



Comhairle Contae
Átha Cliath Theas
South Dublin County Council



DRAFT Fortunestown Lane / Garter Lane

Local Area Plan

October 2008

Draft Fortunestown Lane / Garter Lane Local Area Plan

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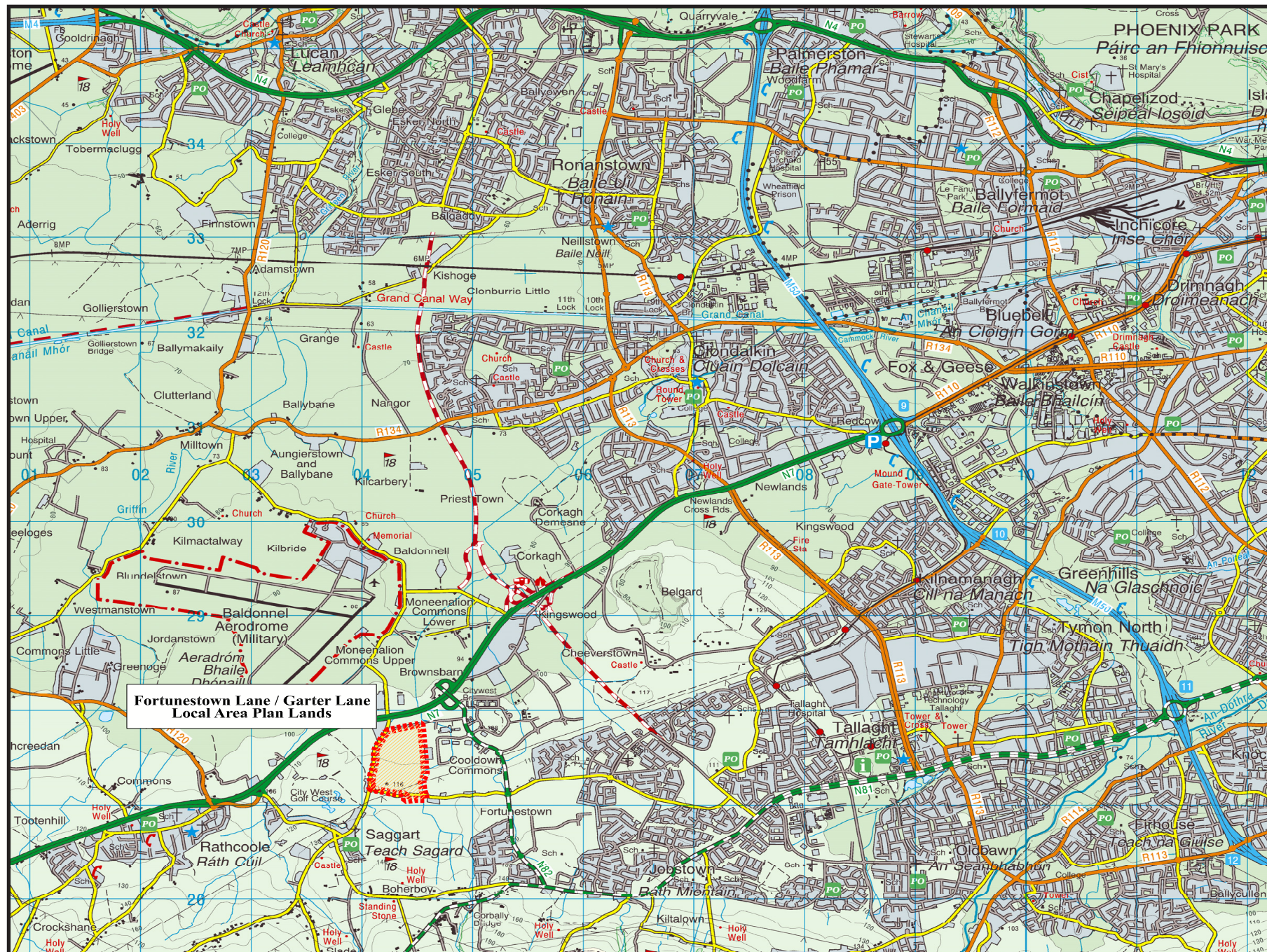


Fig. 1 Local Area Plan lands in regional/county context

1.0 Introduction

1.1 Background.

The Saggart/Citywest/Fortunestown Lane area has undergone significant development in the last ten years with the landscape changing from rural to outer suburban in character. On 13th November 2006 the members of South Dublin County Council adopted Variation No.2 of the County Development Plan which rezoned 31 hectares (76 acres) of land at the junction of Fortunestown Lane and Garter Lane, Saggart from objective 'GB' 'To preserve a "Green belt" between development areas' to Objective A1 - 'To provide for new residential communities in accordance with approved action plans'. In addition Specific Local Objective No. 124 was inserted into the Development Plan as follows;

"Fortunestown Lane and Garter Lane, Saggart - Development of Lands.

Development on the lands at Fortunestown Lane and Garter Lane, Saggart, will be in accordance with the following:

- a) Be subject to a micro Local Area Plan;
- b) Planning permission for development in accordance with an approved area plan will not be issued until such time as the construction of the LUAS extension to Citywest / Saggart has commenced;
- c) Not less than 20 acres of land to be reserved at this location for community facilities incorporating all weather pitches, community buildings, school site, a park and ride facility and other uses that will significantly benefit the community that may be identified through the Local Area Plan consultation process,
- d) That the residential densities be reviewed to ensure a mix of dwelling types including low density, high density and medium density residential development;
- e) The phasing of development at this location to be carried out in a sustainable way ensuring that facilities are built in tandem with housing and not at a later stage;
- f) 15% of the residential development to be reserved to provide for social housing."

This Local Area Plan arises from the decision from the Council to re-zone the lands and to prepare a plan for the lands.

On 16th June 2008 An Bord Pleanála granted the rail order for the extension of the LUAS Line A1 from Belgard to Saggart. The proposed extension of the LUAS Line and the preparation of a Local Area Plan create a unique opportunity for the development of a high quality new neighbourhood in the Fortunestown Lane and Garter Lane area.



Fig. 2 Photomontage of Luas line A1 in vicinity of plan lands. Source: RPA

This document sets out the area plan in draft form for public consultation with all relevant parties; elected members, stake holders, prescribed bodies and the residents of the area.

The EU Directive on Strategic Environmental Assessment (SEA) requires all European Union Member States to systematically evaluate the likely significant effects of implementing a plan prior to its adoption. Having consulted with the prescribed bodies the Council considers that the draft plan is not likely to have significant effects on the environment (see Appendix C for further details on the SEA process).

1.2 What is a Local Area Plan?

A Local Area Plan is a statutory document prepared by the Planning Authority in accordance with the requirements of Sections 18 - 20 of the Planning and Development Act 2000 (as amended). A Local Area Plan consists of a written statement and plans and once adopted by the members of the Council the Planning Authority and An Bord Pleanála must have regard to the Plan when determining planning applications in the area covered by the Plan.

Prior to preparing a Local Area Plan the Council must take whatever steps it considers necessary to consult the public including consultations with local residents, public sector agencies, community groups and businesses in the area.

When the draft plan is prepared it must be placed on display for six weeks during which time submissions can be made by interested parties and the public. Not later than twelve weeks after the commencement of the public display a report is prepared on the submissions received during the display period. This report will include the response and recommendations of the County Manager on these submissions.

The Elected Members have six weeks in which to consider the Manager's Report and then make or not make the Plan. Any material amendments to the Draft Plan must be put back on public display for 4 weeks and this sets in train a similar process for a Manager's Report and consideration of this report by the Elected Members.

This Local Area Plan will remain in force for a period of six years following its adoption unless amended or reworked by the Council.

1.3 Pre Draft Plan Public Consultation.

As noted above there is a statutory obligation on a local authority to carry out consultation prior to preparing a Draft Local Area Plan. The Council embarked on a series of consultations prior to the preparation of this draft plan as follows;

- Notification of the intention to prepare a Draft Local Area Plan and the intention to engage in consultation was advertised in the Irish Times on 14th April 2008.
- An issues paper was prepared and placed on display for a six week period in the Council's offices and libraries. This paper was also available on www.southdublin.ie.
- Notification of the intention to prepare a Draft Local Area Plan was also sent to a variety of stakeholders in the West Tallaght/Fortunestown/Citywest/Saggart area.
- A public information day was held in Citywest Shopping Centre, Citywest on 8th May 2008. Some 85 people met with Planning Department staff during the information day.
- An Urban Design workshop with plan area land owners was held.

A total of 24 submissions were received on the proposed Local Area Plan and a significant number of issues concerning those living and working in the area adjacent to the plan lands were highlighted. A report summarising the issues raised and the Managers response was prepared and is available in hardcopy and on www.southdublin.ie.

The issues raised are summarised in Table 1.

Table 1: Issues - Percentage of all submissions.

Issue	Percentage of all submissions
Provision of a primary school.	50%
Provision of recreational/community facilities.	45%
Traffic/Transport/Roads/Park and Ride.	33%
Land use.	29%
Height/Density/urban design.	12%
Environmental.	12%
Other.	12%



Figs 3 & 4 Public Information Day, Citywest Shopping Centre

South Dublin County Council has taken into account the wide ranging issues raised in the preparation of this Local Area Plan.

2.0 A vision for Fortunestown Lane/Garter lane

The vision for the plan lands arises from their location in the county and the need to integrate development on the plan lands with the existing village of Saggart and with development in the general Citywest/Fortunestown area.

Vision

- a vibrant sustainable new neighbourhood with reduced dependence on the private car.
- a sustainable urban neighbourhood with its own distinct character combined with high quality public realm and the provision of recreational facilities and open space.
- an extension to the village of Saggart and the developing new areas of Cooldown Commons and Carrigmore.

The aim of this Local Area Plan is to support this vision by providing the framework within which new development can take place.

3.0 Policy and Strategic context.

The land at Fortunestown Lane/Garter Lane sits within a larger area comprising West Tallaght, Fortunestown, Citywest and Saggart. The area has undergone significant change over the last ten years and the proposed LUAS line extension creates a unique opportunity to further develop, enhance and consolidate the area.

This Local Area Plan has been informed by a hierarchy of European, National, Regional and Local Planning Policy documents which are outlined in Table 2 below.

Table 2: Strategic Context.

Policy Context	Policy Document	Policies	Issue for Local Area Plan
European	Bristol Accord	8 Characteristics of a Sustainable Community. - Active, Inclusive and Safe. - Well Run. - Well Connected. - Well Served. - Environmentally Sensitive. - Thriving. - Well designed and Built. - Fair for Everyone.	Opportunity to develop lands in accordance with these principles.
National	National Spatial Strategy 2002 – 2020.	Consolidation of the Greater Dublin Area. Better quality of life. Addressing imbalances.	The Plan lands are an extension to Saggart village and also the Fortunestown area and are located in an areas earmarked for consolidation of development.
	National Development Plan – 2007 – 2013.	Sustainability.	Opportunity for sustainable development on the plan lands.
	National Climate Change Strategy 2007.	Promotes an integration of land use and transport policies coupled with appropriate technologies to bring about a change in Ireland's contribution to climate change.	Need for an integrated approach to urban development, increase use of public transport and use of greener technologies in building.
	Sustainable Residential Development in Urban Areas, February 2008 (Draft).	Sets out 12 criteria to be taken into account in designing residential areas.	Feeds into Urban Design Section of the Local Area Plan.
	Urban Design Manual, A Best Practice Guide, February 2008 (Draft).	Focuses on Local Area Plans containing policies which underpin the creation of sustainable residential developments.	Creation of sustainable residential developments.
	Sustainable Urban Housing: Design Standards for New Apartments. September 2007.	Promotion of sustainable apartments which can be used at all stages on the life cycle.	Need to address apartment size, mix and design.
	Childcare Facilities Guidelines for Planning Authorities. June 2001.	Framework for guiding childcare developments.	Need to address childcare issues.

Policy Content	Policy Content	Policies	Issues for Local Area Plan
Regional	Regional Planning Guidelines, Greater Dublin Area 2004 – 2016.	Sets out a strategy for the Greater Dublin Area based on a city region, reduction of population loss to its hinterland, improvement of modal shift to use of public transport.	The plan lands are located in the Metropolitan Area and therefore should be developed in line with enhanced public transport facilities.
	Dublin Transportation Office, A Platform for Change, Strategy 2000 – 2016.	Sets out a long term transportation strategy for the Greater Dublin Area. Strategy currently under review.	The plan should aim to be in accordance with the DTO strategy. New strategy will extend to 2030.
	Waste Management Plan for the Dublin Region 2005 – 2010.	Sets targets for management and minimisation of waste.	The plan should aim to meet the requirement of this plan.
	Retail Planning Strategy for the Greater Dublin Area, Nov 2001.	Proposes a five year hierarchy of retail centres. (Currently under review and due for adoption September 2008).	Plan should address retailing and whether it is required.
Local	South Dublin County Council, Development Plan 2004 - 2010 including Variation No. 2.	Land zoned Objective A1 – To provide for new residential communities in accordance with approved action plans. SLO 88. Enhance rural aspect of approach to Saggart by retention of trees on Garter Lane. SLO 100 Saggart – Local Area Plan. SLO 124; Fortunestown Lane and Garter Lane, Saggart – Development of Lands.	SLO88. The plan should address the retention of trees on Garter Lane. SLO 124 sets out a number of issues which must be addressed in the Local Area Plan. SLO 100. The plan should address the plan lands’ relationship with Saggart Village.
	Cooldown Commons Area Plan, July 2006	Set out an urban design framework for 27 hectares of land to the east of the plan lands.	Cumulative impact of development and provision of services. Connectivity between the plan lands and Cooldown Commons Area Plan Land.
	Saggart Action Area Plan, September 2000	Addressed A1 zoned lands in Saggart village. The development of these lands is almost completed.	Cumulative impact and provision of services.
	Mill Road, Saggart Area Plan,	Sets out an urban framework for development of lands on Mill Road	Provision of services in area.

4.0 Plan Area Appraisal.



Fig. 5 Aerial photograph showing plan lands.

4.1 Plan Area.

The plan land comprises 75 acres (31 hectares) of land to the north east of Saggart Village. The lands are bounded by Garter Lane to the west, Bianconi Avenue (running through the City West Business Park) to the north, Fortunestown Lane to the south (except for a small portion of the plan lands which is to the south of Fortunestown Lane) and Citywest Business Campus and Cooldown Commons Area Plan lands to the east.

4.1.1 Land use.

The majority of the plan lands are currently undeveloped and open in character, consisting of grassland with some intact and remnant hedgerows and ditches which formed old field boundaries. A tributary of the Camac River

flows along the eastern boundary of the site. There are some mature trees along Garter Lane. The very small portion of the plan land which lies to the south of Fortunestown Lane has been developed as a surface car park.



Fig. 6 View of plan lands from Fortunestown Lane

From the Plan lands there are extensive views of the foothills of the Dublin and Wicklow Mountains, including the Slade Valley.

To the South East of the plan lands is the District Centre of Citywest Shopping Centre which is located at the junction of Fortunestown Lane and the N82. Considerable residential development has taken place around this District Centre with apartment blocks up to four storeys and a variety of different house types.

To the north and east of the plan lands lies the Citywest Business Campus. The employment uses in the Business Park range from high technology industries to distribution and logistics enterprises. To the west of the plan lands lies the Citywest Hotel and Golf course and further south is located Saggart Village.



Fig.7 Tree lined Garter Lane



Fig. 8 Offices in Citywest

4.1.2 Historical use.

The Plan lands lie at a junction between the historic village of Saggart and the newly emerging residential and business communities of Fortunestown and City West. Saggart and Fortunestown form part of the wider hinterland

of South West Dublin and are strategically located within close proximity to Tallaght Town Centre and the N7 Naas Road, which acts as a gateway into Dublin city.

Saggart derives its name from Saint Mosacre who reputedly founded a monastery here in the latter half of the 7th Century. Due to its location on good land and established infrastructure Saggart was chosen, in the 12th Century, to be one of the four county Dublin royal manors of the Archbishop of Dublin. Having suffered attack as a result of its position in the Pale boundary over a number of centuries, evidence of the fortification of Saggart still exists in the shape of a 15th century Tower House within the curtilage of Tassagart House along Garter Lane. The development of Swiftbrook Mills in the early 1790's established a strong economic base for Saggart around which the village developed. The McDonnell family, who for a period ran the Paper Mill, were major benefactors to the building of Saggart Church in the 1800's.

The Saggart Action Area Plan, adopted by the Council in April 2000 set out a framework for development lands within Saggart, which acted as an extension to the village. The Plan provided for the provision of high quality residential development, public amenity spaces, community facilities and for the protection of the historical landscape of the village. The expansion of the Fortunestown and Citywest areas reinforces the importance of retaining the character of the village.

The built form of West Tallaght in which Fortunestown borders is predominantly low rise, low density residential estates which were built largely by Dublin Corporation and Dublin County Council over the last 30 years. Private residential development began in the Fortunestown area in the 1990's. The Fortunestown Action Area Plan, adopted by South Dublin County Council in May 1999 directed the development of lands for residential, local centre and community uses. A number of large private and local authority housing developments as well as retail developments and the industrial developments in Citywest have shaped the Fortunestown area as it exists today.

4.1.3 Site Analysis.

A summary of key constraints and opportunities in relation to the plan lands is set out in Table 3.

Table 3 - Opportunities and constraints.

Theme	Issue	Description	Sensitivity and Significance	Implication for Development of the Lands
Conservation	Biodiversity.	Trees, stream.	Environmental interest.	Biodiversity Audit should be carried out prior to development. Layout may need to change in response to audit.
	Protected Structures.	Tsaggart House adjacent to lands 2 protected structures.	Historic Interest.	Outside of plan lands but development on plan lands should be sensitive to the setting of protected structures.
	Protected Trees.	Garter Lane.	Objective to protect trees.	Opportunity to create 'boulevard effect' mirroring trees.
	Record of Protected Monuments.	Zone of Archaeological Potential of Saggart extends over a small portion of the plan lands- No. 021-034.	No visible surface evidence of site 021-034.	Surveys required to be taken by competent personnel to determine significance to commencement of development and can be dealt with during the normal planning process. Appropriate management Strategies to be agreed.
	Camac River.	River flows through portion of the site	Element of site.	Potential for river feature to be incorporated into the development. Protect from pollution.
Infrastructure	Surface Water Drainage.	Surface water drainage	No increase in rate of surface water discharge from the site permissible	Development Management Checklist- SUDS.
	Foul Water Drainage.	Capacity for the Plan lands exists.	Tunnelling will be required under the N7 and connection into the Camac Valley Sewer.	Tunnelling will be required under the N7 and connection into the Camac Valley Sewer.
	Water Supply.	Capacity exists.	None.	Connection to existing watermains.
	Electricity.	110kV line runs across site.	Planning application to underground line has been submitted to Council.	Under grounding of line will enhance appearance of area.
	Gas.	BGE gas transmission pipe line passes to east of Plan lands.	None.	None.
Transport	Luas Extension.	Luas A1 extension to Saggart- End of line located along the south of the lands.	Significant enhancement of accessibility.	Development at medium to high density acceptable within 400m boundary of the lands. Reservation required along Garter Lane for possible further expansion.
	Park and Ride.	Provision for park and ride included in Variation No.2.	None.	Provision of Park and ride facilities to be examined.
	Dublin Bus.	Existing route along Garter Lane and Bianconi Avenue.	Enhancement of accessibility.	Opportunity to provide increased bus provision.
	Outer Ring Road.	Completed July 2008.	Significant enhancement of accessibility.	Local Traffic will be catered for on local roads.
	Embankment Road.	Construction will commence early 2009 and be completed in mid 2010.	Significant enhancement of accessibility.	Local Traffic will be catered for on local roads.

Theme	Issue	Description	Sensitivity and Significance	Implication for Development of the Lands
Urban Design	Urban Design Interface with Existing Development.	Mix of building heritage and new developments adjacent.	New developments sensitive to protected structures and also in line with the surrounding built environment.	Guidance on heights and design to take account of existing development. New development must accord with county settlement strategy. Density must accord with edge of city location.
	Garter Lane.	Protected trees and avenue of aesthetic value.	Opportunity to mirror the protected trees on the lands and create a boulevard.	Design guidance on open space adjacent to Garter Lane.
	Saggart Village.	Historic and cultural value in Saggart Village adjacent to lands.	Importance of creating development which is sympathetic to the village environment.	Design guidance on built form and layout with reference to the village.
	Views to Slade Valley.	Views to Slade Valley or important aesthetic and environmental amenity.	Opportunity to protect and incorporate views into the plan lands.	Design guidance on protection of views and overall design.
	Aeronautical Restrictions.	Casement Aerodrome.	Portion of plan within inner zone.	Height restrictions will apply to portion within zone.
	Land Use.	Development lands in Dual land ownership-noexistingdevelopment on site.	Co-ordination of landowners.	Phasing required to deliver key infrastructure and community amenities.

4.1.4 Landscape/Urban design appraisal

Figure 9 provides an urban design analysis of the plan lands. Whilst the lands are currently not in use there are certain characteristics of the site and surrounds which can be built into the plan strategy.

There are existing views from the plan lands towards the Slade Valley, of the Church spire in Saggart and of the Dublin Hills. These views can be exploited in the proposed plan layout and strategy.

The existing 'Golf Village' provides a terminating view and also a building line when viewed from the southern portion of the plan lands.

The Boherboy Stream which is a tributary of the Camac skirts the eastern boundary of the site and offers potential for landscaping.

Specific local Objective No 88 of the County Development Plan aims to enhance the rural aspect of the approach to Saggart Village through the retention of the trees which border Garter Lane. These trees are located to the west of Garter Lane outside the plan lands. However there are some existing trees on the plan lands.

There is potential for connections from the plan lands eastwards to the lands of Cooldown Commons and Citywest Business Park, northwards to Bianconi Avenue and southwards to Saggart village.

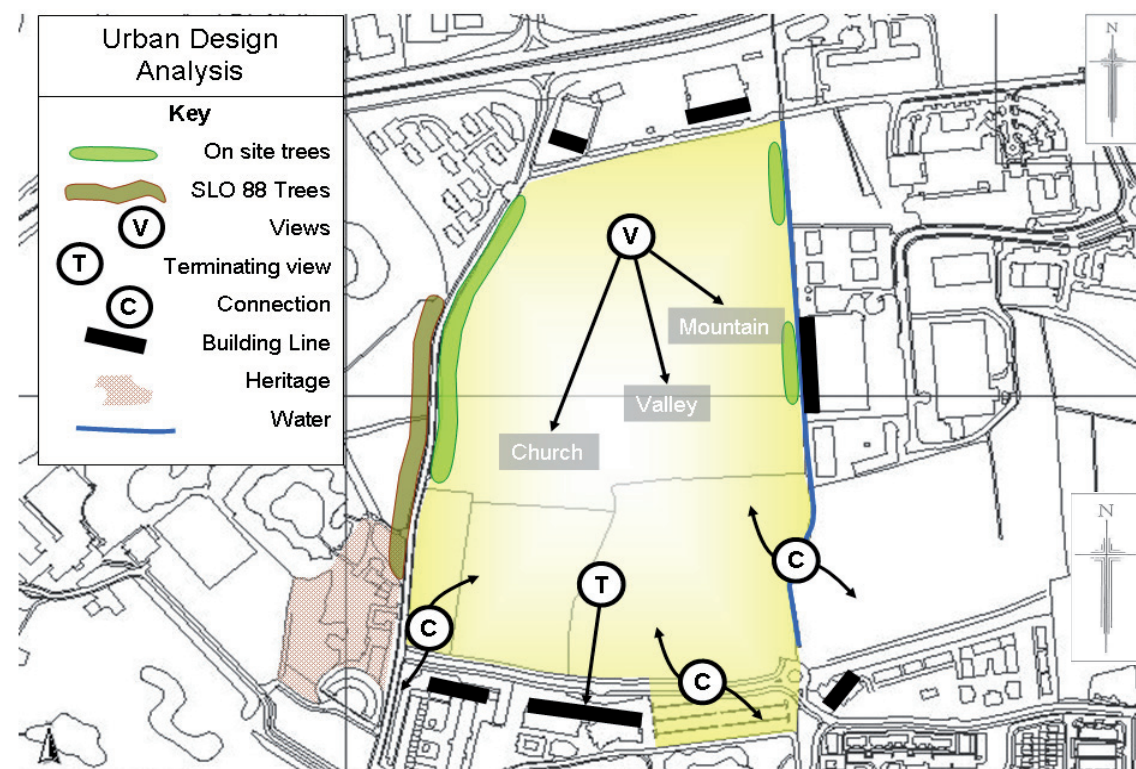


Fig. 9 Urban Design Analysis

4.1.5 Movement analysis.

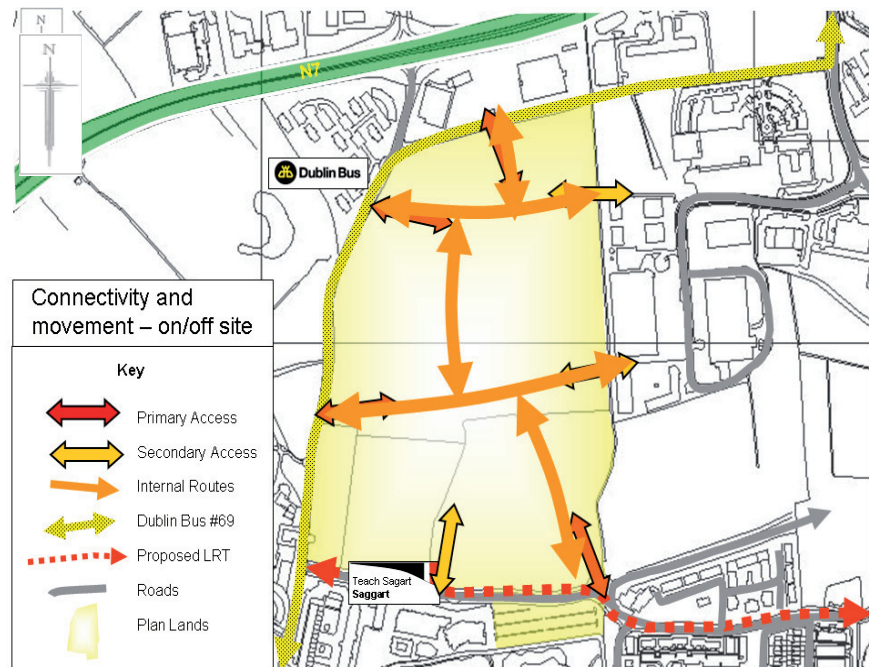


Fig. 10 Movement Analysis

There is a need for connectivity internally within the site and externally with existing and proposed public transport provision and the existing road network. Connectivity to the proposed Luas terminus is a key consideration as desire lines will run from the Luas stop into the plan lands.

Routes running east west across the site and north - south would allow ease of movement and access to facilities such as the school, open space and the Luas stop.

4.1.6 Population/demographics.

Census results indicate that the population of South Dublin rose by 8,100 persons from 238,835 in 2002 to 246,935 in 2006. This represents a percentage change of 3.4% compared to 2.1% in Dublin City, 1.2% in Dun Laoghaire Rathdown and 22% in Fingal. The national increase was 8.1% in the 2002 – 2006 period.

A more detailed analysis at District Electoral Division level indicates that there was a decrease in population in the older parts of the county with some DEDs in maturer parts of Lucan, Clondalkin, Palmerstown, Templeogue, Terenure, Rathfarnham and Tallaght experiencing a decline in numbers since 2002. Areas which experienced an increase include the DED of Saggart - where the plan lands are located - growing by 1,372 persons between 2002 and 2006.

The plan lands fall within the DED of Saggart but this DED encompasses a much larger area extending southwards to Brittas and includes the village of Saggart and the rural areas of Coolmine and Crooksling. Population trends in the adjoining DEDs of Tallaght - Jobstown and Tallaght – Fettercairn are also important as they include the new development areas of Carrigmore and the Cooldown Commons Area Plan lands.

Population growth in the environs of the plan lands is higher than in other areas in the county and reflects their outer suburban location, the availability of zoned and serviced land and the pressure for development. Having regard to permitted development and zoned land in the area it is likely that the population of the general area will continue to increase.

Table 4 Population change 2002 – 2006 in the area and surrounding the plan lands.

DED	2002	2006	% change
Tallaght-Fettercairn	6,488	6,600	1.7%
Tallaght – Jobstown	9,838	12,577	27.8%
Saggart	1,588	2,960	86.4%
Total	17,914	22,137	23.57%

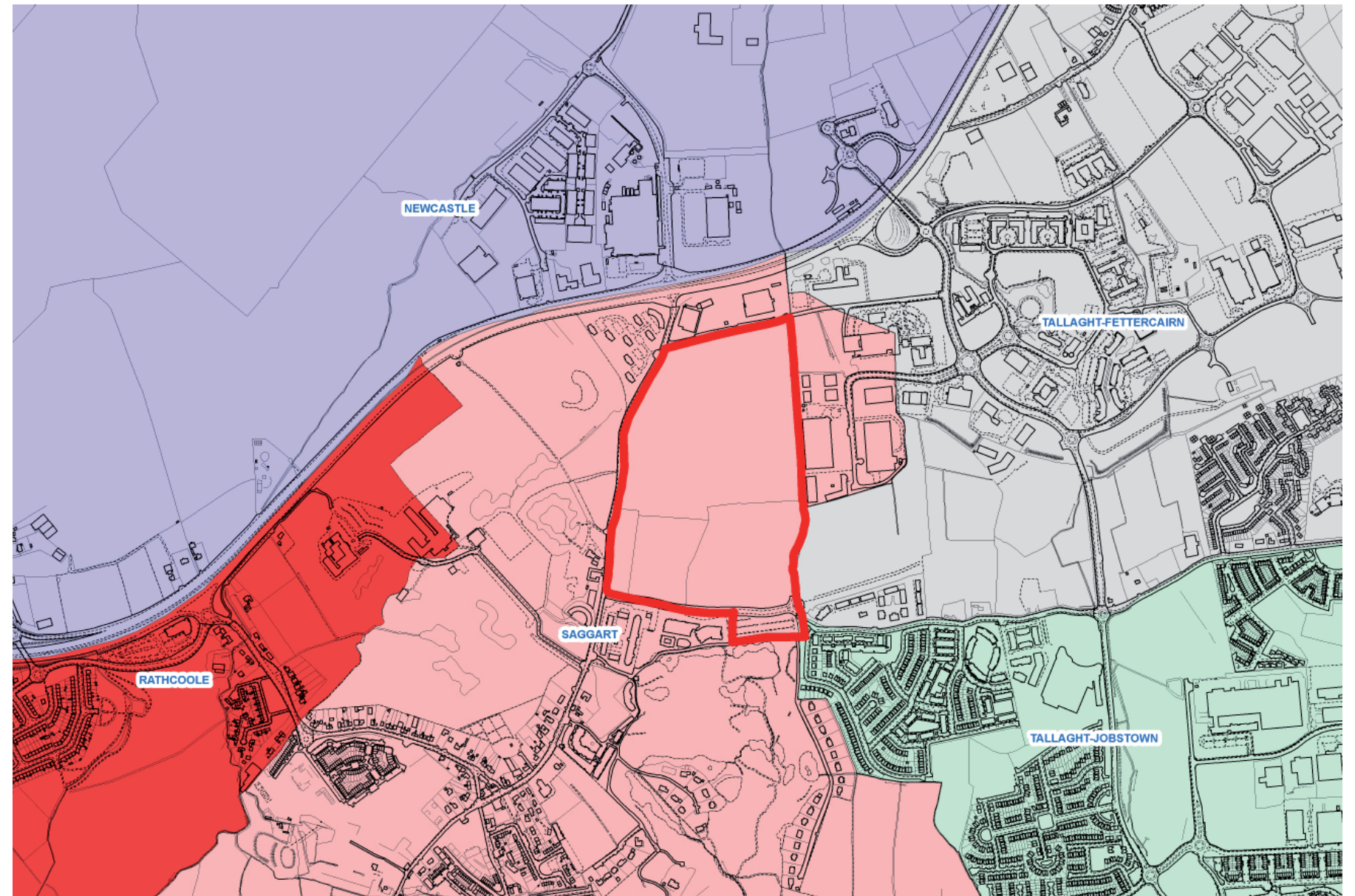


Fig. 11 Map of DEDs with plan lands outlined in red.

A report prepared on behalf of the Dublin Regional Authority and the Mid East Regional Authority increased the projected housing allocation in the South Dublin County area to 46,459 additional units by 2016.

The age profile for the three DEDs listed in Table 4 indicated that the two Tallaght DEDs are dominated by a youthful population with a very low percentage of elderly persons. The percentage of population in the 65 plus age category was 7.2 % in the 2006 Census for the county as a whole with Saggart DED having 10.4 % and Tallaght - Fettercairn 1.7% and Tallaght - Jobstown 1.3%. 33% of the population in Tallaght-Fettercairn was in the 0 – 15 age category as were 31% of the population in the Tallaght-Jobstown DED compared to 21% in the county as a whole.

4.1.7 Community and Social Infrastructure.

An audit of existing facilities in the area was carried out in order to identify shortfalls in the provision of community infrastructure. It was also a key issue raised at the public consultation information day and in submissions received during the pre-draft consultation stage. Significant residential development has occurred in the area surrounding the plan lands where the new residents require community facilities.

There is currently a primary school, St Marys National School, located on Botherboy Road, Saggart. This school is at capacity and permission has recently been granted for a temporary school to the rear of the Catholic Church in the village. A site for a school was designated in the Saggart Action Area Plan, 2000 in what is now the new residential area of the Millrace. This has not been developed.

There are two primary schools in Rathcoole, Holy Family National School and Scoil Chronain. There are two post primary schools in the wider catchment of the local area plan lands, St Aidans Community School, Brookfield and Rathcoole Community School.

In terms of third level education the Institute of Technology, Tallaght would be accessible by public transport via the proposed LUAS and the plan lands are also adjacent to the Tony Ryan Academy for Entrepreneurship developed in conjunction with Dublin City University at Citywest Business Park.



Figs. 12 & 13 CityWest Business Park

There are a number of private and community run childcare facilities in and around the LAP area. A report entitled “Planning and Childcare Facility study” was prepared by the Planning Department in February 2008. This study shows that between 2002 and 2007 4 childcare facilities were granted planning permission within 500 metres of the plan lands. Three of these facilities are constructed but not yet operational. The fourth and largest is not yet constructed.

There are two Health Service Executive run Health Centres in the general area, one in Rathcoole and one in Brookfield. There are two GP practices in Saggart and four in Rathcoole.

The area is currently served by the South Dublin mobile library unit which serves Rathcoole every Monday, Saggart on alternate Thursdays and Brookfield every Wednesday. Specific Local Objective Number 2 of the County Development Plan states that the library building programme will include a library in the Rathcoole/Newcastle area.

There are a significant number of community groups in the area, both in West Tallaght and in Saggart and Rathcoole. The newer development areas of Citywest have few community facilities such as community centres, playgrounds, playing pitches. However it is noted that there is a current application (register reference SD08A/0347) for the provision of a park on open space lands to the south west of the Citywest Shopping Centre.

There are a number of religious facilities in the area surrounding the plan lands.

5.0 Local Area Plan Strategy.

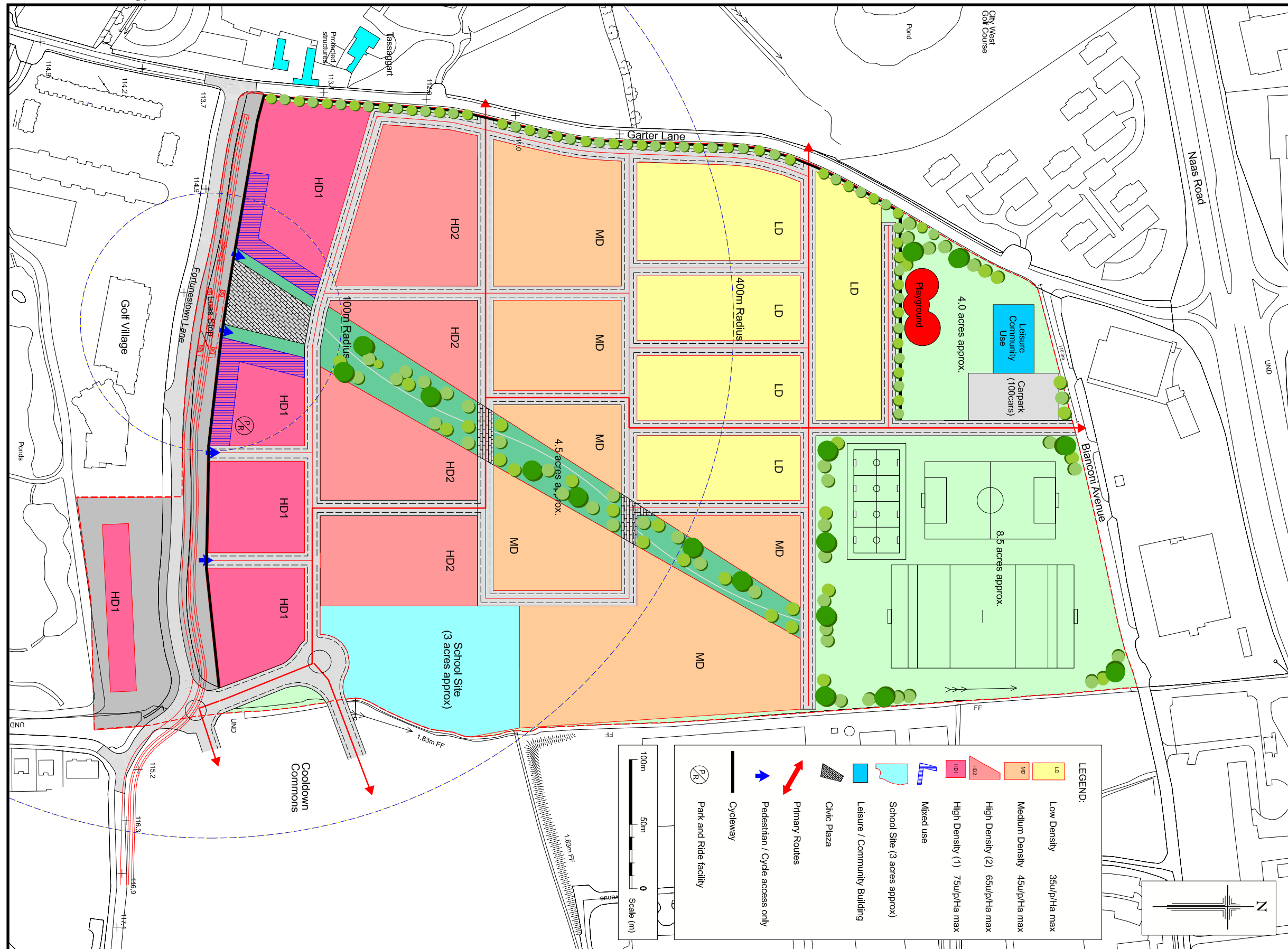


Fig. 14 Strategy

5.1 A new neighbourhood.

PO1 It is an objective of the Council to facilitate the development of the plan lands as a new urban neighbourhood together with community facilities and open spaces for the future residents of the plan lands and also for the existing community adjoining the plan lands. The Local Area Plan seeks to guide the future development of the area in line with this policy.

Figure 14 outlines an indicative layout for the plan lands. It should be noted that this indicative layout may change as a result of any findings of the biodiversity audit. The key objectives are as follows:

- The creation of a new residential area accommodating approximately 1,000 units which takes account of the relationship of the plan lands with Saggart Village, adjoining protected structures and its outer suburban location.
- The creation of a new residential area which provides community and social infrastructure for future residents and the existing community.
- The creation of a high quality urban realm including a plaza at the Luas terminus and a spine walk way linking this area to the community facilities and open space. Mixed uses should be provided at ground floor at the Luas terminus and plaza.
- The creation of a new residential area with a sustainable mix of unit type to allow a diverse range of household types and age groups. A high proportion of residential units should be owner occupied.
- The creation of a street network allowing ease of movement for the pedestrian/cyclist and ease of access to local facilities, retail facilities (Citywest Shopping Centre, Saggart village, 'Golf Village') and employment (Citywest Business Park).
- The creation of a network of integrated open spaces including a tree lined boulevard/avenue.



Fig. 15 High Quality Urban Realm View towards Library Square, Tallaght.



Fig. 16 Luas, Tallaght

The framework plan illustrates indicative locations for future development and blocks. Implied in this strategy is the use of the perimeter block in higher density areas.

5.2 Open space.

The plan strategy aims to provide a network of open spaces throughout the plan lands which are also integrated with the wider area. A hierarchy of open space types will be available on the plan lands ranging from the civic space at the Luas terminus, the spine way leading to sporting facilities, more informal open space and the proposed boulevard on Garter Lane.

One of the stipulations of Variation No. 2 was to provide a minimum of 20 acres of land for community facilities. This area is reserved to the north of the plan lands. This is to ensure an economic use of land with higher density uses adjacent to the Luas, access from the school to the open space and local access with the provision of a car park access from Bianconi Avenue.

South Dublin County Council strongly promotes the concept of sustainability in new residential developments and central to the success of the development of the plan lands is the provision of facilities to meet the needs of a young population including play areas and sports facilities.

In addition to the lands reserved for community facilities and major open space all residential development shall accord with the Development Plan standards in relation to open space provision as outlined in section 11.9 of the County Development Plan.

PO2 It is an objective of the plan that a minimum of two pitches be provided on the lands reserved for community facilities.

PO3 It is an objective of the plan that a playground be provided on the lands reserved for community facilities.

Approximately one-third of public and semi-private open space provision required in new developments will be designed specifically to facilitate children's play by incorporating formal equipped play areas in line with South Dublin County Council's planning guidance on the 'Provision of Children's Play Facilities in New Developments'. Developers will be expected to demonstrate how they comply with planning guidance on the 'Provision of Children's Play Facilities in New Developments' as part of their planning application submission.



Fig. 17 & 18 Play areas in Newcastle Lyons and Adamstown.

Specific Local Objective 88 in the County Development Plan states that;

"It is an objective of the plan to enhance the rural aspect of the approach to Saggart Village through the retention of the trees which border Garter Lane from Bianconi Avenue (Citywest Business Park) to Fortunestown Lane"

PO4 It is an objective of the plan to provide a tree lined Avenue/Boulevard along Garter Lane. This shall comprise of a line of trees mirroring the trees along the west side of Garter Lane, a cycle track, a pedestrian pathway and a further line of trees thus creating an amenity avenue.

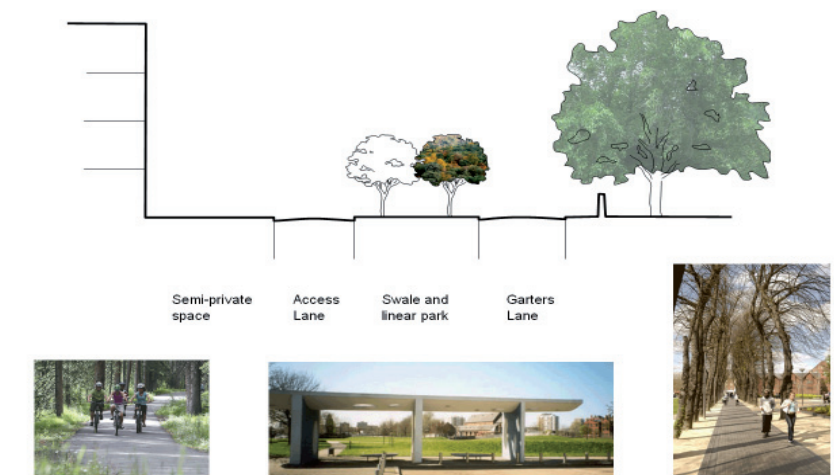


Fig. 19 Section of proposed Garter Lane Avenue showing Boulevard.

5.3 Movement.

The Local Area Plan strategy is based on an integrated movement strategy which will aim to encourage a modal shift from the car to use of public transport, i.e. the Luas and buses. The Luas A1 line will operate as a spur off from the Tallaght line and will allow those living on the plan lands good public transport links to Citywest Business Park, Tallaght and the city centre. Secure bicycle parking should be provided at the Luas terminus thus encouraging people from a wider area to use the Luas.

The public consultation process raised concerns in relation to traffic in the area. The completion of the Embankment Road and the Outer Ring Road will alleviate traffic in the area in the medium term. It is expected that there will also be a modal shift from the car to the Luas.

The National Roads Authority in its submission raised the possibility of closing the left-in left-out from Garter Lane to the N7. In the medium term this is not proposed until the Rathcoole Interchange and Rathcoole Relief Road have been constructed as closing this access could result in traffic problems in Saggart.

At a local level within the plan area the layout and movement strategy is based on a network of streets, with maximum accessibility by walking, cycling or public transport to everyday needs such as the primary school, sports facilities, shops and employment.

Two new accesses are provided to Garter Lane and one new access to Bianconi Avenue. A series of streets criss cross the plan lands allowing ease of movement for the pedestrian and cyclist whilst at the same time the street design will ensure low vehicle speeds. Streets also radiate from the Luas terminus and line ensuring ease of access to the Luas and from the Luas terminus to the school and the open space areas. This amenity walkway will also allow each element to be viewed from the other. With the exception of the access road from Fortunestown Lane at the south eastern corner of the plan lands streets meeting Fortunestown Lane will allow pedestrian and cycle access only thus ensuring fewer crossings of the Luas track.

A hierarchy of streets has been developed for the plan lands. The hierarchy includes the avenue of Garter Lane, the two local distributor streets accessing the plan lands from Garter Lane, smaller local access streets and pedestrian/shared routes. This hierarchy is necessary to create a sense of place and to allow different character areas emerge.

The proposed avenue along Garter Lane will provide a more pleasing pedestrian route from the Luas terminus to the open space area.

Car parking standards shall be in accordance with Table 12.1 of the County Development Plan.

PO5 It is an objective of the plan to investigate providing a Park and Ride with approximately 200 spaces adjacent to the Luas terminus. In the interests of efficient use of land this facility should be incorporated into proposed buildings.

PO6 It is an objective of the plan that alternative car parking should be provided for the 'Golf Village' when the site of the existing car park to the east of the "Golf Village" is developed.

5.4 Urban Design objectives.

A series of plan objectives are outlined below under twelve criteria which have been adopted from the Department of Environment, Heritage and Local Government's 'Urban Design Manual, a Best Practice Guide', (February 2008) to encapsulate the range of design considerations for residential development. They are based around tried and tested principles of good urban design.

5.4.1 Context – Responding to the surroundings.

At a strategic level the plan lands are located in an outer suburban setting adjacent to the village of Saggart which is identified in the overall settlement strategy of the County Development Plan as one of the rural villages in the county. The plan lands are located in an area which has evolved from a rural area to a more suburban area over the last ten years.

The plan lands are located at the edge of the existing village of Saggart and include a portion of the area outlined in the County Development Plan as an area of archaeological potential. The south eastern portion of the plan lands is adjacent to a number of protected structures.

PO7 It is an objective of the Local Area Plan that development on the plan lands be sensitive to its overall context including

- the outer suburban location of the plan lands,
- their position in the settlement hierarchy of the County Development Plan,
- their relationship with the historic village of Saggart, including views of the spire of the Church in Saggart and views of the Slade Valley and Dublin Hills,
- their relationship with neighbouring protected structures,
- the zone of archaeological potential surrounding Saggart village.

Planning applications for development on the lands will demonstrate how the context of the plan lands has been addressed in the design proposals. In particular any development on the south west corner of the plan lands will address the relationship with Saggart Village and the protected structures located to the west of the plan lands.

Planning applications for lands identified as being within the zone of archaeological potential on the Development Plan maps shall be accompanied by an archaeological assessment with recommendations as appropriate.

5.4.2 Connections.

PO8 Connections

It is an objective of the plan that the layout will allow for safe overlooked pedestrian/cycle connections throughout the plan lands and also pedestrian and cycleways connecting the plan lands to Citywest Business Park, the Cooldown Commons lands and Saggart Village thus ensuring better integration of future development with existing developments.

Layouts shall have regard to the Council publication "Guidelines for Designing Out Anti Social Behaviour", (April 2008).

5.4.3 Inclusivity – use and access.

PO9 It is an objective of the plan that a mix of unit types will be provided catering for the changing demographics of the area and allowing a choice of housing types including family type housing.



Fig. 20 and 21 Mix of heights and unit types.

5.4.4 Variety – promotion of a mix of activities

PO10 It is an objective of the plan that development will allow for adaptability of buildings for different uses, e.g. use of own front door to apartments allows future adaptability to live work units.

PO11 It is an objective of the plan that new residential development will include social and affordable housing in accordance with Part V of the Planning and Development Act 2000 (as amended) and Policy 3.3.10 of the County Development Plan.

5.4.5 Efficiency – appropriate use of resources including land.

PO12 Biodiversity

It is an objective of the plan that landscaping and provision of open space will incorporate the findings of a biodiversity audit and will retain hedgerows where appropriate.

PO13 It is an objective of the plan that blocks, buildings, gardens and public spaces will be laid out to exploit the best solar orientation.

A detailed analysis of how development proposals have been designed to optimise solar gain shall be submitted with all planning applications. It is acknowledged that the higher density development will be to the south of the site with open space to the north therefore buildings to the south may overshadow buildings to the north. It is considered that this is the optimum layout in terms of sustainability in that it allows for high density development around a public transport node. However care should be taken in the layout design to mitigate against this impact.

PO14 It is an objective of the plan that community recycling sites will be identified on the plan lands and adequate bin storage will be shown at planning application stage for all residential units. For houses individual bin storage areas will be shown on planning application drawings.

Community recycling facilities should be in accordance with the provision of the Councils publication “Planning Guidance on the provision of Community Recycling Facilities in new developments” (July 2007).



Fig. 22 & 23 Communal and individual bin storage areas in Adamstown.

5.4.6 Distinctiveness – Creating a sense of place.

It is recognised that central to a successful community and neighbourhood is the creation of a sense of place which people can identify with. The plan lands present an opportunity to create an urban neighbourhood which relates to the village of Saggart but also has its own identity. Many of the objectives outlined above will work towards creating a sense of place. The provision of a plaza area at the Luas terminus will provide for an important civic space and the use of a fine urban grain with smaller plot widths and an emphasis on the vertical elevation should also add to a sense of place. Building materials, high standard

of architecture and planting can also be used to create different character areas and a sense of place.

The proposed civic space at the Luas terminus will be a key focal point on the site providing a link onwards to the village of Saggart and also linking via a green spine way which will accommodate a pedestrian and cyclepath to the location of the proposed school, community centre and open space lands.

PO15 It is an objective of the plan that a focal civic space be created at the Luas terminus along with a green spine way linking this space with the open space and community facilities.

PO16 It is an objective of the plan that views from the site of the church spire in Saggart and of the Slade Valley will be exploited in the proposed layout of buildings and key spaces. This can be done through massing, orientation and positioning.

5.4.7 Layout – Creation of people friendly streets and spaces.

PO17 It is an objective of the plan that all pedestrian routes throughout the plan will be treated as streets by being well overlooked and supervised.



Fig. 24 Supervised pedestrian route in Adamstown.

Fig. 25 Zip cycle path, Tallaght

PO18 It is an objective of the plan that shared surface streets or home zones, where priority is balanced between vehicular and pedestrian traffic, will be incorporated into the layout. Where the central open space spine linking the civic plaza at the Luas terminus with the open space and community facilities is crossed by vehicles surface treatments and landscaping will be used to ensure that priority remains with the pedestrian/cyclist.



Figs. 26 & 27 Home zones in Vauban and Rieselfeld, Germany

PO19 It is an objective of the plan that traffic speeds will be controlled by design and layout (indirect routes, parking layouts, home zones) rather than by speed bumps.

5.4.8 Public Realm – making safe secure and enjoyable public areas.

PO20 It is an objective of the plan that roads and parking will be considered as an integral landscaped element in the design of the public realm.

Any proposal for underground car parking will be accompanied by a management proposal detailing security and management of car park. All public open space will be overlooked by surrounding homes. There will be a clear definition between public, semi private and private open space.

5.4.9 Adaptability – designing buildings which cope with change.

PO21 It is an objective of the plan that homes will be designed to be energy efficient, extendable and adaptable.

All residential units will be designed to achieve a minimum building energy Rating of A3 (i.e. <75kWh/m²/yr). A statement setting out the extent of compliance should be submitted with planning applications.

5.4.10 Privacy and Amenity – designing buildings to provide a decent standard of amenity.

PO22 It is an objective of the plan that all homes within the plan lands will have access to useable private outdoor space.

PO23 It is an objective of the plan that all dwelling units shall be provided with a dedicated space for naturally drying clothes. This space may be external or internal.

5.4.11 Parking – Designing parking to be safe and attractive.

PO24 It is an objective of the plan that sufficient parking will be provided to meet demand without overwhelming the appearance and amenities of the public realm. Underground parking areas should be secure and adequate management and maintenance shall be provided for such facilities.



Fig. 28 Semi private amenity space in Adamstown. Parking is only on two sides.

PO25 It is an objective of the plan that car parking spaces will be within easy reach of the front door of residential units. In addition, for apartments units a short stay drop off space should be provided immediately adjacent to the front door thus allowing residents drop off bulkier goods.



Figs. 29 & 30 Use of landscaping to soften car parking, Adamstown.

PO26 It is an objective of the plan that tree planting will be used to soften the impact of on street carparking. Surface materials to be used for car parking areas will be high quality and will be clearly different from the surrounding road surfaces.

5.4.12 Detailed design – Building and landscape.

PO27 It is an objective of the plan that landscaping of public spaces will be carried out prior to first occupation of residential units.



Fig.31 Use of existing features in layout. Fig. 32 High quality materials.

PO28 It is an objective of the plan that building materials will be of a high quality and robust standard thus requiring little maintenance.

PO29 Urban Block
It is an objective of the plan that development in the higher density locations follows a strong perimeter block layout. A block is the frame in which a building sits. A series of buildings must make up each block. One entire building should not make up a block. This will ensure vertical emphasis and diversity of building type. Each block will have its own identity so as to provide different character areas through out the plan lands. Details showing different character areas shall accompany all planning applications. A series of buildings in a block may be broken by a pedestrian street or a shared street.



Figs. 33 & 34 Vertical emphasis, Vauban, Germany.

PO30 Urban Grain
It is an objective of the plan that the development on the lands will have a fine urban grain displaying a variety of elevational treatments and ensuring enclosure of streets and the provision of private open space within blocks.

PO31 Building Height
Having regard to the outer suburban location of the plan lands, the proximity to Saggart village and existing development in the area it is an objective that building heights on the plan lands should be no higher than 4 storeys in the higher density areas other than at locations immediately adjacent (i.e. buildings fronting onto the Luas track at the terminus and fronting onto the plaza) to the Luas terminus where heights of 4 – 5 storeys may be acceptable. In the lower density areas buildings should be no higher than two/three storeys. All buildings will comply with any height restrictions required by the Department of Defence in the interest of aircraft safety.

In the lower and medium density areas height will be two storey with three storey units used at the corners of blocks.



Fig.35 Adamstown

PO32 Plot width
It is an objective of the plan that plot widths of buildings will meet the following parameters thus ensuring connectivity with the existing village of Saggart and also allowing a diversity of buildings.

- Houses and Duplexes, minimum plot width 5 metres, maximum plot width 9 metres.
- Commercial buildings and residential apartment blocks closer to the Luas terminus will maintain a vertical proportion to elevations. This can be achieved through vertical elevational features, changes in materials and set backs.
- All facades will be subdivided to avoid long monotonous frontages.



Figs. 36 & 37 Narrow plot widths in Adamstown and Vauban.

5.4.13 Density

A portion of the lands within 400 metres of the Luas terminus as shown on Fig.14 are suitable for high and medium density development in accordance with other objectives in the plan. Approximately 15.5 hectares of the plan lands falls within the 400 metre radius of the Luas terminus. 15 hectares falls outside of the 400 metre walk band. The total maximum number of units which the plan lands could accommodate would be approximately 1000 units.

PO33 Density
It is an objective of the plan that maximum net densities of 65 units per hectare are achieved for higher density areas with some blocks surrounding the Luas terminus having densities up to net 75 units per hectare. Net densities in the range of 45 units per hectare are envisaged in the medium density areas and 35 units per hectare in the lower density areas.

Densities:

High Density 1	Max. 75 u/p/h
High Density 2	Max. 65 u/p/h
Medium Density	Max. 45 u/p/h
Low Density	Max. 35 u/p/h

Both medium and low density areas are shown within the 400 metre radius of the Luas stop. It is considered that these densities are what is achievable given the other parameters of the plan such as height and urban design and also having regard to the edge of city location of the lands.

In relation to residential unit size the relevant section of the County Development Plan shall apply as amended by the standards set by the Department of Environment, Heritage and Local Government in its publication 'Sustainable Urban Housing: Design Standards for New Apartments'.

5.5 Community and social infrastructure.

PO34 It is an objective of the plan to provide a primary school site on the plan lands to serve the existing and future population in the area.

The single biggest issue that emerged in the pre-daft public consultation process was the need for the provision of a primary school in the area as the existing school in Saggart is at capacity. The Department of Education and Science in its submission requests that a three acre site be reserved on the plan lands.

Having regard to (a) the fact that the existing school is overcrowded, (b) the condition in Variation No. 2 that a school will be provided on the plan lands, (c)

existing and future development in the vicinity of the plan lands, (d) that the proposed school buildings to the rear of Saggart Catholic Church are temporary in nature it is considered prudent to reserve a 3 acre site on the plan lands for a school. This is located on the south eastern portion of the plan lands. It is considered that this is the optimum location so as to serve the existing community of Saggart and the new communities in Carigmore, Verscholye, Fortunestown and future population in Cooldown Commons. The location also will allow access to the Luas and to the open space and community facilities.

All planning applications for residential development must be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of the existing schools in the vicinity to cater for such demand. No more than 50% of the lands shall be developed before a contract for the provision of the school site shall be made available to the Department of Education and Science. The audit of existing community facilities in the area identified the need for community centre/facilities. The Plan strategy will allow for open space, playing pitches, a playground and an area reserved for community and amenity buildings.



Fig. 38 Primary school, Adamstown. Fig. 39 Play area, Adamstown

PO35 It is an objective of the plan to provide a community facility for the local community. Childcare provision shall generally be in accordance with section 11.10.ii of the County Development Plan 2004 – 2010 (one 20 child facility per 75 dwelling units).

5.6 Home zones.

It is an objective of the plan that certain residential streets be designed as home zones, to improve residential amenity and discourage through traffic in these areas.

Home zones are streets where pedestrians, cyclists and vehicles use the street on more equal terms and where the needs of people take precedence over ease of traffic movement. Home zones should be provided adjacent to the school and public playground.



Fig. 40 Home Zone, Adamstown.



Fig. 41 Germany

5.7 Infrastructure.

Storm water and surface water drainage.

PO36 It is an objective of the plan to drain the proposed hard surfaces of the site through a Sustainable Urban Drainage System (SUDS). No additional runoff over the existing base load should be created on site.

A Water Management Strategy will need to be prepared prior to any development on site and shall demonstrate how the principles of SUDS will be applied to the site. The strategy should include details of how much capacity the proposed SUDS system will accommodate and should show how the proposed SUDS system will enhance the natural landscape and public realm. Planning applications will then show compliance with the strategy.

SUDS installation can include permeable pavements, ponds, wetlands and other landscaping element and can provide amenities to local communities and enhance biodiversity. Vegetation, planting and design can be used to ensure safety.



Fig. 42 SUDS adjoining grass tram track, Vauban.



Fig. 43 SUDS, Vauban

Foul Water.

In relation to foul water there is capacity for the plan lands which will require tunnelling under the N7 and connection into the Camac Valley Sewer.

Drinking water.

In relation to water supply at the macro level the Dublin region will require a new water source. In terms of the plan lands there is adequate capacity.

5.8 Employment and Retail.

The area is well serviced by retail facilities with the recently opened City West District Centre approximately 500 metres from the eastern edge of the site. Considerable retail development has also recently been granted planning permission within the village of Saggart. Variation Number 5 of the County Development Plan allows for Class 1 retail uses subject to planning permission in the “Golf Village” which is located adjacent to the southern portion of the plan lands. There is scope in the plan lands for some ground floor mixed uses, eg. retail/commercial facilities, on the plaza at the Luas terminus.



Fig. 44 Citywest Shopping Centre Fig. 45 Café uses adjoining the Luas terminus, Tallaght.

The development of the plan lands will further enhance the mixed use sustainable approach in the overall area by potentially allowing future residents live and work in the area as the plan lands are located adjacent to the Citywest Business Park. The planned retail facilities in the general area will also present employment opportunities.

5.9 Energy Efficiency.

Development on the Local Area Plan lands will seek to achieve sustainable development through energy efficiency. A number of policies outlined in sections of the plan seek to reduce energy consumption. These include PO13 (Solar gain), PO21 (Energy Efficiency), PO23 (dedicated space for naturally drying clothes), PO 36 (SUDS).

6 Phasing and Implementation.

The objectives of this Local Area Plan will be achieved through individual planning applications lodged in accordance with section 34 of the Planning and Development Act 2000 (as amended). Each planning application will be assessed on its own merits having regard to the Local Area Plan and also to the County Development Plan.

Of critical importance is the delivery of both social and physical infrastructure in tandem with residential development.

A delivery mechanism needs to be agreed between South Dublin County Council and the developers of the land.

Means of funding community and amenity facilities need to be investigated.

Planning permission for development will not be issued until such time as the construction of the LUAS extension to Citywest/Saggart has commenced.

An indicative phasing; to ensure delivery of facilities in tandem with development is set out as follows:

Table 5 Phasing

Elements required prior to applications being lodged/issued	Construction of Luas Line A1 must commence.
	Preparation and agreement with SDCC of Biodiversity Audit. Indicative layout as illustrated in this local area plan may have to be altered to take on board findings of an audit.
	Preparation and agreement with SDCC of Water Management Strategy.

Key Development	Saggart Luas Terminus
Key outcomes	<ul style="list-style-type: none"> •development of up to 30% of high density residential units plus ground floor commercial units on civic plaza. •Provision of civic plaza at Luas stop. •Incorporation of ESB substation into proposed design. •Park and Ride •Laying out of open space, playing pitches and playground. •Liaison with Department of Education and Science regarding development of school site.
Rationale	Development will establish a focal point around the Luas stop. Future development will radiate from this point
Funding	Mainly private.

Key development	Area within 400 metre radius of Luas.
Key outcomes	<ul style="list-style-type: none"> •development of up to 50% of high and medium density units •Development of urban Boulevard/Avenue with landscaped Luas reservation, cycle path, pedestrian path and tree planting, •Commencement of spine way linking civic plaza to open space. •Provision of Community Facilities. •Contract for the provision of school site to Department of Education and Science.
Rationale	The development of the Boulevard/Avenue and spine way provide the key element of the green network. Future development of community infrastructure
Funding	Mainly private

Key Developments	Area within 400 metre radius of Luas
Key outcomes	<ul style="list-style-type: none"> •development of up to 75% to 100% medium density units. •Further development of Boulevard/ Avenue on Garter Lane and spine way. •Provision of community facility.
Rationale	Further development following on from provision of infrastructure.
Funding	Private and public.

Key development	Area outside 400 metre walk band
Key outcomes	•Low density units.
Rationale	Low density development outside of 400m walkband.
Funding	Private and public

Appendices

Appendix A Development Management Checklist.

This checklist is a tool to be used by both the architects and planners designing the proposed scheme for the plan lands and also for Local Authority planners at pre planning stage and at planning application assessment stage.

Table 6 Development Management Checklist.

Issue	Section/ Objective	Standard/Objective	Pre planning	Application
Open Space	PO4	Provision of boulevard along Garter Lane, tree line, cycle path, pedestrian path, tree line. (8 metres in total).		
	PO2	Provision of two pitches		
	PO3	Provision of playground		
		Is public open space provided in all residential areas?		
		All play facilities for children's play in line with South Dublin County Council's planning guidance on the 'Provision of Children's Play Facilities in New Developments'?		
	PO5	Has Park and Ride been provided?		
	PO6	Has alternative parking been provided for the 'Golf Village'? (related to area south of Fortunestown Lane only)		
Context	PO7	Is the proposed development sensitive to <ul style="list-style-type: none"> •The outer suburban location of the plan lands? •Position of the plan lands in the settlement hierarchy of the County Development Plan? •Relationship with the historic village of Saggart? •Relationship with neighbouring protected structures? 		
		If site is within the zone of archaeological potential has an archaeological assessment been prepared?		
Connections	PO8, PO17	Are pedestrian/cycle routes overlooked?		
Inclusivity	PO9	Is there a mix of unit types?		
Variety	PO10	Are buildings adaptable to allow lifelong use?		
	PO11	Is 15% social/affordable housing provided?		
Efficient use of land	PO12	Does proposed development take account of the biodiversity audit?		
	PO13	Does the proposed layout exploit best solar orientation? Does the application include an analysis of how design optimises solar gain? Will open space areas and amenity areas be overshadowed significantly?		
	PO14	Are adequate bin storage and community recycling solutions shown?		
	PO15	Does the proposed layout include the civic plaza at the Luas stop?		
Distinctiveness/ Sense of place.	PO16	Does the proposed layout exploit views in and out of the site?		
	PO19	Does the proposed layout promote reduced vehicular speeds?		
Layout - Creation of people friendly streets	PO20	Is the proposed car parking an integral part of the public realm?		
Public Realm	PO20	Is any proposal for underground carparking accompanied by a management plan dealing with security?		
Home Zones		Have home zones been provided?		
Connections	PO21	Are buildings energy efficient, extendable and adaptable?		
Adaptability	PO22	Do all residential units have access to usable outdoor private space?		

Issue	Section/ Objective	Standard / Objective	Pre planning	Application
Privacy and amenity.	PO23	Has a dedicated space for naturally drying clothes been provided in each residential unit?		
Parking		What surfaces are proposed for parking?		
	PO25	Are spaces within easy reach of residential units?		
	PO26	Is the impact of surface car parking softened by landscaping?		
		In relation to apartment units has a drop of space outside the front door been provided?		
Detailed design	PO27	Will landscaping of open space be provided prior to occupation of residential units?		
	PO28	Are the proposed building materials of a high standard?		
	PO29	Urban block How many buildings make up the urban block?		
	PO31	Building Height. 4 – 5 storey at Luas terminus. 4 storey in high density area. 3 storeys in lower density area.		
	PO32	Plot Width Houses/Duplexes Minimum – 5m Maximum – 9m		
	PO30, PO32	Are vertical proportions maintained in all buildings with the avoidance of elongated monotonous blocks?		
	PO33	Density HD1- Adjoining Luas terminus – max. 75 u/p/h HD2 - High density area – max. 65 u/p/h Medium density – max. 45 u/p/h Low density – max. 35 u/p/h		
Community and Infrastructure	PO34	Is a site for school reserved?		
		Has a report identifying demand for school places been submitted.		
		Is there one 20 child care facility per 75 dwellings?		
Infrastructure	PO36	Has SUDS been incorporated into the proposed layout? Does the SUDS proposal comply with the Water Management Strategy? Has it been demonstrated that no additional run off over the existing base load will be created on site.		
Energy Efficiency		Has a statement showing that all residential units achieve a minimum building energy Rating of A3 (i.e. <75kWh/m2/yr) been submitted with the planning application?		
Development Plan Standards		Open space. Dwelling mix. Dwelling size including aggregate internal areas and storage areas. Car parking standards. Bicycle parking.		

Appendix B SEA Screening Report.

PLANNING AND DEVELOPMENT ACTS 2000-2006
PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL
ASSESSMENT) REGULATIONS 2004

SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN 2004-2010
PROPOSED APPROVED LOCAL AREA PLAN FOR LANDS AT
FORTUNESTOWN LANE/ GARTERS LANE, DUBLIN 24.

DETERMINATION OF THE NEED FOR ENVIRONMENTAL ASSESSMENT
OF A PROPOSED LOCAL AREA PLAN UNDER SOUTH DUBLIN COUNTY
DEVELOPMENT PLAN 2004-2010 IN TERMS OF THE PROVISIONS OF
ARTICLE 14A OF THE PLANNING AND DEVELOPMENT (STRATEGIC
ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004

1.0 The Purpose of this Report

South Dublin County Council (the Planning Authority) intends to prepare a Local Area Plan for lands at Fortunestown lane/ Gartars Lane, Dublin 24.

The plan lands comprise 31 hectares of land to the north east of Saggart Village which is zoned 'A1' in the South Dublin County Development Plan 2004-2010, the objective for which is 'to provide for new residential communities in accordance with approved area plans'. The Local Area Plan for Fortunestown Lane/ Gartars lane has been initiated in order to satisfy the requirements of this zoning objective.

The lands were zoned 'A1' under Variation No. 2 of the South Dublin County Development Plan 2004-2010 in December 2006. Specific Local Objective 124 was subsequently added to the development plan. The terms of which state:

Fortunestown Lane and Gartars Lane, Saggart – Development of Lands

Development on the lands at Fortunestown Lane and Gartars Lane, Saggart, shall be in accordance with the following:

- (a) be subject to a micro Local Area Plan;
- (b) planning permission for development in accordance with an approved area plan shall not be issued until such time as the construction of the LUAS extension to Citywest / Saggart has commenced;
- (c) not less than 20 acres of land to be reserved at this location for community facilities incorporating all weather pitches, community buildings, school site, a park and ride facility and other uses that will significantly benefit the community that may be identified through the Local Area Plan consultation process;
- (d) that the residential densities be reviewed to ensure a mix of dwelling types including low density, medium density and high density residential development;
- (e) the phasing of development at this location to be carried out in a sustainable way ensuring that facilities are built in tandem with housing and not at a later stage;
- (f) 15% of the residential development to be reserved to provide for social housing.

The proposed Local Area Plan for Fortunestown Lane/ Gartars Lane does not involve the zoning of any additional land or any amendment to the zoning. It provides guidance on layout and design of development on the lands, among other things.

2.0 Requirements

The SEA regulations require that an Environmental Report be carried out for Local Area Plans where the population of the area of the Local Area Plan is 10,000 persons or more. In this local area plan a population of c. 3,000 persons is proposed therefore an environmental report is not mandatory.

It is necessary to undertake the screening process to determine whether or not to carry out a strategic environmental assessment where the population is less than 10,000. The following is the SEA screening assessment.

3.0 Assessment in Terms of Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004.

1.0	The characteristics of the plan having regard, in particular to:
1.1	<p>The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources;</p> <p>The proposed Fortunestown Lane/Garter Lane Local Area Plan will be an Approved Area Plan of the adopted Development Plan for South Dublin County. Its main function is to provide an urban design framework for the lands at Fortunestown Lane/Garter Lane which were zoned under Variation No.2 of the County Development Plan 2004-2010 in December 2006.</p>
1.2	<p>The degree to which the plan influences other plans, including those in a hierarchy.</p> <p>The function of this proposed Local Area Plan is to provide guidance on – among other things- layout and design on lands zoned A1 in the South Dublin County Development Plan 2004-2010, the objective for which is ‘to provide for new residential communities in accordance with approved area plans’. The plan is set within the context of the County Development Plan 2004 - 2010.</p>
1.3	<p>The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development.</p> <p>The plan is being prepared in accordance with the provisions set out in Chapter II Sections 18 – 20 of the Planning and Development Act 2000 incorporating Planning and Development Act, 2002 (S.I. 32 of 2002) and therefore relates to the proper planning and sustainable development of the area. The subsequent development of the lands would be subject to an E.I.S.</p> <p>The Development Plan, as the Council’s principal policy statement on land use, has been drawn up to reflect sustainable development objectives.</p> <p>The proposed Local Area Plan seeks to ensure development on zoned lands in a timely and sustainable manner through mechanisms such as;</p> <ul style="list-style-type: none"> - Identifying locations for community facilities that are within walking distance of residential development, - Providing guidance to create a layout that promotes use of the LUAS, walking and cycling. - Promotion of a more compact urban form and higher residential densities in the vicinity of strategic public transport nodes. - Accommodating new development needs in an environmentally sensitive manner. - Promotion of waste prevention, reduction, recycling and re – use. - Ensuring the protection of natural habitats, ecological resources and quality landscapes and the promotion of biodiversity.
1.1	<p>Environmental problems relevant to the plan.</p> <p>The planning authority is unaware of any insurmountable environmental problems at this stage.</p> <p>An E.I.S will be required as part of the planning application process for the development of the lands. Any mitigating measures deemed necessary by the planning authority will be incorporated into the conditions of any grants of planning permission for the development of these lands.</p>

1.2	<p>The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection).</p> <p>These plans and programmes are addressed in the South Dublin County Development Plan 2004-2010 and are not specifically addressed in this Proposed Local Area Plan. It is not envisaged at this stage that the development of the plan lands will give rise to problems with regard to waste management. In the event of any such problems being identified, appropriate mitigating measures will be incorporated into planning permissions. Measures to prevent water pollution will be incorporated into planning permissions and no insurmountable problems in that regard are anticipated. Sustainable Urban Drainage Systems will be incorporated at the planning and design stage of the development.</p>
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2.0	Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
2.1	<p>The probability, duration, frequency and reversibility of the effects.</p> <p>The Fortunestown Lane/Garter Lane Local Area Plan is consistent with the specific zoning for these lands as set out in the Development Plan. The proposed Local Area Plan covers an area of 31 hectares and currently comprises uninhabited open grassland. With full implementation of the Local Area Plan, the likely future population of the Plan lands would be in the region of 3,000.</p> <p>The key effects of this plan relate to increased traffic, increased demand for foul drainage and water supply, increased volume of surface run off and visual impact on the surrounding landscape.</p> <p>Traffic. There are a number of planned roads and road upgrades which will serve the plan lands or impact on traffic in the vicinity of the plan lands. The completion of the new district distributor from Fortunestown Lane to Citywest will serve the plan lands and will connect the plan lands with the planned Embankment Road and with the newly opened portion of the Outer Ring Road from the Kingswood interchange to the N81.</p> <p>A Traffic Impact Assessment will be undertaken as part of any planning application on the plan lands.</p> <p>The Luas, Line A1 extension will directly serve the plan lands.</p> <p>Extensive provision will be made within the plan lands for pedestrian and cycle routes linking the school and community facilities with residential areas.</p> <p>Foul Drainage. The proposed development will increase demand on the foul drainage system. In relation to foul water there is capacity for the plan lands which will require tunnelling under the N7 and connecting into the Camac Valley Sewer.</p> <p>Water supply. In relation to water supply at the macro level the Dublin region will require a new source. In terms of the plan lands there is adequate capacity</p> <p>Landscape and Visual Amenity. The landscape will be permanently altered by the proposed development. The majority of the plan lands are currently undeveloped and open in character, consisting of grassland with some intact and remnant hedgerows and ditches which formed old field boundaries. A tributary of the Camac River flows along the eastern boundary of the site. There are some mature trees along Garter Lane. The very small portion of the plan land which lies to the south of Fortunestown Lane has been developed as a surface car park serving the 'Golf Village' complex which adjoins it. Whilst the plan lands will be altered by development it is considered that they are capable of accommodating development set within an agreed framework which takes into account existing features and views</p>
2.2	<p>The transboundary nature of the effects.</p> <p>It is considered that there will be no transboundary effects on the environment.</p>
2.3	<p>The risks to human health or the environment (e.g. due to accidents).</p> <p>No risks to human health or to the environment have been identified.</p>

2.4	<p>The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected).</p> <p>Approximately 1,100 residential units will be provided on the plan lands giving a population of circa 3,000 persons.</p>
2.5	<p>The value, and vulnerability of the area likely to be affected due to:</p> <p>(a) special natural characteristics or cultural heritage;</p> <p>There are no protected structures on the plan lands although there are protected structures to the west of the plan lands. The archaeological zone of Saggart extends onto a portion of the plan lands.</p> <p>(b) exceeded environmental quality standards or limit values;</p> <p>None identified</p> <p>(c) intensive land use</p> <p>The development of the plan would result in an intensive land use in accordance with the zoning objective as set out in Variation no. 2 to the County Development Plan 2004 – 2010.</p>
2.6	<p>The effects on areas or landscapes which have a recognised national, European Union or international protection status.</p> <p>There are no such designated landscapes affected by the proposed Local Area Plan.</p>

4.0 Statutory Consultation

4.1 The specified environmental authorities in relation to Local Area Plans are;

- The Environmental Protection Agency (EPA)
- The Department of the Environment, Heritage and Local Government (DEHLG)
- The Department of Communications, Marine and Natural Resources (DCMNR).

All three of the above authorities were consulted.

5.0 Conclusion

5.1 The Fortunestown Lane/ Garter Lane Local Area Plan will facilitate the implementation of the Development Plan zoning objective for the Plan lands (A1 – ‘to provide for new residential communities in accordance with approved area plans’). The aim of this Local Area Plan is to ensure the proper planning and sustainable development of the area.

5.2 One submission was received from the Department of the Environment, Heritage and Local Government drawing attention to a portion of land being in the Saggart Area of Archaeological Potential. This aspect had been considered in the SEA Screening Report and will be more appropriately addressed through the preparation of an archaeological assessment at the planning application stage. On consideration of the above and of the relevant criteria set out in Schedule 2A of the Planning and Development Regulations (Strategic Environmental Assessment 2004) it is considered that the Proposed Local Area Plan as detailed above is not likely to have significant effects on the environment.

5.3 In view of the above, it is considered that a Strategic Environmental Assessment is not required for this Area Plan.