Both the SEDA and the Development Plan acknowledge that continued growth across the County will require energy to power homes, business and transport needs, over the lifetime of the Development and beyond. This forms the context to the promotion of efficiency and renewable energy measures under Chapter 10.

### *Clonburris SDZ Energy Masterplan*



### **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 (SEDA) in conjunction with all relevant stakeholders, promoting energy efficiency and renewable energy measures across the County.

#### *Progress*

Further to the variety of strategic recommendations for climate change mitigation projects and initiatives outlined under the SEDA, SDCC is working with a range of stakeholders and funding partners to develop and realise a number of local energy plans and projects. This includes Codema; SEAI; the DCEE and; Interreg North West Europe.

Following the recommendations of the South Dublin SEDA, and with SEAI funding, SDCC has undertaken a detailed Energy Masterplan for the Clonburris SDZ Planning Scheme (made by SDCC in June 2018 and currently under appeal) and a Draft Energy Masterplan for Grangecastle Business Park. Both Energy Masterplans have identified the potential for district energy schemes at Clonburris and Grangecastle based on Combined Heat & Power (CHP) and waste heat utilisation. The Masterplans also make a variety of recommendations regarding project viability, economic analysis and implementation structures.

*Waste Heat Recovery & Utilisation*

The Development Plan recognises the potential for waste heat, generated by premises and processes such as power generation and thermal generation, to be captured and re-used on-site or by premises on adjoining and nearby sites. This is followed up by County Development policy that seeks to promote the capture and utilisation of such waste heat.

**ENERGY (E) 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 on site generates waste heat.

*Progress*

The Council continues to promote the development of waste heat technologies through its Forward Planning, Economic and Energy Planning functions. The Council has commissioned detailed Energy Masterplans for the Clonburris SDZ Planning Scheme (made by SDCC in June 2018 and currently under appeal) and Grangecastle Business Park (Draft Stage) with the use of SEAI funding.

The Draft Grangecastle Energy Masterplan (2017) identifies the potential for (inter alia) a district energy scheme based on the provision of waste heat from data centre developments and temporary power plants. The Draft Energy Masterplan also make a variety of recommendations regarding project viability, economic analysis and implementation structures.

SDCC is also screening large data centres and related developments for the development of waste heat technologies. This includes the future proofing of development sites at Grangecastle for the emergence of district energy schemes.

*Low Carbon District Heating Networks*

The Development Plan recognises that 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 such as CHP, biomass or geothermal energy. A number of Low Carbon District Heating Areas of Potential (LDHAP) are identified within the County through use of the South Dublin SEDA analyses. This is within the context that these schemes are considered to be particularly viable in built up areas where there is sufficient heat demand such as town centres.

**ENERGY (E) Policy 6 Low Carbon District Heating Networks**

(a) 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.

(b) 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.

*Progress*

The Council continues to promote and use an evidence based approach to the development of low carbon district heating networks through its Development Management, Forward and Energy Planning function. This is being done in combination with local climate change mitigation projects.

In response to Energy (E) Policy 6, planning applications for large scale residential, commercial or mixed use development are screened for enabling the development of low carbon district heating networks



the Energy and Climate Change Mitigation policies contained in the Clonburris SDZ Planning Scheme, which was made by SDCC in June 2018 and is currently under appeal, are based on a detailed spatial profiling of the SDZ lands and future development scenarios to 2022 and beyond. This was informed by the Clonburris SDZ Draft Planning Scheme Energy Masterplan, which demonstrates the potential for local energy networks and Energy Centres such as Gas or Biomass CHP within two planned urban centres. This evidence based approach to policy development will be further refined for upcoming plans, projects and strategies, including the Tallaght LAP.

Further to the detailed spatial understanding and map based energy profile of the County of the South Dublin SEDA and the Development Plan, six (out of 10) LDHAP are identified in Tallaght Town Centre. SDCC is leading a proposal for the County's first district-heating network under the EU's HeatNet project in partnership with CODEMA.

In October 2018 a Part 8 proposal for an Energy Centre Building and preferred route for Phase 1 of the underground distribution network, went on public display. If approved, the project would link waste heat from a local data centre in Tallaght Town Centre to the SDCC Complex. This would potentially save almost 1,900 tonnes of carbon dioxide per year after 5 years. The HeatNet project is being part funded through European Regional Development Fund and the Interreg North West Europe programme. In November 2018 it was also announced that the proposed district-heating scheme in Tallaght has provisionally been awarded funding under the Government's new Climate Action Fund.

## Conclusions

Policies set out under Chapter 10 of the Development Plan recognise the need for a reliable, robust and efficient energy systems that will cater for existing energy demand and continued growth in energy demand for homes, business and transport needs across the County.

The promotion of increased energy efficiency, renewable energy and climate change mitigation has been progressed by SDCC through a proactive and multi-faceted approach that incorporate and combine SDCC's Energy Planning, Forward Planning, Housing and Development Management Functions.

Progress in this area, particularly in terms of responding to European and National Energy Policy and Legislation, has been progressed by SDCC through working with a variety of stakeholders and funding partners including EU organisations, Government Departments and state organisations. This includes the formulation of detailed Energy Masterplans for new and expanding development areas within the County as well as detailed plans for the County's first district-heating network.

*Proposed Energy Centre Building - Tallaght*



## CHAPTER 11: IMPLEMENTATION

### *Introduction*

Chapter 11 of the Development Plan sets out development standards and criteria that arise out of its policies and objectives, to ensure that development occurs in an orderly and efficient manner and that it is in accordance with proper planning and sustainable development. Development proposals 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 Development Plan policies and objectives and compliance with relevant legislative requirements.

The progress made since the Development Plan came into effect, in relation to each of the Implementation policies is set out below. Trends within the Development Management process since the Development Plan came into effect are also identified.

### **Progress on Implementation of Development Standards and Criteria**

Select development standards and criteria contained in the Chapter 11 of the Development Plan are referenced below together with an update on progress in their achievement.

### *Land Use Zoning Objectives*

Land use zoning objectives are implemented on an ongoing basis, via SDCC's Development Management Function. The Land use Zoning Tables provide guidance in relation to the general appropriateness of particular development types or land uses in each zone.

In May 2018 SDCC made a variation (Variation No. 1) to the Development Plan that includes for a zoning amendment to lands at Grangecastle West. The variation changed the zoning objective of 193 hectares of land from zoning objective RU (Rural) to objective EE (Enterprise and Employment). These lands are located at Grangecastle West, which are south of the Grand Canal and west and north of the

R120, adjoining the existing Grange Castle Business Park. The indicative route for the Western Dublin Orbital Route (North) was also realigned as part of the variation.

In November 2018 Variation No. 3 went on display for public consultation. This variation proposes to amend the zoning objective of approximately 178 hectares of land from zoning objective EE (Enterprise and Employment) to objective REGEN (Regeneration). These lands are located in the Ballymount / Naas Road area, which are south of the Grand Canal and east of the M50, adjoining the boundary with Dublin City Council, all located within the areas of Fox and Geese, Bluebell, Ballymount, Redcow, Gallanstown and Drimnagh. The proposed Variation no. 3 will be on public display until 18<sup>th</sup> December 2018. After the 4 week public display period has been completed, there are 4 weeks for all submissions to be reviewed and a Chief Executives Report will be prepared.

### *Place Making and Urban Design*

Place making and urban design standards and criteria that arise out of the policies and objectives of the Development Plan are set out in the Implementation chapter, including guidance on Masterplans, Building Heights, Signage and Shopfront Design. Compliance with the standards and guidance is assessed on an ongoing basis through SDCC's Development Management function.

New preplanning guidance has been prepared by SDCC since the adoption of the Development Plan for a range of issues including 'Urban Design' and the 'Public Realm'. The Council website makes this guidance available to potential applicants and developers, in addition to other guidance such as The Shopfront Design Guide.

SDCC has an annual Shop Front Grant scheme. The scheme is intended to improve the appearance of independently owned shops fronting public streets.



### Land Uses

Section 11.3 provides details of the standards for different land uses including: residential, rural housing, retail development and educational facilities.

These land use development standards and criteria arise out of the policies and objectives of the Development Plan. Compliance with these is assessed through SDCC's Development Management function on an ongoing basis. New pre-planning guidance has been prepared by SDCC including for 'Domestic Extensions' and 'Taking in Charge'.

### Transport & Mobility

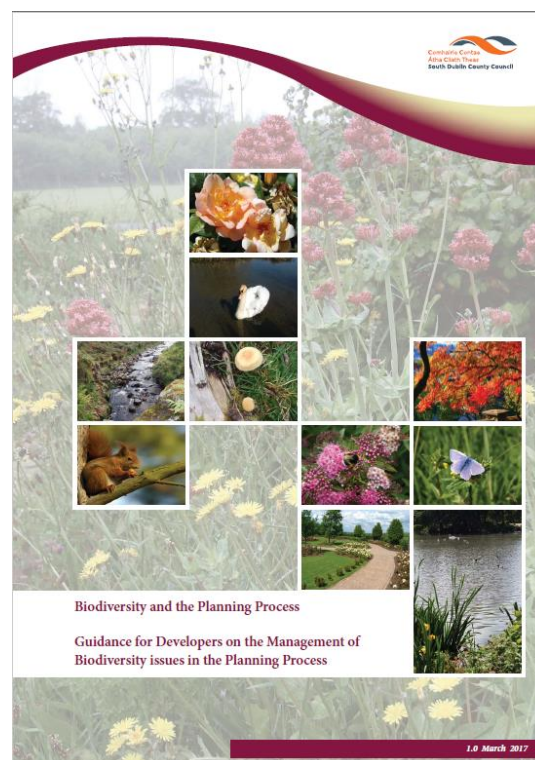
Development standards and criteria that arise out of the policies and objectives of the Development Plan are set out in the Implementation Chapter including bicycle and car parking standards, car parking for electric vehicles, car parking design and layout, traffic and transport assessments and travel plans. Compliance with these is assessed through SDCC's Development Management function. The Preplanning Guidance for this area has been updated since the adoption of the Development Plan including SDCC Roads, Transport and Parking Pre-Planning Guidance.

### Heritage & Landscapes

Development standards and criteria for archaeological and architectural heritage and landscape features that arise out of the policies and objectives of the Development Plan are contained in the Implementation Chapter. Compliance with these is assessed through SDCC's Development Management function.

Since the adoption of the Development Plan SDCC has prepared documents to inform prospective applicants and developers called 'Biodiversity and the Planning Process Guidance for Developers on the Management of Biodiversity issues in the Planning Process' and 'Guidance for Developers on Architectural Conservation Areas'.

Preplanning Guidance has also been updated in relation to 'Architectural Conservation' and 'Biodiversity and Ecology'.



*Infrastructure & Environmental Quality*

Development standards and criteria that arise out of the policies and objectives of the Development Plan relating to water management (flood risk assessment, surface water, sustainable urban drainage systems, ground water, rainwater harvesting, water services), information and communications technology, environmental hazard management, major accidents – SEVESO sites, waste management and aerodromes are set out in Chapter 11. Compliance with these is assessed through the Development Management Process on an ongoing basis.

Since the adoption of the Development Plan SDCC has prepared pre-planning guidance which is available to view on the Council website for potential applicants and developers, this includes:

- SDCC Surface Water Drainage Preplanning Guidance;
  - SDCC Pollution Control Preplanning Guidance;
  - SDCC Private Foul Treatment Systems Preplanning Guidance;
  - SDCC Water Supply Preplanning Guidance;
  - SDCC Greater Dublin Regional Drainage Code of Practice Preplanning Guidance;
  - SDCC Climate Change Preplanning Guidance;
  - SDCC Light Pollution Preplanning Guidance;
  - SDCC GI Preplanning Guidance;
  - SDCC Noise Control Preplanning Guidance;
- and
- SDCC Project Construction and Demolition Waste Management Plans.

*Energy*

Development standards and criteria that arise out of the policies and objectives of the Energy chapter of the Development Plan, such as Energy performance in existing and new buildings, low carbon district heating networks, small scale hydro-electric projects, solar energy and waste and heat recovery and utilisation are included in Chapter 11. Compliance with these is assessed through the Development Management Process.

SDCC also has a legal obligation to report its energy performance data through the public sector energy monitoring and reporting system, operated by SEAI. The preliminary figures for 2017 show a 27% improvement on energy performance against a baseline year of the average between 2006-2008. The Council continues to gather data and information on all energy projects in partnership with all relevant stakeholders.

SDCC has prepared pre-planning guidance on Energy Efficiency which is available to the public on the council website.

*Environmental Assessment*

In progress. These are requirements relating to Environmental Impact Assessment and Appropriate Assessment. Compliance with these is assessed on an ongoing basis through SDCC's Development Management function.

**Development Management Progress**

An analysis of progress in relation SDCC's Development Management function, since the Development Plan came into effect, is set out below. This includes an analysis of trends in relation to pre-planning, planning applications and applications under the Strategic Housing Development (SHD) process.

*Pre-Planning*

Pre-planning consultations give prospective applicants for planning permission the opportunity to discuss their proposal with a planner. SDCC has updated its Preplanning Guidance since the adoption of the Development Plan. The information booklets are available to the public on the website [www.sdcc.ie](http://www.sdcc.ie). A total of 530 preplanning consultation requests have occurred since the Development Plan was made.



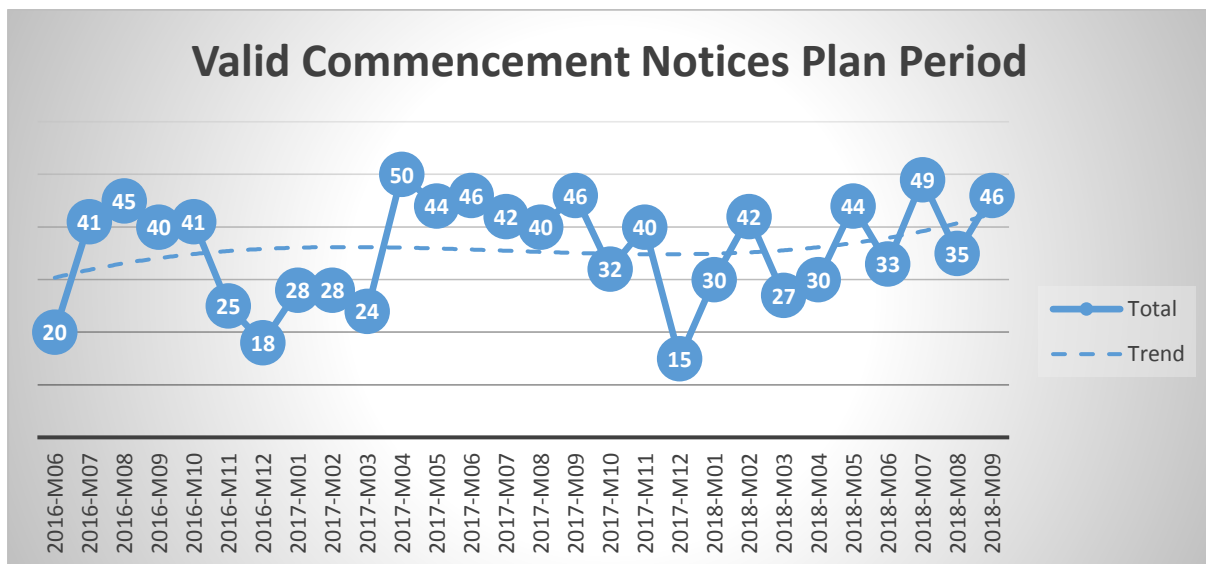
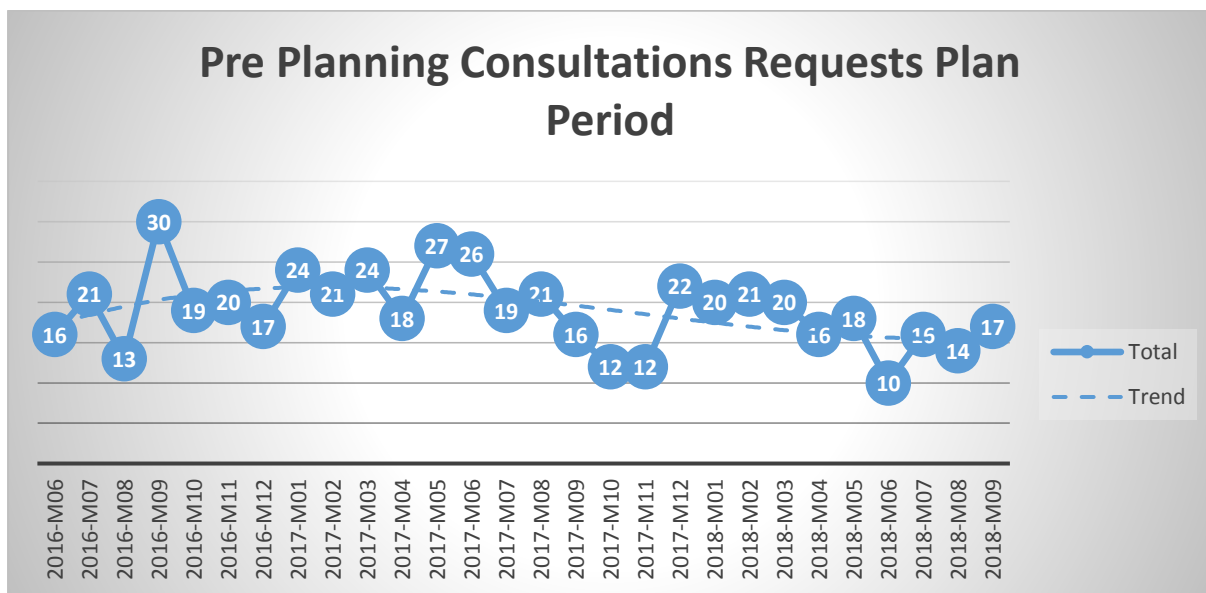
*Planning Applications*

The Development Management process implements the Development Plan policies and objectives. A total of 1,979 valid planning applications have been lodged with SDCC since the Development Plan came into effect up to the end of Q2 2018. The trend has been upward in the number of valid planning applications received by SDCC in this timeframe. Notably the trend in the number

of planning applications granted has also been upward with a total of 1,687 planning applications granted by SDCC during the same timeframe.

*Commencement Notices*

A positive trend has emerged in construction since the Development Plan came into effect, with a total of 1,001 commencement notices submitted up to the end of Q2 2018.



### *Strategic Housing Developments*

Notably one of the most significant changes since the adoption of the Development Plan is the role of the Local Authority in addressing the housing crisis through the SHD process. SHDs have a four stage process from Stage 1 pre-planning with SDCC, Stage 2 preplanning with An Bord Pleanála (An Board), Stage 3 application lodged with An Board to Stage 4 Decision by An Board. While An Board makes the decision on SHD applications, SDCC has a significant role from Stage 1 preplanning, through Elected Members comments to the formal submissions to the Board.

There are currently 16 SHD applications located within the boundaries of SDCC within the SHD system (up to end October 2018) comprising a total of 7,093 units. One of the 16 SHDs has been granted permission by An Bord in the name of Greenacre Residential at a site bounded by Fortunestown Lane, Garters Lane and Bianconi Avenue, Saggart. The permission for 526 no. residential units comprises 459 houses and 67 apartments.

### **Conclusions**

SDCC is successfully implementing the development standards and criteria set out under Chapter 11 of the Development Plan, via the development management process, including pre-planning guidance.

The trends in terms of the Development Management system are generally upward and positive in terms of the number of preplanning requests, commencement notices, the number of residential units in the SHD system. All of which will contribute to securing Development Plan objectives and policies.