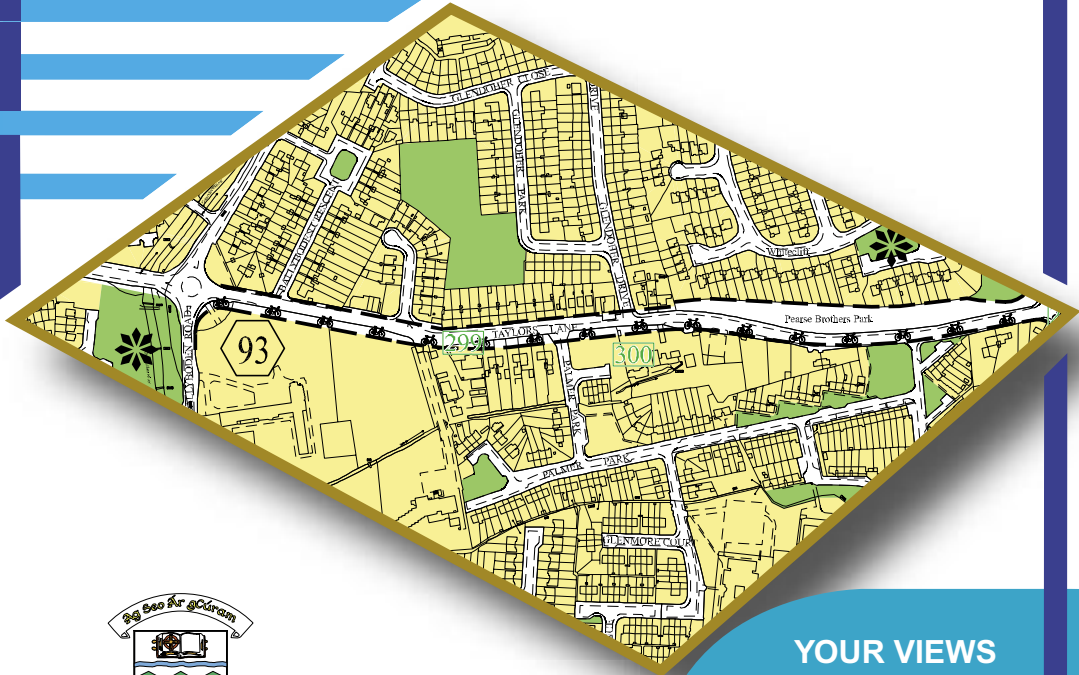


**SOUTH DUBLIN COUNTY COUNCIL
PLANNING DEPARTMENT**

BALLYBODEN

Village Plan 2005



**YOUR VIEWS
YOUR LOCAL AREA
YOUR VILLAGE PLAN
AUGUST 2005**

Background

Further to the adoption of the South Dublin County Development Plan 2004 - 2010, the County Council intends to prepare a Village Plan for Ballyboden. The preparation of a Village Plan for Ballyboden is identified as Specific Local Objective (SLO), No. 93, in the Development Plan.

The aims of the Village Plan as outlined in Specific Local Objective 93 are

- To prepare a Plan for the future development of the Ballyboden Village area;
- To identify development sites for a sustainable village centre;
- To assess needs in terms of public/private facilities; and
- To provide for the effective integration of the existing shopping centre in the new village centre.

Public Consultation Process

South Dublin County Council recognises the involvement and support of local residents, community groups and businesses as partners in the process of preparing a Village Plan.

This brochure is intended to provide you with some background information.

Village Plan Information

The Plan will focus on the Taylor's Lane area, from its junction with Ballyboden Road to its junction with Whitechurch Road.

Most of the lands bordering this road are zoned objective 'A' in the South Dublin County Development Plan 2004 - 2010. The objective of the Council on lands zoned 'A' is to protect and/or improve residential amenity. Other facilities or land uses in the area include retail and community services. There may be opportunities for additional residential, retail, community and recreational developments.

The South Dublin County Development Plan identifies three protected structures in the area;

- Newbrook House - *detached two storey house* (Ref. No. 300)
- Grange Golf Club - *entrance pillars and iron arch over lettering* (Ref. No. 296)
- Carnegie Library - *library* (Ref. No. 299)

Taylor's Lane forms part of the Green Route which provides an important artery for traffic travelling through the Ballyboden area. It is an objective of the Council to upgrade the Green Route from Taylor's Lane to Grange Road. This work is due to commence early in 2006.

There are a number of open spaces located within the plan area as well as a pitch and putt facility. A stream which runs through these lands may present a potential amenity for the area.



BALLYBODEN VILLAGE LOCATION MAP



Some Issues to Consider in a Submission

- **Housing**
 - density
 - mix of house types
- **Public Transport**
 - availability

• Commercial Development

- scale
- services/facilities
- location

• Open Space/Recreation

- its current uses
- future uses
- improvements/enhancements

• Roads and Traffic

- vehicular access onto the Green Route
- congestion
- pedestrian access and quality (noise, fumes, safe footpaths, shortest routes between destinations)
- parking
- cycle network and facilities

• Conservation and Heritage

- features, structures and buildings which contribute to the heritage value of the area

• Natural Heritage

- identify natural features to be preserved and/or enhanced

• Design of Streetscape

- features such as scale, height, security supervision from overlooking buildings), quality of furniture (lights, bus stops, paving)

• Infrastructure/Utilities

- drainage, energy and communication utilities

Send your views on the proposed Village Plan in writing to:-
PADDY MCNAMARA,
ADMINISTRATIVE OFFICER
PLANNING DEPARTMENT
SOUTH DUBLIN COUNTY COUNCIL,
PO BOX 4122,
COUNTY HALL,
TALLAGHT,
DUBLIN 24.

By email: villageplan@sdblincoco.ie

Alternatively, you may wish to channel your views through your local Resident's Association or Community Group, should they wish to make a submission.

In all cases submissions must be in writing and recieved by 15th September 2005.

For further enquiries, please contact:-

Patricia Devlin - Senior Executive Planner

Telephone 01-4149000 ext: 2323

The Next Steps

All submissions made will be considered in the drawing up of the Draft Village Plan. The Draft Plan will be placed on public display for a period of public consultation and comment later in the Autumn. It is intended that the Plan will be finalised in late 2005 by the Council.

