

SOUTH DUBLIN COUNTY COUNCIL
DRAFT DEVELOPMENT PLAN 2010-2016

**Report of County Manager
on Submissions and
Observations received on the
Pre-Draft Public Consultation**

February 2009

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Part 1

Introduction, Legislative Background, Next Steps and Public Consultation Process

1.0 INTRODUCTION

1.1 Purpose and Contents of Report

- 1.1.2 The purpose of this document is to report on the outcome of the consultation process carried out prior to the preparation of the Draft South Dublin County Development Plan 2010-2016.
- 1.1.3 The report forms part of the statutory procedure for the preparation of a new County Development Plan.
- 1.1.4 **PART 1** of the report consists of an introduction, followed by an explanation of the **legislative** background and requirements for the Manager's Report under the Planning and Development Acts 2000-2006 and a description of the next steps in the process of making the new County Development Plan. This part is completed with a description of the **consultation process**, which resulted in two hundred and twenty written submissions and the views and ideas recorded at five public consultation meetings held during November and December 2008, and meetings with community and business representatives.
- 1.1.5 **PART 2** consists of an **analysis and summary** of the issues raised in the written submissions received by the Council and at the public consultation meetings. The issues are analysed and summarised under the following headings:
- Archaeological and Architectural Heritage
 - Development Management
 - Enterprise and Employment
 - Housing
 - Infrastructure
 - Land Use Zoning and Local Zoning Objectives
 - Landscape, Natural Heritage and Amenities
 - Overall Strategy
 - Retailing
 - Social Inclusion, Community Facilities and Recreation
 - Strategic Environmental Assessment (these submissions were referred to the SEA team for their consideration)
 - Specific Objectives
 - Town, District and Local Centres
 - Urban Design

The County Manager's **opinions** on the issues raised is then given as part of this section.

1.1.6 **PART 3** contains the County Manager's **recommendations** on policies to be contained in the Draft County Development Plan, under the above headings.

1.1.7 Seven appendices are attached to the report.

Appendix A consists of a list of persons/bodies who were informed of the Review of the Development Plan.

Appendix B lists the service providers and statutory consultee's consulted about the Review.

Appendix C lists persons/bodies who made written submissions.

Appendix D gives a broad overview of the main views/concerns raised in the written submissions/observations.

Appendix E summarises points made in the written submissions/observations.

Appendix F lists national, regional and local policy documents and plans

Appendix G sets out the matters which must be included in a Development Plan, as well as those matters that may be included.

1.1.8 This report is submitted to Council Members for their consideration.

1.2 Planning and Development Act, 2000

1.2.1 The Planning and Development Act, 2000 revised all previous planning legislation and introduced some far-reaching changes in the Development Plan process. These changes include the provisions whereby members of the public, service providers and other organisations and bodies can now make submissions prior to the preparation of draft development plans. This allows public involvement at a much earlier stage in the plan preparation process. Moreover, this earlier involvement provides the potential for all of the stakeholders with an interest in the development of the County – residents, employers and employees, service providers, visitors, investors, etc. to have a greater sense of ownership of the finished product – the new South Dublin County Development Plan.

1.3 Manager's Report

- 1.3.1 Another feature of the Planning and Development Act, 2000 is the requirement on the County Manager to prepare a 'Manager's Report' on the submissions and observations received, to respond to the issues raised and to make recommendations on the policies to be included in the draft plan. That is the function of this document. The legislation also requires that all of the foregoing must be considered against a backdrop of national policy, guidelines and standards.

1.4 Consultation and Submissions

- 1.4.1 Two hundred and twenty formal planning submissions were received during the pre-draft consultation period and the views of the seventy three people who attended the five public consultation meetings held around the County, during the period have been noted. The opinions, views and ideas set out in the written submissions and expressed and recorded at the public consultation meetings related to all aspects of planning. The Council wishes to express its appreciation to those who made submissions and/or attended the public meetings.

2.0 LEGISLATIVE BACKGROUND AND REQUIREMENTS

2.1 Section 11 (4) (a) of the Planning and Development Act, 2000, sets out the requirements in relation to the preparation of a Manager's Report. The Manager's Report is required to deal with any submissions or observations received on foot of the notifications and consultations (carried out under Section 11 (2) and (3) of the Act), with, *inter alia*, the public, prescribed bodies, service providers and the Board. The Report must be prepared not later than sixteen weeks after giving notice that the Development Plan is to be reviewed under Section 11 (1), which means that in relation to South Dublin County Council, it is required to be produced by 24th February 2009.

2.1.1 The Manager's Report must :-

List the persons or bodies who made submissions or observations, as well as any persons or bodies consulted

Summarise the issues raised in the submissions and during the consultations, where appropriate

Give the **opinion** of the Manager on the issues raised. In this regard the Manager's opinion must take into account (a) the proper planning and sustainable development of the area, (b) the statutory obligations of any local authority in the area, and (c) any relevant policies or objectives of the Government or of any Minister of the Government.

Finally, the Report must state the Manager's **recommendations** on the policies to be included in the draft Development Plan.

2.1.2 The Manager's Report must then be submitted to the Members of the Planning Authority or a committee of the Planning Authority for their consideration.

2.1.3 Members may then issue **directions** to the Manager regarding the preparation of the Draft Development Plan (Section 11(4)(d)). These directions might consist of concerns that Members would like to see addressed or policies or objectives that Members would like to see incorporated into the Draft Plan. The directions must also take into account any relevant policies or objectives of the Government or of any Minister of the Government.

2.1.4 In issuing directions, Section 11 (4)(f) of the Act states that the Members shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates. Directions must be issued not later than ten weeks after the submission of the Manager's Report.

3.0 NEXT STEPS

3.1 Consideration by Council Members

3.1.1 Members have ten weeks within which to consider this Manager's Report. As stated above, Members may issue directions to the Manager regarding the preparation of the Draft Plan. In order to facilitate this process, a series of briefings and meetings will take place.

3.2 Preparation of Draft Development Plan

3.2.1 Following receiving direction from the elected members the legislation sets out a period of twelve weeks for the preparation of the Draft Plan.

3.2.2 The Planning and Development Act, 2000 sets out mandatory objectives which must be included in a Development Plan. These include objectives for the zoning of land; the provision of infrastructure; the conservation and protection of the environment; and the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population, etc. Other non-mandatory objectives are also referred to in the Planning Act. All of these objectives are set out at **Appendix F** of this report.

3.2.3 Information/studies/requirements which will feed into the Draft Plan include:

- Members' Directions
- The outcome of the public consultation process
- Background studies which are currently ongoing including
 - Housing Land Budget
 - Revision of Housing Strategy
 - Revision of Record of Protected Structures
 - Recommendations in relation to the designation of Architectural Conservation Areas
- National, Regional and Local plans, policies and guidelines which set the context in the Development Plan, including the National Development Plan; the National Spatial Strategy; the Regional Planning Guidelines for the Greater Dublin Area; the Sustainable Residential Development in Urban Areas Guidelines and the Childcare Guidelines. A list of these documents is attached at **Appendix F**.
- Local plans and studies including the Rathcoole, Saggart, Newcastle and Killinarden-Kiltipper, Clonburris, Liffey Valley and Tallaght Local Area Plans, the Adamstown Strategic Development Zone Planning Scheme, the Clonburris Strategic Development Zone Planning Scheme

and the Glenasmole Housing Study. A list of these documents is also attached at **Appendix F**.

3.2.4 Members will then have an eight week period within which to consider the proposed Draft Plan. It is envisaged that the Draft Plan will be published in late September 2009, following which the public will have an opportunity to comment. A report on the outcome of the Draft Plan consultation will be considered by Members, following which either (a) the Plan will be made or (b) material alterations will be made to the Draft Plan. If material alterations are made, there will be a further public consultation period regarding these and a further report will be prepared for Members' consideration. This will be followed by the making of the Plan.

4.0 PRE-DRAFT CONSULTATION PROCESS

4.1 Description of Notification Procedure / Consultation Process

- 4.1.1 The Pre-Draft consultation stage ran from 4th November 2008 to 8th January 2009. Although the Planning and Development Act requires this stage to be a minimum of eight weeks long, it was decided to extend this to 9.6 weeks, due to the Christmas holidays which occurred during the consultation period. The consultation process comprised of these elements:- (a) newspaper advertisements inviting written submissions; (b) public consultation meetings; and (c) letters to and contact with prescribed bodies, service providers and others requesting information on their relevant plans and policies.
- 4.1.2 In order to ensure that adequate information was available for interested people, groups and organisations, a *Background Issues Paper* and an 'Issues Brochure' were published and made available at the Planning Department counter, Clondalkin Civic Offices and in public libraries. The 'Issues Brochure' was also included in the December 2008 edition of 'South Dublin County Today'- a newsletter from South Dublin County Council which was circulated to all households in the County. A short multi media presentation was prepared for exhibition in the 'Big Picture' which is the interactive Exhibition Centre for the County where visual and relevant multi-media content is exhibited for public interaction on Council developments.
- 4.1.3 Details of the Plan Review together with Development Plan documents were also placed on a dedicated section of the Council website, which allowed for the making of submissions directly through the internet.
- 4.1.4 The initial advertisements on 4th November announcing the commencement of the review of the Development Plan, included details of the venues and dates of the public meetings to be held in November and December 2008. The Council also wrote to all of the prescribed bodies informing them of the review and inviting submissions and observations (refer to **Appendix A**). The written submissions were required to be submitted during the period Tuesday 4th November 2008 to Thursday 8th January 2009 (16.00 hrs).
- 4.1.5 Meetings were held in each of the five electoral areas in the County. These were in Clondalkin Civic Centre; Holy Family National School, Rathcoole; Ballyroan Public Library; Lucan Public Library; and County Library, Tallaght.
- 4.1.6 Some two hundred residents associations, historical groups and various other local interest groups were invited to the meetings by letter or email. TD's, Senators and members of the Council, were also consulted and invited to the meetings by letter and email.

4.2 Purpose and Format of the Public Meetings

- 4.2.1 At each of the meetings, copies of the Development Plan, the Background Issues Paper, and an 'Issues Brochure' were available.
- 4.2.2 Independent facilitators were engaged to ensure that the Council and the members of the public would get the most value out of the meetings.
- 4.2.3 The purpose of the meetings was to provide an opportunity for interested members of the community to participate in the process of making the next County Development Plan 2010-2016. Information was provided regarding the key issues to be addressed in the Plan and on how and when written submissions should be made. Those who attended were also given the opportunity to air their views and ideas. The format in which the public consultation meetings were held, which included a presentation; break-up of the meeting into smaller groups; airing of views by all those attending; and recording and reporting of views back to the reconvened meeting, was considered to be very successful in obtaining good feed back from those who attended the meetings.

4.3 Numbers that Attended

- 4.3.1 Over seventy persons attended the public consultation meetings. Other meetings were held with the South Dublin County Development Board, Clondalkin Partnership and South Dublin Chamber of Commerce.

4.4 How Views and Ideas were Recorded

- 4.4.1 After each meeting, an initial analysis of the views and opinions raised was carried out followed by systematic categorisation of the topics and issues raised. A summary of the principal views and opinions raised are dealt with in the main body of this report.

4.5 General Overview of Response to Public Consultation

4.5.1 Meetings

A wide range of topics and concerns were raised, relating to all parts of the County. Given the diverse range of people and organisations who attended the meetings, the ideas and opinions expressed can be viewed as representing what people perceive as the important planning issues in the County and what issues people would wish the new County Development Plan to address.

4.5.2 Written Submissions

Two hundred and twenty written submissions were received on or before 8th January 2009. Approximately 6.75% of these submissions were from Prescribed Bodies including the Department of Environment Heritage and Local Government, Department of Defence, Department of Transport, Department of Communications, Energy and Natural Resources, Dublin Transport Office, National Roads Authority, Railway Procurement Agency, An Garda Síochána, ESB, Environmental Protection Agency, Iarnód Éireann, Waterways Ireland, and the Eastern Region Fisheries Board. All of the written submissions received from members of the public on or before 8th January 2009 are considered in this report. There will be a further opportunity to make submissions when the Draft Plan is published in September 2009.

4.6 Public Access to Submissions

- 4.6.1 Lists of bodies who were consulted by the Council and those who made submissions are all contained in appendices to this report.
- 4.6.2 The number of submissions and observations received highlights the significant level of public interest in the plan-making process and the expectations for the Draft Development Plan itself, which will follow later in 2009.

4.7 Approach to Consideration of Written Submissions and Results of Public Consultation Meetings

- 4.7.1 An analysis of the submissions and the results of the public consultation meetings has been carried out and the topics and issues raised have been extracted and categorised. This is dealt with in greater detail in Part 2 of this report. It is possible to see overall themes reflecting the concerns of the public emerging in this process. This report analyses these themes and, having regard to national, regional and local policies and guidelines, suggests how policies might be incorporated into the new Draft Plan which would respond to these concerns.

4.8.1 Approach to Consideration of Rezoning Submissions

- 4.8.2 Ninety three of the total of one thousand and seventy issues raised in submissions received, consisted of rezoning proposals. The Department of Environment, Heritage and Local Government published '*Development Plan Guidelines for Planning Authorities*' (2007) which stresses the importance of focusing on strategic issues at this stage of reviewing the Development Plan. The pre-draft consultation sets the

context for an overall strategy for the development of the County and a broad policy structure to be contained in the Draft Plan. The Development Plan performs an important task in setting out framework within which the development needs of the economy and society in general can be responded to while maintaining, and where possible, improving the environment.

4.8.3 Ensuring that enough land will be available to meet the anticipated development requirements and that development occurs in a sequential and co-ordinated manner is central to the Development Plan. However, it is considered that making determinations on each individual re-zoning proposal should occur at a later stage of the process when a proper strategy and a set of policies have been drafted so that each re-zoning proposal can be considered within this framework and in accordance with criteria set out below. The criteria are designed to allow the objective, consistent and transparent evaluation of proposals.

4.8.4 The criteria will include:

- National/ Regional/ Local Policy Context (i.e. the National Spatial Strategy, Regional Planning Guidelines, County Development Board Strategy)
- Assessment of Need
- Water, Drainage and Road Infrastructure (existing and planned)
- Physical Suitability
- Environmental and Heritage Policy (ground and surface water quality, flooding etc.)
- Educational infrastructure in accordance with the *Code of Practice on the Provision of Schools and the Planning System* agreed between the Departments of Education and Environment.
- Sequential Approach.

Part 2

5.0 PUBLIC CONSULTATION

5.1 This section includes a general examination of the issues raised in the written submissions. It is followed by more detailed summaries of issues raised in both the written submissions and at the public consultation meetings and the opinions of the County Manager on the issues raised is given.

5.2 Issue-based Submissions

5.2.1 In order to give an accurate summary of the issue-based submissions, the issues raised were put under a number of category headings. However, many submissions related to more than one category. In order to analyse these properly, the different elements were separated out and they appear as separate entries in the appropriate category.

5.2.2 **Appendix D** of this report gives a further break down of the various categories within more specific areas of concern.

Table 1 Main Views / Concerns Raised In the Issues Based Pre-Draft Written Submissions

	Category	No. of times the topic was raised	% of total number of issues raised
1.	Archaeological and Architectural Heritage	75	7.01%
2.	Development Management	27	2.52%
3.	Enterprise and Employment	55	5.14%
4.	Housing	78	7.29%
5.	Infrastructure	261	24.39%
6.	Land Use Zoning and Local Zoning Objectives	156	14.58%
7.	Landscape, Natural Heritage and Amenities	60	5.61%
8.	Overall Strategy	90	8.41%
9.	Retailing	23	2.15%
10.	Social Inclusion, Community Facilities and Recreation	147	13.47%
11.	Specific Objectives	7	0.65%
12.	Strategic Environmental Assessment	4	0.37%
13.	Town, District and Local Centres	49	4.58%
14.	Urban Design	38	3.55%
	Total Number of issues raised	1070	100%

5.2.3 **Table 1** above divides the issue-based submissions into ten broad categories.

Approximately one thousand and seventy, issue-based views and concerns were expressed.

5.2.4 It can be seen from the table that some of the main areas of concern include infrastructure, land use zoning and zoning objectives and social inclusion, community facilities and recreation.

6.0 Summary of Issues Raised in Written Submissions and at Public Consultation Meetings and Opinions on Issues Raised

- 6.1 The summaries of the issues raised in the written submissions (contained at **Appendix E**) and at the public meetings have been further distilled into issue categories as set out in the table above.
- 6.1.1 Under each heading the opinion of the County Manager on the issues raised is given.

6.2 Overall Strategy

6.2.1 Summary of Issues Raised

Issues relating to the Overall Strategy of the County Development Plan were expressed in 8.32% of points raised in issue-based written submissions.

Approximately 41% of submissions relating to the Overall Strategy of the County expressed a broad range of views regarding the Strategic Issues facing the County. A number of submissions in this category focused on where is considered to be appropriate locations for future development and submissions suggested that:

- development should be located where land is already serviced by water and drainage and/or benefits from capital investment,
- strategic land holdings, particularly along public transport infrastructure, should be identified, and
- sustainable development should closely match land-use and transport including the promotion of higher densities at appropriate, convenient, locations.

It was also expressed that future development take account of local environs, and capacity of social and physical infrastructure, with particular reference to the Ringsend Wastewater Treatment Works whilst not ignoring public opinion. Rezoning, along with housing and infrastructure provisions, should take account of possible population decrease, future public transport expansion demands and infrastructure choices. Submissions also requested that all land rezoning be based on principles of sustainable development and also be clearly justified.

Submissions express the view that demand for services and facilities will continue into the future to meet need in areas where population increases have occurred. Support was also expressed for Strategic Development Zone (SDZ) model of planning and it is also suggested that the current economic slowdown provides an opportunity to prepare detailed plans. It was expressed that Quality of Life issues should be addressed in the Development Plan by promoting co-location of employment and residential uses in order to reduce commuting times.

The second most frequent issue raised in submissions related to the notion of Consolidation whereby it is sought that the Council promote strategies that would integrate a variety and mix of land uses in order to reduce commuting distances, intensify land uses and promote high density development along public transport networks, provide access to brownfield sites and retain the urban edge in order to prevent sprawl particularly in the west of the County.

Approximately 10% of submissions expressed views in relation to the National Context and Guidelines in which the Development Plan operates and include suggestions that there must be better integration of development between adjoining counties and that cognisance must be had to national guidelines which should influence sustainable development and could also impact on housing demand. Approximately 8% of submissions expressed views regarding future zoning and development of the County and it has been suggested that land use and transport infrastructure be integrated, that there is sufficient land zoned for residential development and no development should occur at Clonburris until development at Adamstown is complete.

The issue of public consultation was raised in a number of submissions (19%) and it was expressed that the Council should take on board community input and promote active participation by community groups including making funding available for the public to engage professional assistance and that a six monthly progress report should be prepared regarding achievements of objectives contained in the Development Plan. It was also suggested that Strategic Policy Committees should be further developed and supported to enable them to have more meaningful life. It was also expressed that there should be complete transparency and clarity in relation to Council owned land and disposal of Council owned land. Suggestions were also made in relation to the layout of the Development Plan in terms of the provision of an Index and also suggested wording changes to existing policies in the plan.

It was expressed that the Development Plan should address the lack of connection between towns in the County.

It was suggested that the Council should address the issue of climate change by aiming to achieve carbon-neutral status for Council activities and also by retrofitting developed areas to address climate change.

6.2.2 Manager's Opinion on Main Issues

The Development Plan sets out the framework for sustainable development in the County for the six year period of the Development Plan. The overall strategy for the County, as reflected in the policies and objectives contained in the Development Plan, must reflect national planning guidance.

The Issues Brochure and Background Issues Paper identified Climate Change, Quality of Life concerns and the need to consolidate the County as the key issues facing the County. These themes reflect the issues raised in the written submissions and should form an overarching premise for the Development Plan.

Improving quality of life for residents of, and employees and visitors to, the County is integral to the principles of proper planning and sustainable development. Reducing commuting times and reinforcing capital investments, such as public transport infrastructure, is a key feature in the existing Development Plan and should be strengthened further in the next Plan. Policies should encourage the best use of building land and optimise services and infrastructure through the consolidation of the County. There should be a strong focus in the Development Plan of allowing for a mix of uses and dwelling types so that people can work and live in a manner that facilitates a high quality of life and reflects a Lifecycle Approach to development which creates Sustainable Communities. Land use policies, however, must also ensure that density of development and intensity of use should be closely matched by service and high quality of amenity provision, examples of this approach will include the outcome of work currently being carried out as part of the N7 development framework study. The Strategic Development Zone (SDZ) planning scheme has proved to be a good model of planning that ensures this match of development and services and lessons learnt from this model should be adopted for policies and objectives in the Plan and also by facilitating delivering the Clonburris SDZ.

In terms of the economic viability of the County it is imperative that the Development Plan facilitate the provision of infrastructure and provide high quality areas to attract investment. Employment and Enterprise policies must be innovative to allow for adaptable uses, support indigenous and global companies, and also facilitate the knowledge economy.

The viability of the County can be underpinned by continuing to develop a hierarchy of towns and retail centres in the County to avoid leakage to adjoining authorities. Currently the delivery of this is compromised as a result of the lack of public transport connections *between* the towns in the County and instead the focus of transportation is *through* the County. The Development Plan must facilitate improved public transportation links on a north-south axis in the County. This would have a positive impact in terms of mitigating climate change, improving quality of life by reducing commuting and improving means of transport, encouraging economic development in the County, and would also impact on reducing out-migration from the County.

Mitigating Climate Change can be achieved by integrating land-use and transportation and by promoting and facilitating development to be more energy efficient which should be reflected in Development Plan policies.

6.3 Enterprise and Employment

6.3.1 Summary of Issues Raised

Issues raised under the category of Enterprise and Employment comprised 5.45% of the overall total. The issues raised included inter alia the promotion of industries and employment, business parks, airport development and lands for enterprise and employment.

The largest proportion of issues raised under this category related to lands for enterprise and employment. The majority related to the provision of sufficient serviced land throughout the County to sustain future growth and encourage inward investment. In addition to this the land should be used to provide jobs in high end clusters, be readily available to ensure no undue delays for businesses to set up when required, be appropriately located and should offer choice. There were calls for employment lands and infrastructure to be tied in incrementally with population projections. An enterprise and employment survey relating to land budget was requested. There was a concern that there was not enough sufficiently serviced land within the County. Hazelhatch, Newcastle-Lyons, Greenogue and Rathcoole were areas highlighted in need of lands to be zoned for employment and enterprise.

The development of business parks raised two different view points. One school of thought argued that higher end businesses should be directed into business parks, that they are spatially different from other city uses and should remain separate; that business parks should follow the model of Grange Castle in terms of amenity and employment generation, that business parks be created for companies involved in energy generation and saving; that business parks be provided with services to meet the every day needs of those working and visiting these parks and that the development densities and plot ratios of these parks should reflect the importance of these businesses. The other school of thought argued that there should be no more single use areas; that employment uses should be located around public transport infrastructure; that existing technology parks should be better integrated, with greater public access and incentivises businesses to locate in towns.

There was both support and opposition for Casement Aerodrome to be used as a regional airport or for its expansion. Others supported an investigation into the pros and cons of such a venture. There was one opposition to the intensification of commercial use at Weston Aerodrome.

Support was given for the zoning of lands dedicated to the knowledge based economy, to small and medium enterprises and indigenous businesses. Furthermore support for the promotion of reasonably priced land for the development of start up businesses with a

reduction in rates for younger/local companies. Support was requested for the promotion of a raised profile of the County to encourage inward investment and promotion of a good working environment.

A number of issues arose in relation to extractive industries: there should be availability of aggregate supplies; land-use should recognise requirements of extractive enterprise and employment; action plans should be used to examine the need for a quarry and mapping of the County to assess resources.

There were also calls for a masterplan to be prepared for Clondalkin Enterprise and Employment Estate and calls for the policy on agricultural development to be less restrictive and thereby open land for more use. There is support for the continued development of Profile Park and opposition to enterprise and employment units working with chemicals and intensification of enterprise and employment development along the N7.

Submissions supported the consolidation of the established enterprise and employment areas within the County and office use within business parks.

6.3.2 Manager's Opinion on Main Issues

The Development Plan 2004-2010 seeks to provide for the future well being of the residents of the County by facilitating economic development and the growth of employment opportunities in all sectors in accordance with the principles of sustainable development.

South Dublin has been well provided for in the past in terms of enterprise and employment zoned land and land zoned within Town Centres for office use, which has contributed to a significant growth in enterprise and employment and commercial enterprises within the County. Approximately 67% of the land zoned for enterprise and employment within the County has been developed, with a significant proportion of developed enterprise and employment land located in the east and north of the County. However, a proportion of the undeveloped enterprise and employment zoned lands are earmarked for particular forms of enterprise and employment/ enterprise development particularly in Grange Castle and City west Business parks.

Employment within the County is concentrated in the services sector, including both locally and internationally traded services. The growth sectors in the County are biotechnology, pharmaceuticals, metals and engineering, computing infrastructure, hospitality, transport and logistics and internationally traded services.

One of the main challenges in the future will be facilitating the continuance of inward investment and the development of indigenous businesses within the County while ensuring that employment activities are located in appropriate areas.

Employment-intensive uses such as office-based enterprise and employment are appropriate in locations well served by public transport and other services, such as the town and district centres, thereby helping to discourage the over reliance on the private car for commuting purposes. Road transport dependent activities such as wholesale and distribution businesses are better located in areas with good access to the major road network.

Knowledge-based industries require a highly educated and skilled workforce and it will be a challenge for the County to work with national agencies responsible for education policy to ensure that the County's education needs are met.

6.4 Residential Development

6.4.1 Summary of Issues Raised

Residential development comprised 7.29% of points raised in issue-based written submissions which included fourteen topics regarding housing.

The main issues raised in submissions regarding residential development were in relation to the mix of housing types in the County, provision of social and affordable housing, apartment development, rural housing and housing for the elderly. Submissions suggest that housing developments should provide for a mix of units types so that choice is available to meet the needs of locals looking for a family home or for those wishing to downsize and that dwelling mixes should ensure that single tenures are not created in any one area. It was also suggested that the Council should have regard to occupancy and take-up/ vacancy rates of residential developments and that this be reflected in policy.

In relation to Social and Affordable housing concern was raised regarding the implementation of Part V of the Planning and Development Act and it was requested that social and affordable housing targets be met, that social housing not be concentrated in a single location but rather integrated into developments, and it was also suggested that the housing list could be reduced through Council purchase of vacant residential units.

Views were expressed both in favour of relaxing and restricting policies in relation to one-off rural housing and that the scale of residential development should reflect the rural character of the given area and also that policies should be introduced to allow modifications to existing rural dwellings to accommodate family members.

Concerns were raised regarding apartment development in the County in particular in relation to perceived ghettoisation and the establishment of single tenures in any single area. Submissions also expressed concern regarding the quantity of one-bedroom apartments permitted, layout of and facilities provided in apartments. Views were also expressed that apartment development should be controlled on the basis of occupancy/ vacancy rate of existing units.

Housing for the Elderly was a top-five issue in the Housing Category whereby it is sought that the Development Plan facilitate the provision of elderly housing in the County to provide a choice of housing to encourage older people to stay in the County, facilitate the provision of nursing homes in the County, and control the location, integration, concentration, and suitable design of residential care centres.

Other issues raised were in relation to the area of homelessness, the need to ensure provision of adequate homes are provided in the County, the provision of energy efficient homes, traveller accommodation, student accommodation, tax incentive housing, management companies, and the link between residential development and the establishment of an identity in an area.

6.4.2 Manager's Opinion on Main Issues

Housing Policies should be focused on the Lifecycle Approach whereby individuals are placed at the centre of policy development and housing should provide for the different lifecycle stages including children, people of working age, older people and people with disabilities. Housing is integral to developing Sustainable Communities and places where people want to live and work, now and into the future. The concept of Sustainable Communities is central to the Government's recent Housing Policy Statement outlined in '*Delivering Homes, Sustaining Communities*' (February 2007) whereby Sustainable Communities are considered to meet the needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well-planned, built and run, offer equality of opportunity and good services to all. The theme of Sustainable Communities should be core to the Development Plan. The fundamental aim of delivering sustainable communities is strategically focused to develop a housing sector that delivers better quality housing responses and recognises the positive potential housing can contribute to overall social and economic well being. Improved housing can be achieved through the integration of land-use (including mixed uses) and transportation, applying urban design principles, improved space standards and promoting energy efficiency. Housing policies in the current Plan need to be strengthened to focus on a more joined-up, multi-disciplinary and holistic approach.

The core objective of Irish Housing Policy is to enable every household to have available an affordable dwelling of good quality, suited to its needs in a good environment and as far as possible at the tenure of its choice. Part V of the Planning and Development Act 2000 (as amended) makes it a legal requirement for a local authority to prepare a Housing Strategy which will cover the period of the Development Plan. The Housing Strategy must address the needs of all sectors of the existing and future population in the area of the Development Plan including first time buyers, the elderly, people with disabilities, students etc. As the Strategy establishes the housing target for the Plan period it therefore determines the area of zoned land required to meet these needs. In terms of sustainable development efficient use should be made of land, infrastructure and energy. The Housing Strategy also provides for compliance with the Social and Affordable Housing element of Part V of the Planning and

Development Act 2000 (as amended) and seeks to ensure that single tenures are not concentrated in any one area.

The Issues Brochure and Background Issues Paper draw attention to a broad range of strategic issues facing the County which are relevant to Housing provision including:

Areas that are currently undergoing population growth and associated stress on services in those areas;

Established areas that are suffering from population decline which in turn is undermining service provision.

Housing development must empower personal choice and the Development Plan should promote housing development policies, in new and existing residential areas, which focus on the Lifecycle Approach and delivery of Sustainable Communities, including the provision and ensuring continued viability of facilities in tandem with housing in order to address issues facing the County. Good quality housing is vital to South Dublin County Council's economic progress in terms of improving and sustaining competitiveness and therefore the County must be seen locally, nationally and internationally by businesses and service providers as a place which offers good and affordable housing and creates areas with a strong sense of place in order to deal with issues of out-migration. A variety of approaches will have to be investigated prior to the making of the Development Plan to ensure that these issues can be addressed in the most appropriate ways.

In terms of dwelling mix South Dublin County Council's area has the highest percentage of semi-detached dwellings and the lowest percentage of apartments of the four Dublin Authorities. Although the concentration of dwelling construction during the existing Plan period was in the form of apartment development nonetheless approximately 85% of all dwellings in the County are houses. Apartments should be designed to provide good quality, permanent and sustainable living accommodation and should not be predicated on the assumption that apartment living is a transient phase in the life of people who will eventually move to a house. The Department of Environment, Heritage and Local Government have published a number of guidelines recently that address apartment development including, *Sustainable Urban Housing: Design Standards for New Apartments* (September 2007), *Sustainable Residential Development in Urban Areas* (December 2008) and *Quality Housing for Sustainable Communities* (2007). The objectives and recommendations of these guidelines will be incorporated into the Development Plan. There is also a need to promote a range of apartment types and sizes, together with a range of other dwelling types in a development to provide for a balanced community. Concern regarding apartment vacancies within the County was highlighted in submissions however, policy options in this regard are limited, but options will be investigated.

Housing development has an important role to play in mitigating climate change. Locations for housing should be convenient to transport, services and amenities. The current Development Plan promotes the concept that housing layouts should maximise passive energy in terms of layout and seeks the integration of land-use and transportation. It is considered that maximising climate sensitive design in housing developments should be further strengthened in the Development Plan.

With regard to Management Companies, Development Plan policies are not appropriate to dealing with this issue but all Planning Authorities must take cognisance to the Department of Environment, Heritage and Local Government's Circular Letter PD 1/08 relating to Taking in Charge of Residential Developments/ Management. It is also noted that the Law Reform Commission are examining legislation in this area.

In relation to Rural Housing there is a recognised requirement to protect the rural area, particularly the upland areas of the County, which are in such close proximity to the metropolitan area, from urban sprawl. Rural Housing policies in the Development Plan must be cognisant of the Government Guidelines '*Sustainable Rural Housing Guidelines for Planning Authorities*' (2005) which outline that the rural area of the County is located in an area defined as a 'Rural Area under Strong Urban Influence'. The inclusion of policies that promote clustered houses on the edges of towns, infill schemes in small towns and availability of services should also be considered. Existing Development Plan policies relating to the integration of one-off houses into the surrounding environs in terms of design should be reviewed and strengthened if necessary.

6.5 Social Inclusion, Community Facilities and Recreation

6.5.1 Summary of Issues Raised

Social Inclusion, Community Facilities and Recreation comprised 13.73% of total issues raised in the written submissions. This was the third most commonly cited issue. The main issues of concern emerging in the submissions were; the provision of schools, community facilities, the encouragement of community spirit and active engagement as well as the provision of open space, recreational amenities and tourism facilities. There was a recognised need to focus on social inclusion and importantly the development of social infrastructure in tandem with development.

The provision of schools emerged as the most pressing concern for residents with the need to provide for more school places in specific areas of the County as well as the requirement to establish future demand for places. There is an increasing call for the provision of more diversity in school provision.

Submissions requested the provision of a wide variety of community facilities such as libraries, community centres, museum or visitor centres and swimming pools, among others, across the County. The need for an increase in medical facilities, childcare places and recreational facilities for those of all age groups emerged as important for a number of specific areas in the County also.

Building on community spirit and meaningful community engagement continues to be a concern for South Dublin residents, while also the desire to foster a greater tourism enterprise and employment in the County was recognised as an important part of the Development Plan process. The need to preserve and develop, for recreational purposes, the rivers, open space, canal and mountain amenities of the County was expressed in many submissions as was the maintenance of existing and designation of new Rights of Way.

The County benefits from a large amount of open space and parks provision; however residents reflected in their submissions the need to protect the existing open space from future development while improving both the formal and informal uses on these lands. The provision of increased security in the form of public lighting and Garda presence in public and open spaces was requested also.

The provision of a national park at Liffey Valley as well as the creation of new urban parks was suggested in the submissions along with the reinforcement of the importance of the Dodder Valley Linear Park.

Providing open space for new residential developments is equally as important as the enhancement of the existing recreational facilities and open space of the County and should form a part of the draft Development Plan.

The importance of enhanced social inclusion particularly in recognising the need to further integrate new ethnic and religious communities and to continue to provide for the Travelling Community was highlighted. The provision of support for places of worship and religious and spiritual spaces was suggested also.

A major element of the submissions was the continued need to provide adequate social infrastructure in tandem with new development in the County as seen in both the Adamstown and Clonburris SDZ models.

6.5.2 Manager's Opinion on Main Issues

The National Action Plan for Social Inclusion 2007-2016 in its Lifecycle Approach to tackling Social Exclusion details the main sections of society and the needs of each in terms of achieving social inclusion and tackling poverty and access to quality services.

Children, People of Working Age, Older People, People with Disabilities and Communities each have distinct needs and the provision of such can shape the Social Inclusion, Community Facilities and Recreation elements of the County. The needs of these distinct groups fall under issues such as access to education, health services, long term care, access to employment, literacy, gender issues, access to buildings and infrastructure, transport, housing, disadvantaged areas, homelessness, carers, migrants, travellers, library services, active citizenship, sport, arts and culture, broadband and community based programmes.

In providing for such needs the Development Plan should be aware of the provisions of the National Report on Strategies for Social Protection and Social Inclusion 2008-2010. The Development Plan will also have regard to the County Development Board 'A Place for People' Strategy for the Economic, Social and Cultural Development of the County up to the year 2010. The strategy aims to improve the quality of life of people who live, work and visit the County by improving the delivery of publicly funded services in the County.

The provision of schools for existing and future population of the County should occur within the code of practise set out by the Department of Education and Science. The work of the Children's Services Committee will be integrated into social policy objectives. Particularly, in anticipating the demand for new schools arising from new development within the drafting process for Development Plans and Local Area Plans, identifying suitable sites for schools

and working closely with the Department of Education and Science in planning for and providing new primary and post primary schools in a timely and cost effective manner.

Community and recreational facilities will continue to be provided through all options available, including the existing development contributions schemes and the provision of open space in new developments will be required at a very high standard.

The commitment to public consultation is central to the Development Plan process and through this process the Planning Department are constantly looking to improve and alter the methods of consultation. The Big Picture- the interactive exhibition centre for the County brings to life the current consultation process for new developments and the Development Plan Process. Through reading, listening and seeing future developments by providing access for all and an opportunity for residents to offer their views through this new method of engagement.

Through the Development Plan Process, Local Area Plans and the Development Management process there is a clear policy of ensuring the provision of services and infrastructure alongside new development. The Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, 2008 places a great emphasis on the need to provide community facilities such as schools and health centres in tandem with the provision of residential units.

There have been a number of improvements in community facilities in the County with Libraries, Sports and Leisure Centres, Arts and Culture Centres as well as a committed programme of community and cultural events organised by the Social Inclusion unit. The Development Plan must also in the provision of sports, play and children's facilities recognise the, Ready Steady Play! A National Play Policy 2004, Council's Children's Play Policy 2006-2009.

South Dublin County Tourism Ltd is the County's promotional marketing and development Company for tourism. Its main aims are achieving a sustainable tourism policy through business and yearly operational plans as well as promoting and enhancing the image of the County for tourism purposes. The Development Plan should also take cognisance of plans such as the Dublin Mountains Strategic Plan for the development of Outdoor Recreation 2008.

6.6 Town, District and Local Centres

6.6.1 Summary of Issues Raised

Town District and Local Centres comprised 4.58% of points raised in issue-based written submissions. The majority of issues raised related to Tallaght Town Centre (36.7%). These issues included inter alia support for the extension of the CT¹ zoning and its extension northwards along both sides of the Belgard Road; the elimination of limitations from the Plan relating to developments located along the Belgard Road and Airton Road; support for mixed use zoning within Tallaght and the redevelopment of The Square; the promotion of Tallaght as a place to do business; support for a strategy for the repopulation of Tallaght village; industries and offices engaging in the use of new sustainable technologies. Other Tallaght Town Centre issues included: the recognition and protection of lands at St Marys Priory, Tallaght IT and St Maelruain's; support for the reinstatement of the pocket park included in the 2006 Tallaght Town centre Local Area Plan and for the development of a land bridge at Sean Walsh Park; concern at the proliferation of apartments in Tallaght and building heights.

There was support for the incorporation of the Tallaght and Liffey Valley Town Centre Local Area Plans and the Lucan Village Design Statement into the Development Plan. There was a request to remove the town centre designation from the Liffey Valley Shopping Centre. There were two requests for the creation of a new town to cater for the Lucan and Clondalkin areas to the west of the County.

One submission supported the introduction of CCTV within large urban areas, while another supported the improvement of established urban areas through the roll out of security and public lighting. It was also felt that villages and towns should become child friendly environments.

12.24% of issues raised under this category related to Newcastle Lyons and in particular support for the provision of a compact, vibrant and effective village centre. It was felt that the spatial layout between Newcastle village and its employment lands, located to the east, should be reviewed and an increase in population and employment would help support the provision of key local and regional infrastructure.

Submissions supported the preparation of Local Area Plans/Integrated Area Plans for Palmerstown, Ballyboden and Rathcoole. Support was also given for the production of Village

¹ To protect, improve and provide for the future development of the County Town of Tallaght.

Design Statements for all villages within the County. There was a request that special attention is given to Brittas in the new Development Plan to include road safety improvements. Support was expressed for a specific objective for the development of the Vincent Byrne site, Palmerstown, and that the retail vacuum in Ballyboden should be filled. It was also felt that the local centre located at Templeogue should be expanded to enhance employment creation and provide services.

The submissions showed support for an integrated land use zoning and retail policy framework to regenerate Clondalkin Town Centre and the introduction of policies to control over parking in the town.

In general, there was a request that towns be promoted as economic areas through the advancement of their heritage, tourism facilities and parks and that all town boundaries be clearly defined.

6.6.2 Manager's Opinion on Main Issues

The current Development Plan seeks to develop a hierarchy of high quality, vibrant urban centres; and to enhance and develop the urban fabric of existing and developing centres in accordance with the principles of urban design and sustainable development.

The consolidation and expansion of Tallaght as the County Town will continue to be important and Development Plan policy will seek to endorse Tallaght as the County Town and to build upon the forward direction which has been taken to date. It is intended that the town will expand sequentially, be allowed to grow and remain the predominant centre within the County, in accordance with the adopted Tallaght Local Area Plan.

The zoning of lands that appears in the Tallaght and Liffey Valley Town Centre Local Area Plans should be reflected within the new Development Plan and the Lucan Village Design Statement should also be incorporated within the Plan. The policies and objectives of the adopted Liffey Valley local Area plan will be the basis for future development of these lands.

The future growth of Adamstown District Centre and the roll out of the Clonburris eco-district will provide for town-like facilities to the west of the County. It is not envisaged, at present, that a new town is needed in addition to these.

A Local Area Plan exists for the village of Newcastle, and this village will continue to grow and expand over the life time of the next plan, with further development of community services, facilities and village centre to be located to the south of the main street. Connectivity between

the village and the Greenogue Enterprise and Employment Estate located to the east of the village can be examined.

The identification of areas for which Local Area Plans and future Village Design Statements will be prepared should be investigated as part of the drafting of this plan.

The challenge for the next development plan will be ensuring the take up of retail floorspace already constructed within Town, District and Local Centres. To keep these centres active enough footfall will be needed to support services. Areas will therefore need to be attractive, safe, easily accessible, located along walking routes and close to public transport stops. An objective related to public safety, including the introduction of CCTV, can be examined. However it is recognised that security issues in urban areas can deter the full use of services and facilities. The Development Plan, through the use of good urban design techniques, can encourage designs that will provide passive surveillance, provide perceived safe routes and eliminate psychological barriers. Public lighting is an important element in the use of streets. The issues of safe streets and walking routes within our urban areas should be investigated as part of the draft Development Plan. The Council will continue to seek to enhance the urban environment of these centres.

6.7 Retailing

6.7.1 Summary of Issues Raised

Retailing comprised 2.14% of the total issues based written submissions. The primary issue relates to proposed reclassifications/redesignations of Clonburris, Clondalkin and Liffey Valley in the Retail Hierarchy. Concern is expressed over the designation of Liffey Valley as a Town Centre, given the reliance of its visitors on the private car; it is considered to be unsustainable. Owners of significant brownfield lands within the town centre of Clondalkin would like to see it being designated as a Tier 2 'Retail Centre' and owners of land in Clonburris would like to see it being designated as a 'Major Town Centre' or 'Town Centre'

A number of issues were raised by Lidl Ireland relating to Discount Food Stores including that sufficient land is zoned for this use, that 'neighbourhood shop' be interpreted to allow for the provision of supermarket/discount floor space and reference to Discount Stores in the current Development Plan. Other submissions relating to discount foodstores commented that the description of Discount Foodstores as smaller discount stores of up to 1500m² should not be prescriptive and should not set a threshold size for such development.

Issues raised in relation to the Retail Strategy, request that the strategy caters for a balanced hierarchy in both existing and planned communities. Compatible and complementary range of retail provision should be provided in close proximity to District Centres and within each residential neighbourhood.

Other concerns raised included the continuing closure of petrol filling stations.

6.7.2 Manager's Opinion on Main Issues

The retail strategy in the current Development Plan seeks to facilitate the development of a strong retailing sector and to support the future vitality and viability of the existing retailing centres in the County. Since 2001 retail development outside the County has had a significant impact on the pattern of retail expenditure of the population of the County. Dublin City Centre, Blanchardstown and Dundrum Town Centre have become more significant destinations for shopping trips from the County. This highlights a major challenge for the future of the retail sector in the County.

The Revised Retail Strategy for the Greater Dublin Area 2008-2016 was published in 2008. This will guide the activities and policies for retail planning across the Greater Dublin Area to 2016.

The proposed Draft Plan will develop retail planning objectives as required by the Retail Planning Guidelines and the Revised Retail Strategy for the Greater Dublin Area. The revised Strategy supports the established retail hierarchy as set out by the Retail Planning Guidelines for Planning Authorities (2005).

The designation of retail floor space in Clonburris is a function of the approved SDZ planning scheme.

Given the context of the downturn in the national economy, it maybe difficult to rationalise, at this time, any argument for reclassification of 'District Centre' to 'Major Town Centre' when one of the main aims of the existing strategy is protect and support existing centres. The issue of Discount Food Stores will be explored further during the preparation of the Draft Plan.

6.8 Infrastructure

6.8.1 Summary of Issues Raised

24% of all issues raised were in relation to Infrastructure. These issues are categorised into two main topics; transportation and environmental services.

Transportation

General

General issues raised include the development of an integrated transport policy, and a need for the integration of road and rail networks, including the provision of feeder buses to rail and Luas services. A number of submissions advocated the promotion of alternatives to the private car including public transport, walking and cycling. It was suggested that this will require both regulatory measures and positive encouragement to utilise public transport. It was also suggested that the Development Plan should seek to improve cross County travel by lessening the impediments to journey times, and that transportation capacity must be considered when planning high density developments.

Public Transport

Many submissions supported the development of public transport services linking the County towns and villages together, including the development of feeder buses to link areas where there is a public transport deficit to new public transport infrastructure, bus rail interchanges located where routes intersect and park and ride facilities on all major transport routes.

Extensions of Luas to Clondalkin Village/Mill Centre area, Lucan Village via Adamstown, and Kiltipper are requested. Preferred route corridors for Luas and Metro proposals should be illustrated in the Development Plan. A number of submissions express support for development of priority bus routes. However, others note that there are bus lanes where there are no buses and request that all bus routes should be reviewed in relation to usage, and should only be used in the hours that are most necessary, and be open at off peak times.

Traffic Planning & Management

Many submissions raised issues related to traffic planning and management, including requests for various road improvements throughout the County. In its submission the National Roads Authority (NRA) recommends that the plan should make reference to the guidance outlined in the NRA 'Policy on Development Management and Access to National Roads' (May 2006) and Department of Environment, Heritage and Local Government (DEHLG)

guidance documents, particularly in the assessment of development proposals relating to the rezoning of locations at or close to junctions on national routes. It is also essential that the Development Plan recognise the vital importance of the M50 and ensure that the benefits of the upgrading works are not eroded by inappropriate development proposals.

Concern was expressed in some submissions regarding the excessive time taken to deliver road and transport projects and a poor record in controlling budgets and schedules. It was suggested that all funding allocated for road construction and maintenance projects should be 'ring fenced' and spent within the timescale permitted. A number of submissions requested a multi-modal traffic study for Lucan/North Clondalkin area. Objections were raised to the proposed Liffey crossing through Lucan Demesne Park, identified in Table 13.7 of the Development Plan, which is seen to be contrary to the aims of extending and protecting the Liffey Valley SAAO. A number of alternative routes are suggested including the extension of the Outer Ring Road northwards and routes to the west of Lucan. Other road improvements requested include a grade-separated interchange at the junction of N4 and Kennelfort road, an additional access to South Lucan from N4, upgrading Cloverhill Rd along the existing alignment and the omission of the proposed Distributor Road from Cloverhill to Fonthill Rd, progression of the Cloverhill-Connection to M50 Motorway, provision of the proposed link road between Barney's Lane and the Citywest Interchange, upgrading of Baldoonnell Road to facilitate the development of enterprise and employment zoned lands, upgrading of the Newlands Cross junction, provision of an interchange on the N7 at Keatings Park, and a link from the West of the County to the Red Cow and Hazlehatch rail station, and improvement of routes to port and airport from Tallaght.

Other traffic related issues raised included car parking management and controls, heavy goods vehicle restrictions, and suggestions that planning applications for significant development proposals should be accompanied with a Transport and Traffic Assessment and Road Safety Audits, and that easily accessible, up to the minute traffic information and control which responds to hold-ups, accidents etc. be provided.

Cycling & Walking

Many submissions referred to the need to improve cycling and walking facilities. Suggested measures included the inclusion of cycling and walking strategies in the plan, the provision of dedicated cycle routes and incentives like safe covered bicycle parking and possible tax or cash rewards. The promotion of walking by removing constraints, ensuring facilities are designed appropriately, ensuring permeability, and identifying and implementing walking networks, was also recommended.

Aerodromes

A number of submissions regarding Casement Aerodrome requested the removal of restrictions on the development of a large area of private lands surrounding the aerodrome. A submission from the Department of Defence indicated that a revised report being prepared may facilitate a review of the restrictions relating to the security zone to allow for adjacent development. Concerns were expressed in other submissions regarding public safety and the levels of emergency services across the County to deal with possible aircraft accidents relating to the operation of Casement and Weston aerodromes.

6.8.2 Manager's Opinion on Main Issues

Transportation related issues form a significant component of all issues raised in the course of the public consultation. Many of the issues raised reflect a general concern about difficulties experienced on a daily basis in travelling to places of work, schools and other destinations, due to traffic congestion on main roads throughout the County. Concerns are also evident in relation to the delays experienced by commercial vehicles in accessing the major road network from enterprise and employment areas within the County.

Many respondents see the development of the public transport network in the County as essential to relieving the present levels of congestion, and look to the Council to ensure that the necessary improvements are achieved. Many of the improvements sought relate to infrastructural and operational matters that are primarily the responsibility of the relevant transport agencies and authorities. These include the DTO (Transport Planning), Railway Procurement Agency (Luas/Metro), Iarnrod Eireann (Rail), Dublin Bus, and the Quality Bus Network Project Office (bus priority measures). Many of these improvements are also included in the Transport 21 programme for the Greater Dublin Area, which provides for the development of Metro West and the Suburban Rail Interconnector, and extensions to Luas and bus networks, transport interchanges, integrated ticketing and travel information, park and ride facilities, and demand management measures. It is envisaged that the recently created Dublin Transport Authority will in time achieve a more effective co-ordination of the activities of the various agencies in conjunction with the local authorities.

Many of the submissions suggest roads improvements in various locations in the County. A number of major road projects such as the construction of the Outer Ring Road and the impending completion of the M50 upgrade are likely to contribute to improvements in traffic conditions. Significantly, many of the suggested improvements are located on or in the vicinity of the N4, N7 and M50, and reflect the constraints on traffic movements presented by the major national roads traversing the County, which act as significant barriers to north-south traffic flows within the County. Decisions relating to suggested improvements such as the provision of grade-separated junctions on the main arterial roads are primarily the

responsibility of the National Roads Authority. There may be potential to reduce current levels of traffic traversing the County by providing additional park and ride facilities at strategic locations, and this will need to be examined. Issues relating to cycling and walking are focused on the need to provide improved facilities such as pedestrian links and cycle paths to improve safety. The implementation of road improvements to address many of the issues raised will depend on the availability of funding, and in particular the level of support likely to be provided from central funds.

Safety and security issues relating to the operation of Casement and Weston aerodromes will need to be addressed further in light of any revisions to the current controls exercised by the relevant aviation authorities.

Environmental Services

Water Supply & Drainage

Issues raised included implementation of the policies and recommendations of the Greater Dublin Strategic Drainage Study and Strategic Urban Drainage Systems Design (SUDS), and the need to have cognisance of the capacity of the treatment plant at Ringsend. It was suggested that the plan should discourage the complete paving over of front and back gardens. Support was expressed for the continued recognition in the plan of the importance of riparian zone and natural river and stream route protection, and a ban on culverting of watercourses was requested. The need for a water conservation plan was raised. The need for water and foul sewer treatment systems for the Brittas village area was also raised.

Waste Management

A number of submissions expressed opposition to references to incineration in the existing plan and requested the inclusion instead of a policy to never permit an incinerator of municipal or hazardous waste, or a waste to energy plant in the County. Support was expressed for increased recycling including batteries, paper/cardboard and plastic, and green waste. More recycling facilities and a greater emphasis on promoting awareness was requested, including encouraging the active involvement of community groups and schools in increasing the rates of reduction, re use and recycling of waste. Concerns were expressed regarding the need to control illegal dumping in the Dublin Mountains, and consultation with residents was requested regarding the use of disused sandpits in the Brittas area for land fill reclamation.

Air, Noise and Light Pollution and Fire Services

A number of submission expressed concern regarding air and noise pollution relating to roads. It was suggested that objectives/policies to re-assess noise predictions of any road

scheme should be included in the new plan. It was suggested also that road design should take cognisance of possible resultant air pollution and impact on residential amenity, and that buffer zones should be included in new and upgraded roads to reduce the impact of noise and pollution. Cognisance should also be taken of the requirement for Noise Mapping and Noise Action Plans. In their submission the NRA states that it will require planning applications to identify and implement noise mitigation measures, where warranted, where the additional traffic generated by the development results in a breach of the noise design goals on national roads. The need to set and monitor appropriate levels of noise and light pollution including requirements for the use of Fully Cut Off (FCO) light fittings was also raised, particularly for developments which may involve night time work. The need for a fire station in Lucan was also raised.

Energy and Telecommunications

Electricity Network

Submissions from Eirgrid and the ESB seek support for the development of the electricity network in the County, and acknowledgement in the development plan that the development of secure and reliable electricity transmission infrastructure is recognised as a key factor supporting economic development and attracting investment to the area. Also requested was that the plan be amended to provide that under grounding of ESB lines be required only wherever feasible and economical. The conservation of energy and promotion of renewable energy, including the harnessing of deep geothermal energy sources stated to be identified at Newcastle, Tallaght and Grangecastle/Clonburris, and investigation of ecologically based process of material and energy reuse and recovery, were also raised in a number of submissions.

Telecommunications

It was suggested that the Development Plan should facilitate the development of wireless broadband, fast internet, e-mail and other related business and personal data services. A number of submissions requested that the exclusion zone for phone masts in residential areas be reviewed. The majority of these submissions requested the removal of the present exclusion zone as it has no basis in the 1996 Guidelines for Planning Authorities, and greatly impedes the ability to provide an effective service, particularly for 3G services which require a greater number of sites compared to 2G. A number of submissions requested more stringent controls including the extension of the exclusion zone and the sharing of masts by multiple operators and undergrounding where possible. A number of submissions requested that the plan should be amended to provide for longer term planning permissions for telecoms infrastructure and removal of the five year duration permissions. The use of Council properties, including parklands, for shared mobile operator sites was also recommended.

6.8.3 Manager's Opinion on Main Issues

Issues relating to Environmental Services reflect growing concerns regarding the effects of climate change on water resources. Many of the issues are being addressed in the context of the region-wide measures to address potential flooding risks arising from the more frequent occurrence of severe weather events, and the need to satisfy the increasing demand for water in the Dublin Region. The drafting of the new County Development Plan will take cognisance of the new guidelines as issued by the DEHLG in relation to flood prevention. These measures are also intended to meet the water quality requirements of the EU Water Framework Directive and other relevant EU Directives. New guidelines awaited from central government are expected to assist local authorities in developing effective strategies for adapting to climate change. Many of the current development plan provisions already address such issues, however a renewed focus will be adopted in the new development plan in order to more clearly relate all the various relevant measures together as components of a comprehensive strategy on climate change adaptation.

Issues raised in relation to waste management reflect concerns regarding the development of waste incineration facilities in the County. The Council is committed to the implementation of the Waste Management Plan for the Dublin Region 2005–2010 which sets out the policies and objectives to deliver progress in accordance with the aims of the EU waste hierarchy. The Council co-operates with the other local authorities, relevant state agencies, private sector and the public to implement the plan. Existing measures outlined in the current development plan to improve recycling rates and raise awareness of the merits of reducing reusing and recycling waste materials are proving effective, and will be augmented and implemented subject to the necessary resources being available. Measures set out in the development plan to address litter and illegal-dumping issues are being implemented, and the Council will continue to enforce current anti-litter legislation within the limits of its current resources.

Concerns expressed regarding air and noise pollution relate to the significant increase in road traffic levels over recent years and the major road improvement schemes being carried out to address the resultant traffic congestion. Noise mapping prepared as part of the recently adopted Noise Action Plan for the Dublin Agglomeration identifies the most significant areas affected, and measures outlined in the plan are envisaged to assist in reducing the exposure of new residential developments to traffic-related noise.

Issues relating to the development of the electricity network infrastructure in the County will need to be addressed as part of a renewed emphasis on promoting economic development in the County, particularly in light of the recent significant decline in economic activity at national

and international levels. The renewable energy potential of geothermal resources in the County will need to be investigated and appropriate measures taken to ensure that such resources are exploited in the most sustainable manner and in accordance with the proper planning and sustainable development and in line with the requirements of the Development Plan.

There are conflicting views between residents and service providers regarding the appropriate criteria to be used to identify suitable locations for the siting of telecommunications masts. There is an increasing demand for the development of wireless broadband, fast internet, e-mail and other related business and personal data services. A significant part of this demand relates to domestic consumers. There is a need to establish an acceptable balance in the interest of realising the potential economic benefits of newly emerging technology.

6.9 Architectural and Archaeological Heritage

6.9.1 Summary of Issues Raised

Issues relating to Architectural and Archaeological Heritage made up 7% of all written submissions. There is a clear focus on the area of protected structures and other features of architectural heritage. Other areas of note include; Architectural Conservation Areas, the further examination of features of archaeological interest and Council owned structures.

There is a committed interest in this area from residents of the County and the main area of concern arising from the submissions was the protection and preservation of Architectural Heritage. Many submissions requested specific structures to be added to the Record of Protected Structures (RPS) and others requested the removal of structures from the RPS. It was suggested that a survey and review of structures Countywide be carried out, investigating possible new additions, including more modern 20th Century architecture as well as the inclusion of further vernacular architecture.

There are concerns regarding the impact of development on the character of Protected Structures. Submissions highlighted the role of the planning process in terms of negating the impact and promoting the sensitive rehabilitation and reuse of existing older structures. Another cause for concern in submissions is Council owned Protected Structures and the onus on the Council to protect and maintain such structures. It was recommended that there is a need for flexibility in the approach to Protected Structures to prevent the deterioration in the condition and architectural merit of such structures.

Submissions relating to Architectural Conservation Areas (ACA's) suggest that there is a need to extend the boundary of some existing ACA's while others called for the designation of new areas.

The protection of archaeological heritage is also an issue which featured in the submissions in the form of requests to survey historical and archaeological sites as well as specific requests for additions or deletions of sites from the Record of Monuments and Places. The need to include those sites both in public and private ownership was expressed.

6.9.2 Manager's Opinion on Main Issues

The 2004-2010 Development Plan went a long way in achieving improved recognition and protection of Architectural and Archaeological Heritage in South Dublin within a new

legislative context. It is important to continue and advance these achievements by investigating further sites, structures and areas of conservation.

Continuing to provide as much information to owners of Protected Structures and all residents of South Dublin who enjoy the wealth of archaeological and architectural features of interest in the County is vital for the next plan process.

Having received the ministerial recommendations for the Record of Protected Structures through the National Inventory of Architectural Heritage the list is already a comprehensive record of structures with scope to review for further additions. As set out in the Architectural Heritage Protection Guidelines for Planning Authorities a planning authority may add or delete a structure from its Record of Protected Structures by the following procedures as appropriate;

- a) in accordance with a review or variation of its development plan as set out in Section 12 of the Planning and Development Act or
- b) at any other time by following prescribed procedures laid out in Section 55 of the Act.

The making of and addition to or deletion from the Record of Protected Structures is a function that is a matter for the elected representatives.

The planning authority must decide whether a structure is worthy of inclusion on the Record of Protected Structures by identifying the characteristics of special interest which would merit its inclusion. Such features which may contribute to the character or special interest are set out in the Architectural Heritage Protection Guidelines.

Deleting a structure from the Record is carried out by similar procedures to those laid down for making additions. Deletions will take place where the planning authority considers the protection of a structure is no longer warranted. This will generally take place only when the structure has entirely lost its special interest value through major accident or where new information has come to light which proves the special interest value was mistakenly attributed.

6.10 Landscape, Natural Heritage & Biodiversity

6.10.1 Summary of Issues Raised

5.61% of total issues submitted were in relation to Landscape, Natural Heritage and Amenities.

The primary concerns submitted relate to the protection of the County's natural heritage and biodiversity as well as improving amenities. The Eastern Fisheries Board submitted that the Council maintain watercourses and riparian zones in their open natural state, protect habitats outside designated areas and provide undisturbed buffer zones between development areas and river banks.

The protection and extension of the Liffey Valley SAAO emerged as an important issue which was raised in a number of submissions.

Concerns were also raised in relation to overdevelopment of Glenasmole Valley. It was submitted that the amenities of the Bohernabreena Reservoirs could be better protected. Greater and easier access to the Mountains is needed including controls to stop the unnecessary erection of fencing in the uplands and open lands within the County. It was suggested that there should be a Prohibition of building development above the 350m contour line

Other specific areas highlighted for protection and enhancement included the Grand Canal and the Dodder River.

Other issues raised include:

Improve accessibility for non intrusive recreational activities in private forests.

Include additions to the list of views and prospects.

Facilitate the development of heritage centres in the County.

Remove protection of trees along Cloverhill road for the upgrade of the road.

Include an amenity and recreation network should be included in the new plan.

Employ a Heritage Officer, County Archaeologist, Environmental Awareness Officer, Local Agenda 21 Officer, and a Tourism Strategy Officer permanently in the Council.

Promote the education and tourist potential of the County's heritage

6.10.2 Manager's Opinion on Main Issues

It is clear from the submissions received that the landscape, natural heritage and biodiversity resources of the County are an integral part of the lives of residents and they should therefore be conserved, managed and enhanced.

The Council is required by the Planning and Development Act 2000 to incorporate policies and objectives in the Development Plan to protect and conserve natural heritage and the various designated nature conservation sites in the County. These include the two proposed Special Areas of Conservation, the five proposed Natural Heritage Areas and in other areas of proposed designation including the Special Amenity Area of the Liffey Valley. Further appropriate designations can be considered in the preparation of the forthcoming Draft Plan.

The sensitivities associated with further development in the Glenasmole Valley and the Dublin Mountains is acknowledged. These matters will be addressed further in the context of the preparation of the Draft Plan.

The Council has, and will continue to, encourage natural heritage and biodiversity through the introduction of the 'Heritage Plan', which is currently at Draft stage and being prepared by the County Heritage Officer. Following public consultation on the draft Heritage Plan it is intended that the County Heritage Plan for South Dublin will be launched in mid-2009. The objectives of the Heritage Plan will feed into policies and objectives for the new Development Plan.

Much of our biodiversity is unprotected and occurs outside designated areas, in recognition of this, the Development Plan policies and objectives should aim to preserve the more widespread features such as streams, small woodlands and species-rich grasslands. Biodiversity supplies important economic commodities to a range of diverse sectors including agriculture, mineral extraction, pharmaceutical's and tourism and recreation. It is a fundamental consideration that must be considered and incorporated into any development for it to be considered sustainable. It is an objective of the current County Development Plan to produce a Biodiversity Plan for South Dublin County Council, this objective will be considered for inclusion in the forthcoming Draft Plan.

6.11 Land Use Zoning and Local Zoning Objectives

6.11.1 Summary of Issues Raised

Land Use Zoning and Local Zoning Objectives comprised 14.49% of points raised in issue-based written submissions. Of the total number of submissions received nearly 60% related to the rezoning of lands. In addition to zoning requests the remaining submissions related to Local Zoning Objectives contained in the existing plan, requests that the Zoning Matrix be amended, new Zoning Objectives be included, that no further land be zoned for development, that land be de-zoned, and general zoning issues.

Approximately 65% of the submissions relating to Local Zoning Objectives were concerned with Local Zoning Objective 5: N7 Gateway Corridor – Upgrading, and seek to have the LZO expanded in terms of permissible development, urban design elements and also to have the LZO retained in the new plan. Submissions were also made to have other Local Zoning Objectives amended, omitted from or retained in the new plan.

Approximately 10% of points raised were in relation to Zoning Matrices whereby for the most part it is sought to have a number of use classes moved from the 'open for consideration' category to the 'not permitted' category. More flexible matrices were also requested whilst views were also expressed that New Zoning Objectives are needed including 'Mixed Use', 'Community Facilities' and 'Office Use'.

Views were also expressed that no further land be rezoned, in particular in relation to residential development and to a lesser degree to enterprise and employment development, with particular reference to Lucan, Rathcoole, Newcastle, Adamstown, and North Clondalkin. A small number of submissions also seek to have lands de-zoned.

A number of views were expressed to general zoning issues including limiting new zonings to brownfield or infill sites, maintaining existing greenbelt areas, ensuring that zoning underpins capital investment programmes, strengthening restrictions above the 120m contour line, focusing new zonings on commercial/ enterprise and employment uses, co-locating employment and residential uses, and clarifying zoning related issues in the Development Plan.

6.11.2 Manager's Opinion on Main Issues

The purpose of the pre-draft Development Plan stage is to focus on 'the big picture' issues facing the County and to set an overall strategy for the development of the County and a broad policy structure to be contained in the Draft Plan. The Development Plan performs an important task in setting out framework within which the development needs of the economy and society in general can be responded to while maintaining, and where possible, improving the environment. The Department of Environment, Heritage and Local Government published '*Development Plan Guidelines for Planning Authorities*' (2007) which stresses the importance of focusing on strategic issues at this stage of reviewing the Development Plan. Ensuring that enough land will be available to meet the anticipated development requirements and that development occurs in a sequential and co-ordinated manner is central to the Development Plan. However, it is considered that making determinations on each individual re-zoning proposal should occur at a later stage of the process when a proper strategy and a set of policies have been drafted so that each re-zoning proposal can be considered within this framework and in accordance with criteria set out below. The criteria are designed to allow for the objective, consistent and transparent evaluation of proposals.

The criteria will include:

National/ Regional/ Local Policy Context (i.e. the National Spatial Strategy, Regional Planning Guidelines, County Development Board Strategy)

Assessment of Need

Water, Drainage and Road Infrastructure (existing and planned)

Physical Suitability

Environmental and Heritage Policy (ground and surface water quality, flooding etc.)

Educational infrastructure in accordance with the *Code of Practice on the Provision of Schools and the Planning System* agreed between the Departments of Education and Environment.

Sequential Approach.

A number of submissions relate to Local Zoning Objectives in the current Plan and the Council will revisit these to determine if they should be amended, omitted or retained in a new Plan. It was also requested that there be a tightening up of permissible uses and it was suggested in a number of instances that uses that are 'open for consideration' should be deemed to be 'not permitted'. Views were also expressed that there should be a greater degree of flexibility within various Zoning Objectives. Requests were also made to include new Zoning Objectives. The Council will reassess the range of uses that are 'Permitted in Principle', 'Open for Consideration' and 'Not Permitted' in all Zoning Objective Categories. Consideration will also be given to the creation of new Zoning Objectives that may more

accurately reflect the objective of creating Sustainable Communities and ensuring the development is focused on a Lifecycle Approach.

The Council will reassess, and strengthen where necessary, policies relating to Greenbelts and to development above the 120m contour line.

6.12 Urban Design

6.12.1 Summary of Issues Raised

Urban Design comprised 3.55% of issues raised in written submission. Thirty eight separate issues were raised in relation to urban design within the County and predominately concentrated on general development design aspects such as creating spaces that are free of cars, providing accessible areas for all, and encouraging the development of robust buildings catering for a number of uses. Support was also expressed for the provision of centralised areas within existing housing estates to provide a village or central core which has previously been absent from large residential areas.

By far the major concern raised was how the Council will deal with the transition between existing developments and new developments (28.95%). Those who made submissions requested heights, infill development and dwelling types of new development, take cognisance of existing development and required that new development reflect the character of the existing area and protect residential amenity. One submission requested that greater heights be permitted where the site context allows. Other issues raised in respect of development transitions supported development overlooking park lands and the provision of residential zonings located at parkland edges.

Concern was raised over development heights within the County and a height strategy plan and sequential phasing was called for.

The second largest portion of issues raised related to residential density (21.6%). Support for flexibility in terms of appropriate densities; density standards should reflect access to public transport and that there be no maximum density for lands located next to transport corridors. Densities should promote sustainable development within and in proximity to established town centres. Other issues raised included: density standards reflecting the status of Protected Structures; low density residential estates retaining their status of low density and that property output should be reduced to 10/13 dwellings per acre.

Two urban design masterplans were called for at Superquinn on the Newcastle Road and at Ballyowen Castle.

Three general points were raised: the first concerning how planning applications should be assessed by at least three architects and planners; the second that the 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' December 2008 be applied and the third requiring that innovative solutions to design constraints be adopted as policy.

6.12.2 Manager's Opinion on Main Issues

The 2004-2010 Development Plan introduced an Urban Design chapter seeking to develop high quality built environment through good place making. This was to be achieved by reducing the need to travel, particularly by car, by facilitating mixed use development and promoting the efficient use of land and public investment infrastructure in order to facilitate viable local services, employment and public transport. Since then the Government has produced various documents: *Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities 2007*; *Urban Design Manual*; a *Best Practice Guide February 2008* and *Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' December 2008*. It will be necessary to revise the Urban Design Chapter to incorporate the various documents and advances in the study of urban design.

There is a need for consolidation within the County and cohesion of communities, and the new Development Plan should lead the way in the facilitation of both. Adamstown SDZ has demonstrated both locally and nationally a model for this form of development. Urban design policy should steer the development of central areas within existing and new housing estates as focal points for community cohesion. Furthermore, policy directing sensitive transitions between new development and existing development, whilst enabling a critical mass to grow up around public transport investment, should be incorporated within the Plan.

6.13 Development Management

6.13.1 Summary of Issues Raised

Development Management made up 2.52% of the total issues raised in the written submissions. The majority of issues raised related to existing and proposed Development Management standards such as: dwelling standards, street naming, uniformed signage, restriction of gated communities, external lighting, light and noise pollution, grey water harvesting, rear garden development, infill development, use of open space for development and finishes to open space, boundary treatments (including those that ameliorate loud noises), standards for agricultural development, apartment layout and sizes, energy efficiency, a requirement to produce an Environmental Impact Statements (EIS) for all applications for high buildings and litter proofing of planning applications.

A number of issues related to Planning Enforcement such as the need for the Development Plan to take a more proactive stance while strengthening the enforcement statements.

There were two requests seeking the restriction of off-licences. One submission supported the opening up of lands above 120 metre contour line to provide for medical facilities.

There have been various requests for the change of wording or clarification of existing paragraphs within the Plan.

6.13.2 Manager's Opinion on Main Issues

It is the goal of the Development Management Guidelines 2007 to get 'the right development in the right place' and to improve the service of the Local Authority. The majority of the issues raised required the Development Plan to contain standards that would help to create more sustainable and liveable communities. This will be one of the challenges of the next Development Plan.

The Development Management section the plan will be amended to incorporate all updated documents and guidance and will include any changes in policy. Therefore, the changing of the wording of parts of the chapter, as requested by some of the submission, will be reviewed and taken into consideration when drafting the next Development Plan.

Some of the planning related views applied to issues outside the remit of the Council such as the producing of an EIS for all high building applications.

6.14 Specific Objectives

6.14.1 Summary of Issues Raised

Specific Objectives comprised 0.65% of points raised in issue-based written submissions.

Issues raised include requests to amend, omit, and retain specific objectives included in the current plan and also concerns raised regarding the status of existing SLO and the ability to achieve the aims of SLOS

6.14.2 Manager's Opinion on Main Issues

It is considered that all Specific Local Objectives and Specific Objectives in the Development Plan 2004-2010 should be reassessed to determine if they should be amended, omitted or retained in a new Plan.

6.15 Strategic Environmental Assessment (SEA)

6.15.1 Summary of Issues Raised

Strategic Environmental Assessment (SEA) comprised 0.37% of points raised in issue-based written submissions.

Issues raised include suggestions regarding the location of SEA Objectives, Indicators and Targets an Objective Table, how the Local Authority should interact with the Minister for Communications, Marine and Natural Resources, requests that consideration should be given to potential impact on the environment with particular reference to water quality, and that the Council should investigate any negative scenarios that could be a consequence of the implementation of the plans.

6.15.2 Manager's Opinion on Main Issues

Strategic Environmental Assessment (SEA) is a formal process that involves the systematic evaluation of the likely significant environmental effects of implementing the new County Development Plan before a decision has been made to adopt it. An SEA is carried out as a parallel process to the County Development Plan review. Submissions received in relation to the SEA have been referred to the SEA team for their consideration.

Part 3

County Manager's Recommendations on Policies to be contained in the Draft County Development Plan

7.0 RECOMMENDED POLICY APPROACHES

7.1 Introduction

7.2 This part of the report sets out recommendations on the broad policies to be included in the Draft Development Plan. It is presented mainly as a response to the issues raised in the public submissions. The statutory requirements of the Planning and Development Act 2000 must also be followed. These requirements are set out in Appendix I of this Report.

7.3 The Draft Plan will have regard to the objectives of the Government and Ministers of the Government. With regard to these, some of the principal documents and guidelines are set out at Appendix F. They include the National Spatial Strategy, the National Development Plan, the Regional Planning Guidelines, Sustainable Development – A Strategy for Ireland, Retail Planning Guidelines and the Sustainable Residential Development in Urban Areas etc.

7.4 The Strategic Planning Guidelines and the Retail Planning Strategy for the Greater Dublin Area are among the documents which help set the role of the County in its strategic context. A number of plans and programmes including the 2004 Development Plan, the County Development Board Strategy 2002-2012, the Council's Corporate Plan 2004-2009 have set out strategies for the social, economic and cultural development of the County.

7.5 The recommendations set out below are not the precise wording of policies to be included in the Draft Plan – they are indicative of them.

Recommended Policy Approaches

	Overall Strategy
Recommended Policy Approach	<p>Policies and objectives should reflect National Guidance documents and there should be co-operation with regional authorities and other agencies in meeting the needs and development requirements of the Dublin Region.</p> <p>Seek to provide for the future well being of the residents of the County by:</p> <ul style="list-style-type: none"> Promoting the growth of employment opportunities Protecting and improving the quality of built and natural environments Ensuring the provision of necessary infrastructural and community services Ensure an adequate supply of zoned lands to meet anticipated needs and encourage sustainable development by promoting the best use of building land by optimising services and infrastructure through the consolidation of the County. <p>Seek the development of high quality public transport systems throughout the County including the extension of Luas and the provision of Metro North and QBCs.</p> <p>Seek the development of transportation links between the towns in the County, particularly on a north-south axis.</p> <p>Continue to develop a hierarchy of high quality, vibrant urban centres.</p> <p>Promote Clonburris as a major new neighbourhood.</p>

	<p>Promote Climate Change Mitigating Measures through the integration of land-use and transportation and by promoting and facilitating development to be more energy efficient.</p>
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	<p>Enterprise and Employment</p>
<p>Recommended Policy Approach</p>	<p>Maximise integration of business and technology parks with their surroundings to ensure greater access by foot and bicycle and public transport.</p> <p>Consolidate existing enterprise and employment and business parks to ensure sustainable use of land.</p> <p>Ensure that sufficient serviced land to facilitate inward investment and local economic development and expansion.</p> <p>Encourage SMEs and indigenous enterprises to locate within the County through opening up zoned land.</p> <p>Further improve access to and mobility within South Dublin to support enterprise.</p> <p>Promote the advantages of the County nationally and internationally to attract major investment, highlighting its strategic location and excellent communications infrastructure.</p>

	<p>Residential Development</p>
<p>Recommended Policy Approach</p>	<p>Prepare a Housing Strategy to cover the Plan period 2010 – 2016 which will provide sufficient zoned land to accommodate the population; provide for changing household sizes and housing needs and; promote the provision of affordable and social housing, sheltered housing, housing for the elderly, housing for people with disabilities and the homeless.</p> <p>Encourage best use of building land and optimise utilisation of services and infrastructure through</p>

	<p>Consolidation of the County.</p> <p>Promote policies which focus on the Lifecycle Approach and delivery of Sustainable Communities through the provision of a broad choice of dwelling types and facilities in new and existing residential areas.</p> <p>Seek to ensure that residents of new housing schemes enjoy the benefits of first rate living conditions in a healthy, accessible and visually attractive environment.</p> <p>Promote high standards in design and in provision of residential amenity and services in new housing.</p> <p>Promote high standards of energy performance in residential development.</p> <p>Promote design standards that allow for adaptability.</p> <p>Promote standards in relation to Apartments that will provide good quality, permanent and sustainable living accommodation.</p> <p>Ensure Rural Housing policies balance the need to protect the rural character of the County and prevent urban sprawl whilst meeting the needs of rural communities.</p>
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	<p>Social Inclusion, Community Facilities and Recreation</p>
<p>Recommended Policy Approach</p>	<p>Establish the Council's clear role in the delivery of the high level goals of the <i>National Action Plan for Social Inclusion 2007-2016</i>.</p>

	<p>Ensure effective policies to conform to the role of Planning Authorities as set out in the <i>Provision of Schools and the Planning System- Code of Practise</i>.</p> <p>Maintain and develop the policy to provide community and recreational facilities in tandem with new development through Local Area Plans and the Development Management Process in accordance with <i>The Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities</i>.</p> <p>The promotion of and provision of increased access to our natural heritage to development their tourism value as well as value for residents of the County. Identify key tourism services and features of the County with a view to promoting sustainable use and access for all.</p> <p>Incorporate the Council's <i>Children's Play Policy 2006-2009</i> and any policies adopted thereafter in the development of facilities for children.</p> <p>Investigate the possibility of the inclusion of amenity space within Enterprise and employment Parks and Business Parks for both workers and those living in close proximity.</p> <p>To set out clear objectives in relation to the type and quality of open space and recreational facilities required on open space adjacent to new developments.</p>
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	Town District and Local Centres
Recommended Policy Approach	Continue to maintain the future viability of existing Town, District and Local Centres as shopping centres.

	<p>Continue to enhance and develop the urban fabric of existing and developing centres in accordance with the principles of urban design.</p> <p>Support the take up of retail floorspace already constructed within Town, District and Local Centres.</p> <p>Encourage greater footfall within all centres through principles of urban design.</p> <p>Facilitate neighbourhood shopping development in residential areas.</p> <p>Create attractive, safe, easily accessible centres located close to public transport routes.</p>
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	Retailing
Recommended Policy Approach	<p>To implement and give effect to the recently adopted <i>Retail Planning Strategy for the Greater Dublin Area 2008-2016</i> including the broad forecasts for additional retail floorspace.</p> <p>In recognising the role of retail as a key engine in town centre life, encourage the provision of retail along public streets with a mixed use context and requiring high quality urban design, giving legibility and sense of place to neighbourhoods and districts, in proportion to the order of service provided.</p> <p>Assess the role and impact of significant proposed expansions of retail on movement, within the context of a strategic transport assessment which would consider</p>

both road capacity and access to public transport.

To develop and consolidate a hierarchy of high quality, vibrant urban centres, supported by the development of a strong retailing sector that serves to enhance and develop the urban fabric of existing and developing centres in accordance with the principles of good urban design and sustainable development.

To support the County Town of Tallaght with its highly accessible centre and an established and growing population through the intensification and expansion of the town centre area and to facilitate the provision of the highest level and broadest range of retailing in the County, along with a broad range of services and other functions.

To facilitate the continuing development of the Liffey Valley Centre as the second major town centre in the County by upgrading the urban form of the town centre area to provide for the development of new streets and civic spaces, and a range of people intensive uses appropriate to a major town centre (including convenience and comparison retail, commercial, residential, recreational, community and cultural activities) based on high urban design. Part of this will facilitate the continuation of a strong retailing sector in this centre to meet the needs of its catchment within South Dublin and support the future vitality and viability of the centre.

To deliver the new high quality district centres designated in the SDZ at Adamstown and the proposed SDZ at Clonburris to ensure that these areas of new population growth are provided with the necessary retail services in highly accessible locations.

	<p>Infrastructure- Transportation (Future infrastructure development will be subject to availability of resources)</p>
<p>Recommended Policy Approach</p>	<p>Seek to influence the relevant agencies including the Dublin Transport Authority to promote and improve public transport throughout the County including the facilitation of a public transport system that is more accessible, affordable, integrated and effective.</p> <p>Encourage the use of sustainable transport modes including walking, cycling and public transport.</p> <p>Pursue the development and implementation of a Countywide traffic calming programme with the Dublin Transportation Office and through use of the Council's own resources.</p> <p>Encourage traffic calming through careful design of new developments and through a variety of measures in relation to existing development.</p> <p>Set out the Council's roads objectives for the Plan period.</p>

	<p>Infrastructure- Environmental Services (Future infrastructure development will be subject to availability of resources)</p>
<p>Recommended Policy Approach</p>	<p>Continue the development and improvement of infrastructure including water supply and drainage systems throughout the County to meet the anticipated requirements of the area. Requirements for energy and communications will also be catered for.</p> <p>Conform to the <i>National Climate Change Strategy 2007-2012</i> and the forthcoming national climate change</p>

	<p>adaptation strategy.</p> <p>Provide in the Plan the Council's programme for the development of infrastructure.</p> <p>Continue to implement the Flood Alleviation policies recommended in the Greater Dublin Strategic Drainage Study (GDSDS) which include attenuation of surface water flows and implementation of Sustainable Urban Drainage Systems (SUDS).</p> <p>Ensure the continued implementation of the Dublin waste Management Plan, as may be amended.</p> <p>Ensure that the infrastructure resources of the County are used and maintained in a sustainable and efficient manner to promote the social and economic well-being of the County and its population.</p> <p>In conjunction with Dublin City Council, continue the programme of development of the fire service infrastructure in the County.</p> <p>Conform to the European Union and national waste strategies in all matters relating to the production, handling, treatment and disposal of waste within the County.</p> <p>Implement policies on control of development subject to the E.U. Major Accidents Directive.</p>
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	Architectural and Archaeological Heritage
Recommended Policy Approach	Review the National Inventory of Architectural Heritage on foot of submissions and recommendations for

	<p>possible additions to the Record of Protected Structures. Carry out a survey of those recommended for addition or deletion.</p> <p>Research the possibility of designating new Architectural Conservation Areas in the County within the Life of the Development Plan.</p> <p>Ensure that the responsibilities of owners of protected structures including the local authority are enshrined in the development plan and reflected in policies for reuse and rehabilitation.</p> <p>Ensure the policies in the Plan addressing Architectural and Archaeological heritage are in accordance with the Guidelines for Local Authorities.</p> <p>Ensure through consultation with the Department of Environment Archaeological Section that all necessary measures to protect the archaeological heritage of the County are employed.</p> <p>Continue to ensure the preservation and protection of features of interest and vernacular architecture and existing older buildings where appropriate.</p>
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	Landscape, Natural Heritage and Biodiversity
Recommended Policy Approach	<p>Ensure that policies in the Plan are in accordance with the <i>Natural Heritage Plan 2002</i> and the <i>National Biodiversity Plan 2002</i>.</p> <p>To ensure the policies and objectives in the Development Plan fully reflect, and are compatible with the <i>South Dublin County Heritage Plan</i> and any</p>

	<p>proposed Biodiversity Plan for the County</p> <p>Review and strengthen existing policies to ensure the natural assets of the Dublin Mountain area are protected and enhanced while facilitating an appropriate level of public accessibility and recreational activity</p> <p>Formulate policies to maintain and encourage heritage and biodiversity into new housing and mixed-use developments</p> <p>Review and strengthen existing natural heritage and amenity policies including those dealing with the Liffey Valley SAAO, high amenity areas, Special Areas of Conservation (SACs) proposed Natural Heritage Areas (NHAs)</p>
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	<p>Land Use Zoning and Local Zoning Objectives</p>
<p>Recommended Policy Approach</p>	<p>Ensure an adequate supply of zoned lands to meet anticipated needs.</p> <p>Provide for a reassessment of all land use zonings including the addition of new zoning categories. This reassessment will also include an analysis of the uses for each that are 'permitted in principle', 'open for consideration', and 'not permitted', and their possible amendment, where appropriate.</p> <p>Reassess Local Zoning Objectives in the current Development Plan to determine if they should be amended, omitted or retained in a new Plan.</p> <p>Reinforce the protection of the amenity value of Greenbelts and of the upland areas of the Dublin Mountains and retain the general limitation on</p>

	development above the 120m contour line as currently defined in the Development Plan.
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	Urban Design
Recommended Policy Approach	<p>Support for the following documents:</p> <p><i>Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities 2007;</i></p> <p><i>Urban Design Manual; a Best Practice Guide February 2008</i></p> <p><i>Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities’ December 2008.</i></p>

	Development Management
Recommended Policy Approach	<p>Update the chapter to take into consideration all guidance and policy changes.</p> <p>Support the <i>Development Management Guidelines 2007</i></p>

	Specific Objectives
Recommended Policy Approach	<p>Reassess Specific Local Objectives and Specific Objectives in the Development Plan 2004- 2010 to determine if they should be amended, omitted or retained in a new Plan.</p>

APPENDIX A

LIST OF PERSONS/BODIES INFORMED OF REVIEW OF THE DEVELOPMENT PLAN

List of Prescribed bodies informed of the Review of the Development Plan under Section 11(2) of the Planning and Development Act 2000

PRESCRIBED BODIES

MINISTER OF ENVIRONMENT, HERITAGE AND LOCAL GOVERNMENT
MINISTER OF ARTS, SPORTS & TOURISM
MINISTER OF DEFENCE
MINISTER FOR COMMUNICATIONS, ENERGY AND NATURAL RESOURCES
MINISTER FOR HEALTH AND CHILDREN
TANAISTE & MINISTER FOR ENTERPRISE, TRADE AND EMPLOYMENT
MINISTER FOR AGRICULTURE, FISHERIES AND FOOD
MINISTER FOR COMMUNITY RURAL & GAELTACHT AFFAIRS
MINISTER FOR EDUCATION AND SCIENCE
MINISTER FOR TRANSPORT AND MARINE
AN BORD PLEANÁLA
AER RIANTA
BORD FAILTE EIREANN
EASTERN REGIONAL FISHERIES BOARD
THE CENTRAL FISHERIES BOARD
COMMISSIONER FOR PUBLIC WORKS
NATIONAL ROADS AUTHORITY
ENVIRONMENTAL PROTECTION AGENCY
FORFÁS
THE HERITAGE COUNCIL
AN TAISCE - THE NATIONAL TRUST FOR IRELAND
THE ARTS COUNCIL
DUBLIN TRANSPORTATION OFFICE
IRISH RAIL
ESB HEAD OFFICE
SOUTH WESTERN AREA HEALTH SERVICE EXECUTIVE
THE NATIONAL AUTHORITY FOR OCCUPATIONAL SAFETY & HEALTH
WICKLOW COUNTY COUNCIL
DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL
DUBLIN CITY COUNCIL
DUBLIN REGIONAL AUTHORITY
SOUTH EAST REGIONAL AUTHORITY
BORDER MIDLAND & WESTERN REGIONAL ASSEMBLY
THE COUNTY DEVELOPMENT BOARD
IDA IRELAND
FINGAL COUNTY COUNCIL
KILDARE COUNTY COUNCIL
MID EAST REGIONAL AUTHORITY
MIDLAND REGIONAL AUTHORITY
SOUTHERN & EASTERN REGIONAL ASSEMBLY
FÁS HEADQUARTERS
SUSTAINABLE ENERGY IRELAND

THE COMMISSION FOR ENERGY REGULATION
DUBLIN BUS
GARDA HEADQUARTERS
IRISH AVIATION AUTHORITY
COMMISSION FOR COMMUNICATIONS REGULATIONS
DEPARTMENT OF EDUCATION-PLANNING SECTION
BORD GÁIS EIREANN

TDS

DEPUTY AENGUS O'SNODAIGH
DEPUTY CATHERINE BYRNE
DEPUTY CHARLIE O'CONNOR
MINISTER CONOR LENIHAN
DEPUTY JOANNA TUFFY
MINISTER JOHN CURRAN
DEPUTY OLIVIA MITCHELL
DEPUTY PAT RABBITTE
DEPUTY SEAN ARDAGH
MINISTER EAMON RYAN
DEPUTY BRIAN HAYES
DEPUTY TOM KITT
DEPUTY MARY UPTON
DEPUTY MICHAEL MULCAHY
DEPUTY PAUL GOGARTY

SENATORS

SENATOR ALEX WHITE
SENATOR ANN ORMONDE
SENATOR FRANCES FITZGERALD
SENATOR FIONA O'MALLEY

COUNCILLORS

COUNCILLOR ROBERT DOWDS
COUNCILLOR TREVOR GILLIGAN
COUNCILLOR SHANE O'CONNOR
COUNCILLOR THERESE RIDGE
COUNCILLOR TONY DELANEY
COUNCILLOR DEREK KEATING
DEPUTY MAYOR GUSS O'CONNELL
COUNCILLOR EAMONN TUFFY
COUNCILLOR SEAN CROWE
COUNCILLOR EAMONN MALONEY
COUNCILLOR MICK MURPHY
COUNCILLOR JOE NEVILLE
COUNCILLOR KAREN WARREN
MAYOR MARIE CORR
COUNCILLOR JIM DALY
COUNCILLOR JOHN HANNON
COUNCILLOR CAITRIONA JONES
COUNCILLOR CATHAL KING

COUNCILLOR MAIRE ARDAGH
COUNCILLOR CAIT KEANE
COUNCILLOR JOHN LAHART
COUNCILLOR COLM BROPHY
MAYOR TONY MC DERMOTT
COUNCILLOR EAMONN WALSH
COUNCILLOR PATRICK COSGRAVE
COUNCILLOR DOROTHY CORRIGAN

APPENDIX B

LIST OF SERVICE PROVIDERS & OTHERS CONSULTED

LIST OF SERVICE PROVIDERS & OTHERS CONSULTED UNDER SECTION 11 (3) (C) OF THE PLANNING & DEVELOPMENT ACT 2000

DEPARTMENT OF DEFENCE
 PLANNING SECTION, DEPARTMENT OF EDUCATION
 THE ARTS COUNCIL
 NATIONAL ROADS AUTHORITY
 IDA
 IRISH RAIL
 SOUTH WESTERN AREA HEALTH BOARD
 THE COUNTY MANAGER, WICKLOW COUNTY COUNCIL
 BORD FÁILTE EIREANN
 MINISTER FOR TRANSPORT
 COMMISSIONER FOR PUBLIC WORKS
 FORFÁS
 DUBLIN TRANSPORTATION OFFICE
 ESB
 BORD GAIS EIREANN
 THE CITY MANAGER, DUBLIN CITY COUNCIL
 THE COUNTY MANAGER FINGAL COUNTY COUNCIL
 THE COUNTY MANAGER, DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL
 THE COUNTY MANAGER, KILDARE COUNTY COUNCIL
 THE COUNTY MANAGER, WICKLOW COUNTY COUNCIL
 FÁS
 DUBLIN BUS
 THE CENTRAL FISHERIES BOARD
 COMMISSION FOR ENERGY REGULATION
 GARDA HEADQUARTERS
 DEVELOPMENT APPLICATIONS UNIT, DEPARTMENT OF ENVIRONMENT, HERITAGE AND LOCAL
 GOVERNMENT
 HEALTH SERVICE EXECUTIVE
 QUALITY BUS NETWORK OFFICE
 NATIONAL LIBRARY COUNCIL OF IRELAND
 UNIVERSITY OF LIMERICK, LIBRARY
 TRINITY COLLEGE LIBRARY
 AN TAISCE, SOUTH CO. DUBLIN ASSOC
 ARCHITECTURAL LIBRARY UCD
 OPERATIONS MANAGER – DISTRIBUTION, BORD GAIS EIREANN
 RAILWAY PROCUREMENT AGENCY
 SOUTH DUBLIN CHAMBER OF COMMERCE

As part of the Public Consultation Process the following residents, community groups and organisations were consulted.

RESIDENTS ASSOCIATIONS IN SOUTH DUBLIN COUNTY

BEWLEY RESIDENTS ASSOCIATION
 COLLEGE AND WAINSFORT RESIDENTS ASSOCIATION
 COLTHURST/ROCHFORD RESIDENTS ASSOCIATION
 DARGLEWOOD RESIDENTS ASSOCIATION
 ESKER PARK RESIDENTS ASSOCIATION
 GRANGE DOWNS RESIDENTS ASSOCIATION
 GRANGEBROOK RESIDENTS ASSOCIATION
 GREENHILLS RESIDENTS ASSOCIATION
 HAYDENS PARK RESIDENTS ASSOCIATION
 HAZELGROVE RESIDENTS ASSOCIATION
 KEW PARK ESTATE RESIDENTS ASSOCIATION
 LARKFIELD RESIDENTS ASSOCIATION
 LIFFEY VALLEY PARK RESIDENTS ASSOCIATION
 LONGWOOD PART STONEPARK ABBEY RESIDENTS ASSOCIATION
 MILLBROOK LAWNS RESIDENTS ASSOCIATION
 MOY GLAS RESIDENTS ASSOCIATION
 ORWELL PARK RESIDENTS ASSOCIATION
 PALMER PARK/PEARSE BROTHERS PARK RESIDENTS ASSOCIATION
 PEARSE BROTHERS PARK FLATS RESIDENTS ASSOCIATION
 PROSPECT MANOR RESIDENTS ASSOCIATION
 RATHFARNHAM CASTLE RESIDENTS ASSOCIATION
 ROSELAWN RESIDENTS ASSOCIATION
 RUSSELL SQUARE RESIDENTS ASSOCIATION
 SAGGART EAST RESIDENTS ASSOCIATION
 SARSFIELD (PARK AND DISTRICT RESIDENTS ASSOCIATION
 SHLETON & DANGAN RESIDENTS ASSOCIATION
 SILVERACRE RESIDENTS ASSOCIATION
 ST. ANNE'S RESIDENTS ASSOCIATION
 ST. MAELRUAN'S PARK RESIDENTS ASSOCIATION
 TEMPLEOGUE WOOD RESIDENTS ASSOCIATION
 TEMPLEROAN RESIDENTS ASSOCIATION
 TYMON BAWN RESIDENTS ASSOCIATION
 TYMONVILLE RESIDENTS ASSOCIATION
 VIRGINIA HEIGHTS RESIDENTS ASSOCIATION
 W.O.R.K. RESIDENTS ASSOCIATION LTD.
 WHITETHORN RESIDENTS ASSOCIATION
 WILLBROOK & WILLBROOK DOWNS RESIDENTS ASSOCIATION
 WOODSIDE RESIDENTS ASSOCIATION
 WOODSTOWN VILLAGE RESIDENTS ASSOCIATION
 WOODVILLE DOWNS RESIDENTS ASSOCIATION
 GLENSHANE RESIDENTS ASSOCIATION
 DUNAWLEY RESIDENTS ASSOCIATION
 TEMPLEVILLE & FORTFIELD RESIDENTS ASSOCIATION
 BANCROFT RESIDENTS ASSOCIATION
 ARD MÓR RESIDENTS ASSOCIATION
 WESTON PARK RESIDENTS ASSOCIATION
 BEECHWOOD RESIDENTS ASSOCIATION
 AMBERVALE RESIDENTS ASSOCIATION
 ALDERWOOD RESIDENTS ASSOCIATION

CYPRESS PARK RESIDENTS ASSOCIATION TEMPLEOGUE
 CRANNAGH AND DISTRICT RES. ASSOCIATION
 CASTLE PARK/CASTLE LAWNS RESIDENTS ASSOCIATION
 ARDEEVIN ESTATE RESIDENTS ASSOCIATION
 WOODFARM ACRES RESIDENTS ASSOCIATION
 WESTBURY COURT RESIDENTS ASSOCIATION
 KNOCKMORE RESIDENTS ASSOCIATION
 KINGSWOOD VIEW RESIDENTS ASSOCIATION
 HERMITAGE VIEW RESIDENTS ASSOCIATION
 LEALANDS RESIDENTS ASSOCIATION, CLONDALKIN
 ST. MARK'S RESIDENTS ASSOCIATION CLONDALKIN
 GREEN PARK RESIDENTS ASSOCIATION
 GREENHILLS COLLEGE SPORTS AND RESIDENTS ASSOCIATION
 KNOCKAIRE RESIDENTS ASSOCIATION
 PARKWOOD RESIDENTS ASSOCIATION
 SAGGART EAST RESIDENTS ASSOCIATION
 ST. RONANS RESIDENTS ASSOCIATION
 RATHMITTIN/SUNDALE RESIDENTS ASSOCIATION
 KINGSWOOD HEIGHTS RESIDENTS ASSOCIATION
 WESTBOURNE RESIDENTS ASSOCIATION
 FOXBOROUGH RESIDENTS ASSOCIATION
 ST. MARK'S RESIDENTS ASSOCIATION
 BALLYCRAGH, OLDCOURT, BALLYCULLEN (BOB)
 GLENFIELD PARK RESIDENTS ASSOCIATION
 ARTHUR GRIFFITH PARK ENVIRONMENTAL GROUP
 GLENAULIN GREEN RESIDENTS ASSOCIATION
 WHEATFIELD RESIDENTS ASSOCIATION
 HOLLYVILLE RESIDENTS ASSOCIATION
 CLUAIN RI RESIDENTS ASSOCIATION
 PALMERSTOWN COURT RESIDENTS ASSOCIATION
 ROSELAWN RESIDENTS ASSOCIATION
 TEMPLEROAN DRIVE RESIDENTS ASSOCIATION
 COOLAMBER PARK RESIDENTS ASSOCIATION
 WOODLAWN PARK AVENUE RES. ASSOC.
 WOODLAWN PARK GROVE RESIDENTS ASSOCIATION
 CHERBURY RESIDENTS ASSOCIATION
 CONCERNED RESIDENTS OF THE GRANGE
 ESKER LAWNS/ROADS RESIDENTS ASSOCIATION
 ABBEYDALE & ABBEYWOOD RESIDENTS ASSOCIATION
 PERRYSTOWN MANOR ESTATE COMMUNITY RESIDENTS ASSOCIATION
 LISCARNE RESIDENTS ASSOCIATION
 ST. JOHN'S AVENUE RESIDENTS ASSOCIATION
 CHERRYWOOD GROVE/VILLAS RESIDENTS ASSOCIATION
 LAUREL PARK RESIDENTS ASSOCIATION
 LUCAN HEIGHTS RESIDENTS ASSOCIATION
 GLENLYON RESIDENTS ASSOCIATION
 HEATHERVIEW RESIDENTS ASSOCIATION,
 KILTIPPER/KILTALOWN RESIDENTS ASSOCIATION
 KILLINARDEN RESIDENTS ASSOCIATION
 ALLENTON RESIDENTS ASSOCIATION

GLENVIEW PARK RESIDENTS ASSOCIATION
HARELAWN RESIDENTS ASSOCIATION
CYPRESS DOWNS RESIDENTS ASSOCIATION
MARLFIELD RESIDENTS ASSOCIATION
TEMPLEOGUE HOUSE ESTATE RESIDENTS ASSOCIATION
DELAFFORD AND KNOCKLYON HEIGHTS RESIDENT ASSOCIATION
BARTON RESIDENTS ASSOCIATION
WILLBROOK LAWNS RESIDENTS ASSOCIATION
BELGARD HEIGHTS COMMUNITY & RESIDENTIAL ASSOCIATION LTD.
CHERRYFIELD RESIDENTS ASSOCIATION
MONASTERY GATE RESIDENTS ASSOCIATION
ROWLAGH RESIDENTS ASSOCIATION
RATHFARNHAM VILLAGE RESIDENTS ASSOCIATION
GLENSHANE AND ROSSFIELD RESIDENTS ASSOCIATION
WOODFIELD RESIDENTS ASSOCIATION
MOYVILLE LAWNS RESIDENTS ASSOCIATION

HISTORICAL SOCIETIES IN SOUTH DUBLIN COUNTY

LUCAN HISTORICAL SOCIETY
CLONDALKIN HISTORY SOCIETY
HERITAGE AWARENESS GROUP
JOBSTOWN HISTORICAL SOCIETY
PALMERSTOWN HISTORICAL SOCIETY
KNOCKLYON AND DISTRICT LOCAL HISTORICAL SOCIETY
TALLAGHT HISTORICAL SOCIETY
NEWCASTLE LOCAL HISTORY SOCIETY
SAGGART HERITAGE GROUP

APPENDIX C

LIST OF PERSONS/BODIES WHO MADE WRITTEN SUBMISSIONS

List of Persons/Bodies who made Written Submissions

See last page of this appendix for detailed description of category codes.

REF	NAME	CATEGORY
PDS0001	IRISH CONCRETE FEDERATION	ENE, LNA
PDS0002	KATHLEEN RYAN	HSG, ZON, ENE, TDL, DMT, SCR, INF, LNA
PDS0003	AIDAN THOMAS	OVS, SCR, HSG
PDS0004	COLM MCLOUGHLIN ON BEHALF OF THE SWEENEY FAMILY	ZON
PDS0005	IMELDA CONDON C/O DEPT OF TRANSPORT	INF
PDS0006	PATRICK O'CONNOR ON BEHALF OF MELBURY DEVELOPMENTS LTD	ZON
PDS0007	GERARD STOCKIL	INF, DMT, HSG, SCR, LNA, ZON, TDL, OVS, ENE
PDS0008	KAREN BONES	SCR
PDS0009	MR/MS CLARKE	SCR
PDS0010	AIDAN MULLEN	SCR
PDS0011	JOSEPHINE ROGERS	SCR
PDS0012	GRANIA & STEPHEN LADD	SCR
PDS0013	AOIFE MACCOURT	SCR
PDS0014	LYNN O'DWYER	SCR
PDS0015	PHIL, MICHAEL, BRONAGH & CIARA MCSHANE	HSG, SCR
PDS0016	DR. FABRICE ROUSSEAU	SCR
PDS0017	ANN DOLAN	SCR
PDS0018	NIAMH KIRK	SCR
PDS0019	AIDAN CORCORAN ON BEHALF OF EIRGRID	INF
PDS0020	COLM MCLOUGHLIN ON BEHALF OF MARIE CROSBIE	ZON
PDS0021	WILLIAM J KENNY	URD, SCR
PDS0022	REDEMPTA NÍ SHEOIGHE FOR GAELSCOIL NAOMH PÁDRAIG	SCR
PDS0023	F LAMBERT	SCR
PDS0024	DAVID PYM ON BEHALF OF IVAN & ALBERT JOHNSTON	ZON
PDS0025	DAVID PYM ON BEHALF OF ALBERT & IVAN JOHNSTON	ZON
PDS0026	DAVID PYM ON BEHALF OF GEORGE, JIMMY & RAY STANLEY	ZON

PDS0027	DAVID PYM ON BEHALF OF GEORGE JIMMY & RAY STANLEY	ZON
PDS0028	GRÁINNE MALLON ON BEHALF OF MAURICE JOYCE & TANYA PATTERSON	HSG, ZON
PDS0029	JAMES ACRES	SCR
PDS0030	SUSAN ACRES	SCR
PDS0031	CON MCCARTHY	INF, ZON
PDS0032	JOAN CURRAN OF RATHCOOLE COMMUNITY COUNCIL	INF, ZON, SCR, URD, ENE
PDS0033	MCGILL PLANNING ON BEHALF OF BRUNELLO DEVELOPMENTS	ZON, URD, INF, RET, SCR
PDS0034	GLASCOTT SYMES ON BEHALF OF LUCAN PLANNING COUNCIL	ZON, LNA, SCR, INF, DMT
PDS0035	GLASCOTT SYMES ON BEHALF OF LIFFEY VALLEY PARK ALLIANZ	LNA
PDS0036	JIM LAWLOR ON BEHALF OF TALLAGHT COMMUNITY COUNCIL	LNA, INF, SCR, HSG, TDL, OVS
PDS0037	CLLR TREVOR GILLIGAN	ENE, SPO, URD, ZON, INF, DMT, HSG, TDL, SCR, LNA
PDS0038	CAROLINE DUNGAN	ZON
PDS0039	MERVYN HAMILTON ON BEHALF OF WATERWAYS IRELAND	LNA
PDS0040	MICHELLE COOKE OF MANAGEMENT SERVICES UNIT DEPARTMENT OF TRANSPORT	
PDS0041	BRIAN WYLIE ON BEHALF OF IARNRÓD ÉIREANN	INF
PDS0042	PADRAIG HANLY ON BEHALF OF GEOTHERMAL ENERGY LTD	INF
PDS0043	HAZEL LAWLOR	ZON, AAH
PDS0044	PAUL GOGARTY TD	INF, SCR, ZON
PDS0045	RORY KUNZ RPS PLANNING & ENVIRONMENT	SCR, ZON, DMT
PDS0046	NIAL A MELVIN ON BEHALF OF MELVIN PROPERTIES	TDL, RET
PDS0047	PADRAIG NOLAN BEHALF OF BOHERNABREENA - GLENASMOLE - BALLINASCORNEY RESIDENTS PLANNING GROUP	HSG
PDS0048	S DAVIES THE EDMONDSTOWN GOLF CLUB LTD	SPO
PDS0049	BRIAN CONNOLLY ON BEHALF OF MR. JOHN FALLON	ZON, OVS, ENE
PDS0050	WARREN WHITNEY	OVS
PDS0051	IAN MAGAHY ON BEHALF OF MS MARY CROWLEY AND MS PAMELA FLOOD	ZON, OVS
PDS0052	FRANCES HEASLIP ON BEHALF OF DEPARTMENT OF COMMUNICATIONS, ENERGY AND NATURAL RESOURCES	SEA
PDS0053	DES CUNNINGHAM	INF
PDS0054	DAVID BYRNE DEPARTMENT OF DEFENCE	INF
PDS0055	TARA SPAIN OF NATIONAL ROADS AUTHORITY	OVS, INF, ZON
PDS0056	SHAY FENTON ON BEHALF OF MAPLEWOOD DEVELOPMENTS	HSG, URD, OVS, SCR

PDS0057	AIDAN THOMAS	OVS, HSG, SCR, URD, TDL
PDS0058	MARY GRASSICK BEHALF OF SOUTH DUBLIN CHAMBER	ENE, INF, SCR, OVS, DMT, TDL, ZON, URD
PDS0059	MARK JOHNSTON	OVS, INF, ENE, SCR, URD, TDL, RET, AAH, ZON
PDS0060	TONY MCGUINNESS ON BEHALF OF QUALITY BUS NETWORK	INF
PDS0061	MICHAEL MCENTEE LUFTHANSA TECHNIK	INF
PDS0062	AIDAN O'REILLY OF MEDRAY IMAGING SYSTEMS	INF
PDS0063	JAMES PHELAN	INF
PDS0064	JOHN SHEEHAN ON BEHALF OF WESTPORT INVESTMENT PROPERTY FUND PLC	INF, ZON
PDS0065	JOHN SHEEHAN ON BEHALF OF WESTPORT INVESTMENT PROPERTY FUND PLC	ZON
PDS0066	SINEAD HARRINGTON OF TALLAGHT CITYWEST EDUCATE TOGETHER ASSOCIATION	SCR
PDS0067	DAVID HUTCHINSON EDGAR	SCR, ENE, HSG, ZON, URD, OVS, INF, LNA
PDS0068	MAURICE BRYAN	ZON, INF, SCR, OVS, LNA
PDS0069	PÁDRAIG MACOITIR OF FRIENDS OF CORKAGH	ZON, HSG, OVS, SCR, LNA, INF, URD, DMT, SPO, AAH
PDS0070	KEVIN FARRELL	LNA, INF, SCR, TDL, HSG, ZON
PDS0071	ROGER GARLAND OF KEEP IRELAND OPEN	LNA, OVS, SCR, ENE, INF, AAH, DMT, SPO
PDS0072	ANNA LEE OF DODDER VALLEY PARTNERSHIP	SCR
PDS0073	MICHAEL MCCOY OF DUBLIN MOUNTAIN CONSERVATION AND ENVIRONMENTAL GROUP	LNA, HSG, SCR
PDS0074	BOB MORRELL OF VODAFONE IRELAND LIMITED	INF
PDS0075	COLM MCGRATH OF ESSENTIAL SERVICES LTD	ZON
PDS0076	ALEXANDER BOYCE	ZON
PDS0077	D.P. CLEARY ON BEHALF OF PATRICK MORAN, JOHN MURPHY, JOSEPH MORAN & PETER CULLEN	ZON
PDS0078	D.P. CLEARY ON BEHALF OF MARIA KEHOE & NORMA SMITH	ZON
PDS0079	EAMONN HUDSON ON BEHALF OF LUCAN GOLF CLUB	ZON
PDS0080	SEÁN HENNESSY	URD, INF, ENE, SCR, OVS
PDS0081	SUSAN CRAVEN	HSG
PDS0082	AMY MULVIHILL OF EDUCATE TOGETHER	SCR
PDS0083	DAVID ROWE ON BEHALF OF SOUTH DUBLIN ASSOCIATION OF AN TAISCE	ZON, URD, HSG, DMT, INF, RET, LNA, AAH, SCR, TDL
PDS0084	RITA KEOGH C/O BRITTAS & DISTRICT ASSOC	HSG, SCR, AAH, INF, TDL
PDS0085	STEPHANIE DILLON ON BEHALF OF ALDI STORES	RET
PDS0086	STEPHANIE DILLON ON BEHALF OF MICHAEL CLARKE & EXTENDED CLARKE FAMILY	ZON, HSG
PDS0087	CIARA KELLETT ON BEHALF OF FÁILTE IRELAND AND DUBLIN TOURISM	SCR
PDS0088	JULIE COSTELLO ON BEHALF OF CLARINABBEY LTD	TDL, OVS, ZON, INF
PDS0089	TRAOLACH O'SULLIVAN ON BEHALF OF MYLES BALFE	ZON
PDS0090	BRIAN MEEHAN ON BEHALF OF LIDL	RET, ZON
PDS0091	ANN MULCRONE ON BEHALF OF DIETACARRON	OVS
PDS0092	ANN MULCRONE ON BEHALF OF HALLIAN LTD	TDL, OVS, RET

PDS0093	BRIAN CONNOLLY ON BEHALF OF J FALLON	ZON
PDS0094	ANN MURPHY C/O NEWCASTLE - LYONS & DEISTRIC RESIDENTS ASSOCIATION	ZON
PDS0095	MICHAEL POWER OF MJ FLOOD INTERIOR CONTRACTING	INF
PDS0096	EDDIE WINDERS ON BEHALF OF WALLS TO WORK STATIONS	INF
PDS0097	RICHARD T WALSH ON BEHALF OF RAYMOND BOUCHERON PRODUCTS	INF
PDS0098	DAVID KING C/O RAILWAY PROCUREMENT AGENCY	INF, OVS
PDS0099	JOHN KEHOE	ZON, HSG, OVS, ENE
PDS0100	DAVID KENNEDY C/O SOUTH DUBLIN COUNTY TOURISM	INF, ENE, SCR
PDS0101	CIARÁN DEBÚRCA OF QUALITY BUS NETWORK OFFICE	INF
PDS0102	JIM O'CONNOR	OVS, URD, DMT, TDL, HSG
PDS0103	MENOLLY DEVELOPMENTS,	ZON
PDS0104	MENOLLY DEVELOPMENTS,	ZON
PDS0105	JOHN MAGUIRE OF INDEPENDENT CONCRETE CONTROL MANAGEMENT LTD	ZON
PDS0106	IVAN SMYTH OF TOOMEY AUDIO VISUAL UNIT	INF
PDS0107	ALEXIS FITZGERALD ON BEHALF OF MRS L DOYLE	ZON
PDS0108	TOM PHILLIPS & ASSOCIATES ON BEHALF OF WELLINGTON GENERAL PARTNERS	SCR, ZON
PDS0109	JOHN SHEEHAN ON BEHALF OF MR G BYRNE	ZON, TDL
PDS0110	EMER O'SULLIVAN OF O'MAHONY PIKE ARCHITECTS	OVS, ZON
PDS0111	BRENDAN BYRNE ,	SCR, URD, OVS, HSG, ZON, TDL
PDS0112	JOHN SPAIN ON BEHALF OF GREEN PROPERTY LTD	ZON
PDS0113	FRANK REYNOLDS & EUGENE BERMINGHAM ,	ZON
PDS0114	EAMONN KELLY ON BEHALF OF LAMEBERTON PROPERTIES LTD	ZON, ENE, OVS, INF, TDL
PDS0115	LOUISE TREACY ON BEHALF OF DASNOC LTD	ENE, ZON, INF
PDS0116	VERA BLAKE ON BEHALF OF TENBURY LTD	ZON, TDL, OVS
PDS0117	OLIVIER GILLES ON BEHALF OF EIRCOM	ZON, ENE
PDS0118	VERA BLAKE ON BEHALF OF TENBURY LTD	ZON, TDL
PDS0119	VERA BLAKE ON BEHALF ON TENBURY DEVELOPMENTS	ZON, TDL, OVS
PDS0120	HENNIE KALLMEYER ON BEHALF OF J HARRIS ASSEMBLERS	ZON
PDS0121	HENNIE KALLMEYER ON BEHALF OF JOHN RONAN & SONS	INF
PDS0122	HENNIE KALLMEYER ON BEHALF OF JOHN RONAN & SONS	ZON
PDS0123	HENNIE KALLMEYER ON BEHALF OF J.H REAL ESTATE	ZON
PDS0124	CON MCCARTHY	ZON
PDS0125	RICHARD HAMILTON ON BEHALF OF MR EDWARD FOX	SPO
PDS0126	JOHN SPAIN ASSOCIATES ON BEHALF OF THE COOKSTOWN DEVELOPMENT PARTNERSHIP	ZON, URD
PDS0127	MARCUS GILHAWLEY ON BEHALF OF SIAC CONSTRUCTION CLONDALKIN LTD	URD, HSG, ZON

PDS0128	MARCUS GILHAWLEY ON BEHALF OF SIAC CONSTRUCTION LTD	ENE, ZON, INF
PDS0129	DARRAN QUAILE ON BEHALF OF ANTHONY NEVILLE	ZON, SCR
PDS0130	DARRAN QUAILE ON BEHALF OF BARKHILL LTD	TDL
PDS0131	DARRAN QUAILE ON BEHALF OF CLONDALKIN COMMERCIAL PARK	OVS, SPO, INF, LNA
PDS0132	DARRAN QUAILE ON BEHALF OF COLM NEVILLE	ZON, INF
PDS0133	DARRAN QUAILE ON BEHALF OF A CAFFERKEY DEVELOPMENTS LTD	ZON, INF
PDS0134	MARK WOODS C/O SILVERACRE RESIDENTS ASSOCIATION	AAH, SCR, INF
PDS0135	DARRAN QUAILE ON BEHALF OF KEVIN MCNULTY	ZON
PDS0136	DAVID SMITH ON BEHALF DUBLIN CITY SERVICES SPORTS & SOCIAL CLUB	ZON
PDS0137	DARRAN QUAILE ON BEHALF OF CLONDALKIN COMMERCIAL PARK	
PDS0138	DARRAN QUAILE ON BEHALF OF CONCAST HOLDINGS LTD	ZON
PDS0139	JOHN POWER	OVS, INF, ENE, TDL, AAH, LNA
PDS0140	HELENA GAVIN ON BEHALF OF ALCHEMY PROPERTIES	ZON
PDS0141	LOUISE TREACY ON BEHALF OF DASNOG LTD	ENE
PDS0142	DARRAN QUAILE ON BEHALF OF HSS DEVELOPMENTS	ZON, HSG
PDS0143	DARRAN QUAILE ON BEHALF OF HSS DEVELOPMENTS	ZON
PDS0144	DARRAN QUAILE ON BEHALF OF HSS DEVELOPMENTS	ZON
PDS0145	DARRAN QUAILE ON BEHALF OF HSS DEVELOPMENTS	ZON
PDS0146	JULIE COSTELLO ON BEHALF STOREFORD LIMITED	URD, OVS
PDS0147	JOHN O'LEARY ON BEHALF OF BCM RESIDENTS	TDL, OVS, HSG, LNA, SCR, INF, ZON, ENE
PDS0148	DARRAGH MCGONIGLE ON BEHALF OF TESCO IRELAND LTD	RET, ZON, INF
PDS0149	MICHELLE NESTOR ON BEHALF OF MOUNTBROOK GROUP	HSG, AAH
PDS0150	LEONA QUIGLEY ON BEHALF OF TREASURY HOLDINGS	RET, INF
PDS0151	STEPHANIE DILLON ON BEHALF OF PRECINCT DEVELOPMENTS	ZON
PDS0152	JOHN KEHOE ON BEHALF OF O'FLYNN CONSTRUCTION AND TUDOR HOMES	ZON, HSG, OVS, ENE
PDS0153	ANN MULCRONE ON BEHALF OF HALLIAN LTD	TDL, OVS, RET
PDS0154	ANN MULCRONE ON BEHALF DIETCARRON LTD	OVS
PDS0155	TARA DE BUITLÁ@AR	TDL, OVS, SCR, AAH, LNA, INF, HSG
PDS0156	CLLR DOROTHY CORRIGAN	LNA, ZON
PDS0157	TRACY ARMSTRONG ON BEHALF OF CITYWEST LTD	OVS
PDS0158	CLLR DOROTHY CORRIGAN	SCR, HSG
PDS0159	ANN MURPHY FOR NEWCASTLE-LYONS DISTRICT RESIDENTS ASSOCIATION	ZON, OVS
PDS0160	LOUIS WILDENBOER ON BEHALF OF COOKSTOWN PARTNERSHIP	ZON

PDS0161	JOHN POWER FOR CONCERED RESIDENTS OF THE GRANGE	LNA, TDL, INF
PDS0162	PATRICK CONNEFF FOR DODDER ANGLERS ASSOCIATION	SCR, LNA, INF
PDS0163	DARRAN QUAILE ON BEHALF OF CONSERVATION LTD	ZON
PDS0164	DARRAN QUAILE ON BEHALF OF WESTON LTD	INF
PDS0165	DARRAN QUAILE ON BEHALF OF HSS DEVELOPMENTS	ZON
PDS0166	JOHN EGAN FOR BEWLEY RESIDENTS ASSOCIATION	DMT
PDS0167	EILIS MURRAY	ENE, OVS, HSG, INF, SCR, LNA
PDS0168	OLIVER MCKIERNAN	ZON
PDS0169	SENATOR FRANCES FITZGERALD	INF, SCR, HSG
PDS0170	MARGARET BUTTLE	INF
PDS0171	JUSTIN BYRNE	OVS, ZON, INF, HSG, SCR, DMT, URD, LNA, ENE
PDS0172	MARGUERITE OSBORNE OF SOUTH DUBLIN COUNTY TOURISM	
PDS0173	LIZ HAYES	DMT, INF, OVS, ENE, AAH, HSG, SCR, TDL, URD, LNA
PDS0174	ANGELA O'DONOGHUE ON BEHALF OF BALLYBODEN, WILLBROOK AND RATHFARNHAM RES ASSOCS	OVS, URD, AAH, HSG, LNA, TDL, SCR
PDS0175	DARREN QUAILE ON BEHALF OF HSS DEVELOPMENTS	ZON
PDS0176	MARIAN TANNAM OF ST DOMINICS HOUSING ASSOC	HSG
PDS0177	KIERAN BRADY	ZON
PDS0178	CONOR O'DONOVAN ON BEHALF OF DUBLIN TRANSPORTATION OFFICE	OVS, ENE, RET, INF
PDS0179	ANGELA O'DONOGHUE	SCR, TDL
PDS0180	LOUISE PURCELL	OVS
PDS0181	TOM DOWLING	SCR, HSG, INF, AAH
PDS0182	CLLR DEREK KEATING	LNA, SCR, ZON, INF, DMT
PDS0183	MICHELLE NESTOR ON BEHALF OF MOUNTBROOK GROUP	ZON, HSG
PDS0184	JOHN SMYTH ON BEHALF OF THE BUTLER FAMILY	ZON
PDS0185	TARA DE BUITLÉAR ON BEHALF OF PINEVIEW CHURCH GROVE ENVIRONMENTAL GROUP	LNA, TDL, SCR, INF
PDS0186	TARA DE BUITLÉAR ON BEHALF OF OLD BAWN RESIDENTS ASSOCIATION	SCR, LNA, AAH, TDL, INF, OVS, HSG, SEA
PDS0187	ROGER GARLAND ON BEHALF OF KEEP IRELAND OPEN	SCR
PDS0188	JOHN MURPHY ON BEHALF OF AIRSCAPE LTD	ZON, SPO
PDS0189	JOHN GANNON ON BEHALF OF CLARINABBEY LTD	ZON, DMT, URD
PDS0190	R MOCKLER & L CULLEN	ZON
PDS0191	R MOCKLER	ZON
PDS0192	JIM DALY M.C.C	INF
PDS0193	JIM DALY M.C.C	INF
PDS0194	JOHN DOWNEY KSA ON BEHALF OF NICOLA MELLON	ZON, AAH, SCR
PDS0195	JOHN DOWNEY KSA ON BEHALF OF ABBEYROCK TECHNOLOGIES	ZON, ENE
PDS0196	DENIS & SINEAD CASEY	ZON
PDS0197	JONG KIM ON BEHALF OF MR MOSSY LAWLOR	ZON

PDS0198	JONG KIM ON BEHALF M BENNETT	ZON
PDS0199	JONG KIM ON BEHALF OF MR NOEL LEE	ZON
PDS0200	JONG KIM ON BEHALF OF MR J DIGGINS	ZON
PDS0201	JOHN SPAIN ON BEHALF OF SEAN MCELVANEY	ZON
PDS0202	JOHN SPAIN ON BEHALF OF TREASURY HOLDINGS	INF
PDS0203	JOHN SPAIN ASSOCIATES ON BEHALF OF PEAMOUNT	SCR, AAH, INF
PDS0204	O'MAHONY PIKE ARCHITECT	ZON
PDS0205	GRETТА HANNIGAN OF EASTERN REGIONAL FISHERIES BOARD	SEA, LNA, INF
PDS0206	GARRETT ROBINSON FOR SIAC COMMERCIAL DEVELOPMENT	ZON, INF, AAH
PDS0207	GARRETT ROBINSON FOR SIAC COMMERCIAL DEVELOPMENT	INF, ZON, AAH
PDS0208	WILLIAM LAVELLE	DMT, SCR, URD, ENE, INF, ZON, TDL, LNA, AAH, HSG
PDS0209	OLIVIER GILLES DURAND ON BEHALF OF EIRCOM	ZON, ENE
PDS0210	CON MCCARTHY	ZON
PDS0211	PAUL TURLEY ON BEHALF OF SEAN MCELVANEY	INF, ZON
PDS0212	MICHAEL O'GRADY	ZON
PDS0213	DR. JEAN MCCARTHY	ZON
PDS0214	JUDITH NEWMAN	SCR
PDS0215	HILL AGENCIES LTD ART AND CRAFT MATERIALS	INF
PDS0216	PAPER ASSIST	INF
PDS0217	FUTURA DESIGN PRODUCT DEVELOPMENT SERVICES	INF
PDS0218	TERESA FALLON, MANAGER NETWORK INVESTMENT NORTH ESB NETWORKS	INF
PDS0219	CHIEF SUPERINTENDENT B CORCORAN FOR AN GARDA SIOCHANA	OVS
PDS0220	DAVID TUOHY FOR DEPARTMENT OF ENVIRONMENT HERITAGE & LOCAL GOVERNMENT	
SCOPE001	MICHAEL OWENS OF OFFICE OF THE ENVIRONMENTAL ASSESSMENT EPA	
SCOPE002	DAVID TUOHY FOR DEPARTMENT OF ENVIRONMENT HERITAGE & LOCAL GOVERNMENT	

Detailed Description of Category Codes

Topic	Category Code
Overall Strategy	OVS
Enterprise & Employment	ENE
Housing	HSG
Social Inclusion, Community Facilities & Recreation	SCR
Town, District and Local Centres	TDL
Retail	RET
Infrastructure	INF
Archaeological & Architectural Heritage	AAH
Landscape, Natural Heritage & Amenities	LNA
Land Use Zoning	ZON
Urban Design	URD
Development Management	DMT
Specific Objectives & Specific Local Objectives	SPC
Strategic Environmental Assessment	SEA

Appendix D

Breakdown of Main Views / Concerns Raised In Pre-Draft Written Submissions

Breakdown of Main Views / Concerns Raised In Pre-Draft Written Submissions

TOPICS	NUMBER OF TIMES THE TOPIC WAS RAISED
1 ARCHAEOLOGICAL AND ARCHITECTURAL HERITAGE	
1.1 ACAS	6
1.2 ARCHITECTURAL HERITAGE	2
1.3 AREAS OF ARCHAEOLOGICAL POTENTIAL	1
1.4 CONSERVATION OF BUILDINGS, STRUCTURES AND SITES	55
1.5 FEATURES OF INTEREST	1
1.6 HISTORICAL AND ARCHAEOLOGICAL SITES AND FEATURES	2
1.7 PROPOSED SLO	1
1.8 PROTECTION OF ARCHAEOLOGICAL HERITAGE	4
1.9 RETENTION OF OLDER BUILDINGS	1
1.1 STRATEGY	2
TOTAL	75
2 DEVELOPMENT MANAGEMENT	
2.1 GENERAL	6
2.2 120 METRE CONTOUR	1
2.3 OFF LICENSES	2
2.4 PLANNING ENFORCEMENT	5
2.5 STANDARDS	13
TOTAL	27
3 ENTERPRISE AND EMPLOYMENT	
3.1 GENERAL	6
3.2 AGRICULTURE	3
3.3 AIRPORT DEVELOPMENT	5
3.4 BUSINESS PARK	11
3.5 EMPLOYMENT AND PUBLIC TRANSPORT	1
3.6 EXTRACTIVE INDUSTRY	5
3.7 INDUSTRIAL ESTATES	2
3.8 LANDS FOR ENTERPRISE AND EMPLOMENT	15
3.9 PROMOTE IMAGE/IDENTITY OF THE COUNTY	1
3.1 PROMOTION OF THE DEVELOPMENT OF INDUSTRIES AND EMPLOYMENT	5
3.11 RATES	1
TOTAL	55
4 HOUSING	
4.1 APARTMENTS	11
4.2 ENERGY EFFICIENT HOUSING	2
4.3 HOMELESSNESS	4
4.4 HOUSING FOR ELDERLY	10
4.5 IDENTITY AND FACILITIES	1
4.6 MANAGEMENT COMPANIES	1

4.7	MIX OF HOUSING, DEMAND , OCCUPANCY AND PROVISION	17
4.8	NEED FOR HOUSING	3
4.9	RURAL HOUSING	10
4.1	SOCIAL AND AFFORDABLE HOUSING	13
4.11	STUDENT ACCOMMODATION	1
4.12	TAKING IN CHARGE	2
4.13	TAX INCENTIVES	1
4.14	TRAVELLER ACCOMMODATION	2
	TOTAL	78
	 5 INFRASTRUCTURE	
5.1	GENERAL	1
5.2	ENERGY	22
5.3	ENERGY AND TELECOMMUNICATIONS	6
5.4	ENVIRONMENTAL SERVICES	5
5.5	ENVIRONMENTAL SERVICES - AIR QUALITY	1
5.6	ENVIRONMENTAL SERVICES - FIRE STATIONS	1
5.7	ENVIRONMENTAL SERVICES - NOISE, AIR & LIGHT POLLUTION	8
5.8	ENVIRONMENTAL SERVICES - WASTE MANAGEMENT	20
5.9	TELECOMMUNICATIONS	14
5.1	TELECOMMUNICATIONS	2
5.11	TRANSPORTATION	27
5.12	TRANSPORTATION - AERODROMES	15
5.13	TRANSPORTATION - AERODROMES	3
5.14	TRANSPORTATION - CAR PARKING	5
5.15	TRANSPORTATION - CROSS COUNTY ACCESSIBILITY	1
5.16	TRANSPORTATION - HGVS	4
5.17	TRANSPORTATION - LINK ROAD	11
5.18	TRANSPORTATION - MAINTENANCE	5
5.19	TRANSPORTATION - MOBILITY MANAGMENT	2
5.2	TRANSPORTATION - PUBLIC TRANSPORT, CYCLING & WALKING	70
5.21	TRANSPORTATION - TRAFFIC MANAGEMENT	1
5.22	TRANSPORTATION- ROADS OBJECTIVES	28
5.23	WASTE MANAGEMENT	1
5.24	WATER SUPPLY AND DRAINAGE	8
	TOTAL	261
	 6 LAND USE ZONING AND LOCAL ZONING OBJECTIVES	
6.1	GENERAL	1
6.2	LOCAL ZONING OBJECTIVES	17
6.3	NO FURTHER REZONING	12
6.4	REQEUST NEW ZONING OBJECTIVE	5
6.5	REQUEST FOR DE-ZONING LAND	2
6.6	ZONING	12
6.7	ZONING MATRIX	15
6.8	ZONING REQUESTS	92
	TOTAL	156
	 7 LANDSCAPE, NATURAL HERITAGE AND AMENITIES	

7.1	LANDSCAPE CHARACTER ASSESSMENTS	1
7.2	POLICY- AMENITIES	16
7.3	POLICY- LANDSCAPE	2
7.4	POLICY- NATURAL HERITAGE	29
7.5	STRATEGY	11
7.6	TREES AND WOODLANDS	1
	TOTAL	60
	8 OVERALL STRATEGY	
8.1	CONSOLIDATION	17
8.2	FORM AND CONTENT OF PLANS	1
8.3	NATIONAL CONTEXT	9
8.4	POLICY	2
8.5	PUBLIC CONSULTATION	17
8.6	STRATEGY	37
8.7	ZONING	7
	TOTAL	90
	9 RETAILING	
9.1	DISCOUNT FOOD STORES	6
9.2	RETAIL HIERARCHY	6
9.3	RETAIL STRATEGY	8
9.4	ZONING MATRIX	2
9.5	ZONING REQUEST	1
	TOTAL	23
	10 SOCIAL INCLUSION, COMMUNITY FACILITIES AND RECREATION	
10.1	COMMUNITY FACILITIES- SCHOOLS	28
10.2	COMMUNITY FACILITIES	10
10.3	COMMUNITY FACILITIES- CHILDCARE	2
10.4	COMMUNITY FACILITIES- COMMUNITY CENTRES	2
10.5	COMMUNITY FACILITIES- CULTURAL	5
10.6	COMMUNITY FACILITIES- HEALTH	4
10.7	COMMUNITY FACILITIES- SAFETY	2
10.8	COMMUNITY FACILITIES-LIBRARIES	1
10.9	COMMUNITY INTERESTS	2
10.1	DUBLIN MOUNTAINS	2
10.11	FACILITIES FOR AGING POPULATION	1
10.12	INSTITUTIONAL LANDS FOR DEVELOPMENT	1
10.13	LINKING DEVELOPMENT AND INFRASTRUCTURE	11
10.14	MANAGEMENT OF OPEN SPACE - POLICY SCR24	1
10.15	OPEN SPACE	15
10.16	OPEN SPACE ZONING	1
10.17	PARKS	3
10.18	PEDESTRIAN/WALK WAYS	3
10.19	PLACES OF WORSHIP	3
10.2	PLAYGROUNDS	5
10.21	RECREATIONAL FACILITIES	14
10.22	RIGHTS OF WAY	8
10.23	SOCIAL INCLUSION	5
10.24	TOURISM	17
10.25	TRAVELLING COMMUNITY	1
	TOTAL	147

11	SPECIFIC OBJECTIVES	
11.1	ACHIEVING SLOS	1
11.2	AMEND SLO 113	1
11.3	AMEND SPECIFIC OBJECTIVE	1
11.4	OMIT SLO	1
11.5	OMIT SLO 29	1
11.6	RETAIN SLO	1
11.7	STATUS OF SLO	1
	TOTAL	7
12	STRATEGIC ENVIRONMENTAL ASSESSMENT	
12.1	GENERAL	1
12.2	COMMUNICATION	1
12.3	POTENTIAL IMPACTS	2
	TOTAL	4
13	TOWN, DISTRICT AND LOCAL CENTRES	
13.1	BALLYBODEN	2
13.2	BRITTAS	2
13.3	CLONDALKIN TOWN CENTRE	3
13.4	DISTRICT CENTRES	1
13.5	IMPROVEMENTS TO TOWNS	2
13.6	LIFFEY VALLEY LOCAL AREA PLAN	2
13.7	NEW TOWN CENTRES	2
13.8	NEWCASTLE	6
13.9	PALMERSTOWN	2
13.1	PROMOTION OF TOWNS	1
13.11	RATHCOOLE	1
13.12	SAFETY	1
13.13	TALLAGHT LOCAL AREA PLAN	2
13.14	TALLAGHT TOWN CENTRE	18
13.15	TEMPLEOGUE	1
13.16	TOWN BOUNDARIES	1
13.17	VILLAGE DESIGN STATEMENTS	2
	TOTAL	49
14	URBAN DESIGN	
14.1	GENERAL	3
14.2	DEVELOPMENT DESIGN	8
14.3	DEVELOPMENT DESIGN - CENTRES	2
14.4	DEVELOPMENT DESIGN - DWELLING MIX	1
14.5	DEVELOPMENT DESIGN - HEIGHT	3
14.6	DEVELOPMENT DESIGN - TRANSITIONS	11
14.7	MASTERPLAN FOR BALLYOWEN CASTLE	1
14.8	MASTERPLAN FOR SUPERQUINN ON NEWCASTLE RD	1
14.9	RESIDENTIAL DENSITY	8
	TOTAL	38
	TOTAL	1070

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1 Archaeological and Architectural Heritage

1.1 Architectural Conservation Areas

1. Under paragraph 8.3.5.iii Propose that the following area to be designated as an 'Architectural Conservation Area' due to the extension range of mill structures and related features: the townlands of Corkagh, Corkagh Demesne and Fairview. (PDS0069)
2. Upper and Lower Whitechurch Road should be adopted as an Architectural Conservation Area. (PDS0134)
3. There is little point in creating a conservation area if it is not fully established and maximised in terms of potential to generate revenue and to contribute to a sense of identity and pride in the County Town. (PDS0155)
4. The Tallaght Village conservation area should be extended to take in both sides of the impacted streets- boundaries guided by the natural streetscape. Extend the conservation area to include both sides of the Old Greenhills Road and Old Blessington Road. (PDS0155)
5. The Boundary of the Architectural Conservation Area in Tallaght should be extended to take in both sides of the streets (Old Greenhills Road and Old Blessington Road) (PDS0186)
6. Architectural Conservation Areas boundaries should be reviewed and possibly new ACAs established. (PDS0174)

1.2 Architectural Heritage

1. It is felt that all vernacular dwellings and their associated features, e.g., outbuildings, walls, etc., across the administrative area of South Dublin should be deemed worthy for inclusion on the list of protected structures. Under heading 8.1.3 Architectural Heritage in the existing County Development Plan 2004-2010 and in particular 8.1.3.V., which refers to vernacular dwellings in passing, we would like to amend the following wording 'The Council will seek to retain such buildings where feasible' to 'The Council will seek to retain such buildings as a matter of great importance'. (PDS0069)
2. Adopt an SLO to fund and deliver heritage village status for Tallaght, Saggart, Rathfarnham and Clondalkin Village (PDS0155)

1.3 Areas of Archaeological Potential

1. Under paragraph 8.3.3.iii Propose that the following area to be designated as an 'Archaeological Landscape' due to the profusion of archaeological/industrial archaeological features, many of which are recognised as Recorded Monuments: the Dublin/Wicklow Mountains, Dublin Foothills and their hinterland, including the wider surroundings of Athgoe, Rathcoole, Saggart, Newcastle, Brittas etc., that fall within the jurisdiction of South Dublin County Council. (PDS0069)

1.4 Conservation of buildings, structures and sites

1. The house and lands at Somerton, Lucan, should be taken off the Protected Structure list. (PDS0043)
2. Survey and review protected structures and recorded monuments, grade these based on importance. Favourably consider sensitively designed conversions/extensions to protected structure. Energy performance not to be used as a reason to justify demolition of older buildings. Consider buildings of the 19th century including modern structures of exceptional quality. (PDS0083)
3. Mass centre/ Community Hall building in Brittas to be placed on the Record of Protected Structures (PDS0084)
4. Under paragraph 8.3.4.iii propose the following paragraph to be added: where a protected structure or proposed protected structure is the subject of a planning application no part or feature of the structure as described in paragraph 8.3.4.iii shall

- be altered, removed or otherwise interfered with until the full planning process is complete. The full powers of the Planning Enforcement Unit shall be brought to bear on any offender found contravening this policy (PDS0069)
5. Under item 187 add in mill and mill race, located just east of the mill pond should be included in the updated Record of Protected Structures (PDS0069)
 6. From the 1998 Development Plan listing the item no. 123, Secular Well in Corkagh Demesne was not put into the 2040-2010 listing. It is called the Sruleen Well and Sruleen Church is named after it, this should be included in the updated RPS (PDS0069)
 7. Neilstown Lodge, Clondalkin (RPS Map Ref. No. 113) – Propose it to be further amended: 'Timber lancet windows set within flanking screen walls of entrance gateway to former Gate Lodge and attendant single storey Former Gate Lodge. Neilstown Lodge, Neilstown, Clondalkin.' (PDS0069)
 8. The monastery ruins of Annamount (Ann Mount), Glassamucky, Glenasmole. The O'Riordan's Cottage, beside Annamount (Ann Mount), Glassamucky, Glenasmole. (PDS0069)
 9. Dollymount/Mountpelier House or Carthy's Castle, Mountpelier be added to RPS (PDS0069)
 10. Present day Mountpelier House, Piperstown Road, Bohernabreena be added to RPS (PDS0069)
 11. Request that Boundary walls of Belgard Deer Park, Ballinascorney/Tallaght Hill be added to PRS (PDS0069)
 12. request that Remains of the former ice production and storage hollows (walled with cut stone), located on Piperstown Hill and on Tallaght Hill be added to RPS (PDS0069)
 13. Request that Waterstown House and outbuildings, Waterstown Park, Palmerstown be added to RPS (PDS0069)
 14. request that Bohernabreena House and outbuildings, Bohernabreena be added to RPS (PDS0069)
 15. Request that 245 Templeogue Road, this is a 1930s Art Deco house, two storeys with partially curved façade. It is a rare, if not unique, example of the period style in South Dublin. It also has interesting historic association with a German spy from the Second World War – see 'All Roads Lead to Tallaght' by Paddy Healy be added to the RPS (PDS0069)
 16. Request that Riverside Cottages, off Templeogue Road be added to the RPS (PDS0069)
 17. Request that 244, 246, 248, 250, 252 and 254 Templeogue Road – single storey granite and red brick cottages be added to the RPS (PDS0069)
 18. Request that Ashfield College computer centre (?), Templeogue Road, former farm house at right angles to road, two storeys, multiple bays be added to the RPS (PDS0069)
 19. Request that Knocklyon Road, row of cottages backing onto Coolamber Park and opposite turn for Ashton etc be added to the RPS (PDS0069)
 20. Request that Firhouse Road, 1-8 Killinenny Cottages, plus the much older cottage in the garden of the end cottage be added to the RPS (PDS0069)
 21. Request that Firhouse Road, 2 granite-faced cottages situated between Firhouse Community College and the turn for Ballycullen Drive be added to the RPS. (PDS0069)
 22. Request that Firhouse Road, remaining gatepier of former Killinenny House in front garden of current Killinenny House (referred to in 'The New Neighbourhood of Dublin' by Hone, Craig and Fewer, 2002) be added to the RPS. (PDS0069)

23. Request that Old Bawn Road, granite and brick-faced cottages besides turning for St. Maelruan's Park be added to the RPS. (PDS0069)
24. Request that Oldcourt Road, 1- 24 Oldcourt Cottages be added to the RPS (PDS0069)
25. Request that Oldcourt Road, 2 granite and brick-faced cottages opposite the turning for Oldcourt Cottages be added to the RPS. (PDS0069)
26. Request that Greenhills Road, 'Foxhill Cottage', beside Smith's Builders' Providers. Carefully maintained in a traditional manner complete with cottage garden. Details of this building can be seen in the planning application Ref. SD04B/0065, showing the thick cottage walls and traditional layout. A building can be seen marked in this location on the OSI maps of the 1830s but it could be even older than that be added to the RPS. (PDS0069)
27. Request that Belgard Cottage, Belgard Road, two storey house. This was once a dwelling associated with the Belgard Castle estate be added to the RPS. (PDS0069)
28. Request that Bohernabreena Road, 1-12 Bohernabreena Cottages be added to the RPS (PDS0069)
29. Request that Kiltipper Road, 'Tilia', cottage be added to the RPS. (PDS0069)
30. Request that Kiltipper Road, 'Marfield' National Inventory of Architectural Heritage (NIAH) Ref. No. 11220004 be added to the RPS (PDS0069)
31. Request that Kiltipper Road, 'Bellevue', cottage and range of old farm buildings, formerly described as Hayden's cottage on older maps as the world-renowned composer was reputed to have stayed there be added to the RPS. (PDS0069)
32. Request that Springfield (?), farmhouse beside the Parks Horticultural Depot at Kishogue be added to the RPS (PDS0069)
33. Request that a short way up the road from the above item, heading north-east, is an unusual two storey cottage, possibly a former railway worker's cottage be added to the RPS. (PDS0069)
34. Request that Raheen House, Old Nangor Road, Clondalkin, fine two storey farmhouse still with its old stone outbuildings and retaining a rural setting because of the open space beyond its boundary be added to the RPS. (PDS0069)
35. Request that Cappaghmore House, just north of Cappaghmore Estate on the Ninth Lock Road, Clondalkin, a fine old house with a distinguished history of owners, including Redmond Gallagher of Urney Chocolates, formerly on the Belgard Road be added to the RPS. (PDS0069)
36. Further investigation should be carried out to identify other structures that should be protected and include them in the Record of Protected Structures in the new County Development Plan 2010-2016. (PDS0069)
37. Particular concern for the very old cottages to be found in Glenasmole. Many of them date to the early 1800s when the land was part of the Cobbe estate. A series of cottages was built to improve accommodation for the tenants. These are all the four bay cottages usually with a little porch attached. Other cottages are much older and were probably the previous dwelling to the Cobbe cottage in many cases (PDS0069)
38. Of special concern is the clachan settlement pattern. It is still extant in several locations in the valley and was clearly identified in the National Inventory of Architectural Heritage report. However, out of the total of eight cottages mentioned as being part of three different clachans only one cottage was proposed for the Record of Protected Structures, item no. 401, NIAH Reg. 11225006 There needs to be the whole group of each clachan protected to conserve the settlement properly (PDS0069)
39. Recommend that these items in Glassmucky be added to RPS NIAH Reg. No. 11220015 (former Farmers' Union meeting place) NIAH Reg. No. 11220016 NIAH Reg. No. 11220018 NIAH Reg. No. 11220019 (PDS0069)

40. Recommended that these items in Glassavullaun be added to RPS NIAH Reg. No. 11225006 (RPS 401) NIAH Reg. No. 11225007 ([PDS0069](#))
41. Recommended that these items in Cunard be added to RPS NIAH Reg. No.11225002 NIAH Reg. No.11225003 NIAH Reg. No. 11225004 ([PDS0069](#))
42. Recommended that these Other Cottages/rural dwellings be added to RPS NIAH Reg. No. 11220006 NIAH Reg. No. 11220010 NIAH Reg. No. 11220011 NIAH Reg. No. 11220013 Across the road from the above is a substantial ruin of a 2 storey farmhouse complete with tree-lined drive – include this also. Down the hill from here, heading towards Piperstown Road, is a two storey farmhouse in good order - include this also. NIAH Reg. No. 11225009 NIAH Reg. No. 11219002 NIAH Reg. No. 11219001 NIAH Reg. No. 11220009 NIAH Reg. No. 11225014 NIAH Reg. No. 11225015 (also include original cottage close by.) ([PDS0069](#))
43. Conservation of heritage items should form a stronger element of development. ([PDS0139](#))
44. Protect Dodsboro Grotto ([PDS0208](#))
45. Enough flexibility is needed to ensure Protected Structures are not left to deteriorate. ([PDS0059](#))
46. Review the appropriateness of the inclusion of the protected structures on the Peamount site on the RPS ([PDS0203](#))
47. Protected Structures must be allowed to be reused in an acceptable manner. ([PDS0149](#))
48. Lucan Bridge, Hills Chimney, Weir View and King John's Bridge should be recognised and maintained. ([PDS0181](#))
49. More active approach should be taken by Council to protect heritage buildings in short-term while awaiting roll out of long-term plan. ([PDS0173](#))
50. The Council should maintain protected structures within its ownership. ([PDS0173](#))
51. Record of Protected Structures should be updated taking account of horticultural and botanical interests. ([PDS0174](#))
52. Any future development should take on board the sensitive sites of Willbrook House, Silveracre, Glendoher Park, Moyville Lawn, Whitechurch Road and Ballyboden Arboretum. ([PDS0174](#))
53. Development should take on board the sensitivity of the sties at Bolton Hall, Edmonstown Mill and Newbrook House. ([PDS0174](#))
54. Masterplan's should be prepared for both the Hellfire Club and Rathfarnham Castle. ([PDS0174](#))
55. There are significant bridges within the County that require repair and protection, in particular bridges over the Owendoher. ([PDS0174](#))

1.5 Features of interest

1. We welcome the inclusion of the policy 8.3.6. Policy AA 6: Features of Interest in to the County Development Plan. ([PDS0069](#))

1.6 Historical and Archaeological Sites and Features

1. Survey all historical and archaeological sites and protect them. Construct a small motte on artificial grounds (a bretasche) in the grounds of Brittas Community ([PDS0084](#))
2. Under 8.3.2.i Propose the following rewording: 'It is the policy of the council to secure the preservation (i.e. preservation in-situ or, as a last resort, preservation by record) of all sites and features of historical and archaeological interest. ([PDS0069](#))

1.7 Proposed SLO

1. SLO suggested to facilitate the sensitive development of the lands adjoining Marlay Grange House. ([PDS0194](#))

1.8 Protection of Archaeological Heritage

1. The site of the archaeological finds of a medieval graveyard, discovered a few years ago in Corkagh Park, is not listed. Please add this. (PDS0069)
2. 3.1 – Protection of Archaeological Heritage - suggest adding: including those in private ownership. (PDS0071)
3. That the Record of Monuments and Places be amended to remove entry 021 021 (PDS0207)
4. Record of Monuments and Places be amended to remove entry 021 021 (PDS0206)

1.9 Retention of older buildings

1. Under paragraph 8.3.7.i propose the following rewording: 'Encourage the rehabilitation, renovation and re-use of existing older buildings as a matter of priority.' (PDS0069)

1.10 Strategy

1. Under 8.2: 'Secure the preservation in-situ and by record of all sites and features of historical and archaeological interest.' Under the fifth bullet point propose the following rewording: 'Protect and conserve historic mile-stones, street furniture, and other significant features as a matter of priority.' Under the sixth bullet point propose the following rewording: 'Encourage the rehabilitation, renovation and re-use of existing older buildings as a matter of priority.' (PDS0069)
2. An SLO to fund and deliver heritage village status for Tallaght, Saggart, Rathfarnham and Clondalkin. (PDS0186)

2 Development Management

2.1 120 Metre Contour

1. Restricting development to below the 120m contour should not be an issue for the provision of medical facilities for Bloomfield Care Centre. (PDS0045)

2.2 Off Licenses

1. Restrict Proliferation of Off Licences. (PDS0037)
2. Controlling the proliferation of off-licenses. (PDS0208)

2.3 Planning enforcement

1. Planning enforcement is not proactive; there is no procedure to ensure conditions attached to planning permissions are implemented. A much stronger statement of planning enforcement is needed. (PDS0083)
2. Enforcement should follow the example set out in the Wicklow and Meath Development Plans. (PDS0071)
3. The Council should ensure that all boundary treatments to new developments are completed. (PDS0208)
4. The Council should ensure that all boundary treatments to new developments are completed. (PDS0166)
5. Revised and proactive policy on planning enforcement with a firm and realistic commitment to its implementation at all levels. This will require completion certification/inspection of all developments. (PDS0034)

2.4 Standards

1. All new buildings be required to conform to highest standards for energy conservation, for all tall buildings an EIS be required for all applications for high buildings, energy balance per occupant be assessed (PDS0083)
2. Apartment sizes and facilities should be reviewed and improved. (PDS0002)
3. Apartment layout and energy efficiency standards should be improved. (PDS0007)

4. Development Management standards for Agricultural Development should reflect the Planning Regulations (9.(l)(a)(x)) (PDS0071)
5. Clear, uniformed signage throughout the County. (PDS0058)
6. Require proposed street naming schemes to be submitted as part of all planning application for multiple unit housing. (PDS0208)
7. Litter proofing of planning applications, including location of litter bins and recycling facilities, eliminating litter traps. (PDS0208)
8. Dwelling standards should be reviewed including sizes, layout, storage, adaptability, quality of design, and means of integration into communities. (PDS0171)
9. Development Management standards should take account of issues relating to external lighting and light pollution, balconies and noise pollution and promotion and requirement of grey water harvesting. (PDS0171)
10. Development Management standards should be clarified and restricted in relation to rear garden development, building lines, infill development, use of existing open space for proposed development and finishes to open space. (PDS0102)
11. Policy to provide adequate boundary treatments including those that ameliorate loud noises. (PDS0182)
12. Requests a review of the Development Management standards governing development in the towns. (PDS0189)
13. Development Management standards should restrict gated communities. (PDS0173)

3 Enterprise and Employment

3.1 Agriculture

1. Agriculture – Suggest renaming this section Rural Land Use (PDS0071)
2. Agricultural Development is restrictive and costly in South Dublin. (PDS0007)
3. Agricultural development is very restrictive in SDCC, much more so than in Kildare (PDS0167)

3.2 Airport Development

1. Support the development of a regional airport at Baldonnell (PDS0100)
2. SDCC must quantify the benefits of having a south side civil airport. People living in this area given the opportunity to decide if they will accept night time flights. Plan must look at proposals for providing local only jobs at this civil airport. The most modern aircrafts be permitted. (PDS0080)
3. SDCC has not yet grappled with the implications that would arise from having civil aviation at Baldonnell- impact- particularly night time- flying on nearby residences, schools, hospitals, care homes, (PDS0080)
4. There could be the potential to develop a second Dublin airport serving a regional market at Casement Aerodrome at Baldonnell. (PDS0058)
5. The new development plan should include clear policy provisions opposing any intensification of commercial airport uses at Weston Aerodrome. (PDS0208)

3.3 Business Park

1. Suitable policies and objectives should be included in the Plan which will promote continued development of Profile Park. (PDS0115)
2. Existing business parks should be recognised as strategic locations for higher value added users and identified as growth sectors and therefore reflect appropriate development densities and plot ratios. (PDS0115)
3. The CDP should facilitate the development of a business park for companies involved in energy generation and energy saving. (PDS0058)
4. Encourage development of office development in Business Parks. (PDS0058)

5. Grange Castle should be developed so that it is integrated better with its environs and so that it can be accessed by members of the public. (PDS0139)
6. Development Plan policy should not hinder employment generating activities within the Profile Park. (PDS0141)
7. The new CDP should have regard to Profile Park's location, mixed use, plot ratio, the Baldonnell Road, image, rezoning and security zone. (PDS0141)
8. Business districts require services such as retail, restaurants, coffee shops, function rooms and meeting/conferencing facilities and hotel accommodation; this should be recognised within the Plan. (PDS0141)
9. Model of Grange Castle should be followed in terms of amenity and employment generation. (PDS0173)
10. Technology Parks should be better integrated and have more than a single use and should ensure that businesses are not incentivised to relocate to them from towns. (PDS0173)
11. Business parks, including Grange Castle, should be developed in a manner that they are accessible by the public. (PDS0173)

3.4 Employment and Public Transport

1. The DTO advocate that large-scale employment-intensive uses should primarily be located in areas served by existing or planned high quality strategic and local transport infrastructure (such as Clonburris or Tallaght Town Centre). (PDS0178)

3.5 Extractive Industry

1. Policies should ensure availability of aggregate supplies. (PDS0001)
2. Land-use should recognise requirements of extractive industry. (PDS0001)
3. Mapping of the county should be carried out to assess resources. (PDS0001)
4. Action Plans should examine need for a quarry. (PDS0001)
5. Conditions attached to planning permissions should reflect realities of the industry. (PDS0001)

3.6 Industrial Estates

1. There should be an objective included in the new County Development Plan that provides for a masterplan to be prepared for the entire Clondalkin Industrial Estate area. (PDS0117)
2. There should be an objective included in the new County Development Plan that provides for a masterplan to be prepared for the entire Clondalkin Industrial Estate area. (PDS0209)

3.7 Lands for Enterprise and Employment

1. Land currently zoned for enterprise and employment does not offer choice in location and lands to investors. (PDS0049)
2. An employment element to development on lands at Hazelhatch Station will enable the town to become more self sufficient (PDS0099)
3. There is limited zoned industrial land available for future development. Existing zoned lands at Greenogue are almost fully developed. (PDS0114)
4. With a significant increase in population projected for the county other land uses such as employment and infrastructure uses should be expanded in parallel to ensure sustainable patterns of economic growth in South Dublin. (PDS0114)
5. There is a need to facilitate employment uses for an additional 9,020 persons by 2011 taking into account the County Plan's projected labour force figures- there is an opportunity now to facilitate employment generation by providing more employment generating lands. (PDS0114)

6. If the objectives of the Newcastle Lyons LAP are achieved this would warrant the provision of additional employment and enterprise opportunities in tandem with housing development. (PDS0114)
7. The least restrictive enterprise and land use approach to zoning of land should be taken and sufficient amount of serviced land should be available within the county at sustainable locations to meet demands from enterprise (PDS0114)
8. Land budget exercise carried out to determine the quantum of industrial zoned lands remaining undeveloped and whether additional industrial zoned lands will be required to cater for employment provision during the next plan period (PDS0114)
9. The plan must acknowledge that business districts and shopping districts rarely overlap in any city and by their nature are spatially separate activities. (PDS0115)
10. South Dublin must encourage enterprise at appropriate locations, which have the opportunity to provide large number of jobs in a high end cluster (PDS0195)
11. Business infrastructure must be able to facilitate growth without undue delay – this entails ensuring that there is sufficient serviceable land available for the next 20 years. Land should also be made available for indigenous firms. (PDS0058)
12. Ensure sufficient land is serviced to facilitate inward investment and local economic development and expansion. (PDS0059)
13. Need to be able to facilitate a wide range of locations within the County for different types of enterprise. (PDS0059)
14. Requests the creation of an environment for enterprise, investment in the village of Rathcoole such as start up business office spaces to the rear of the community centre. (PDS0147)
15. An employment element to development on lands at Hazelhatch Station will enable the town to become more self sufficient (PDS0152)

3.8 Promote image/identity of the County

1. The County needs to develop an identity and raise its profile. (PDS0058)

3.9 Promotion of the development of industries and employment

1. More emphasis on SMEs and local businesses with reduction in rates for younger/local companies (PDS0037)
2. Promote the development of industries and employment related to the research, development and application of green sustainable technologies, (PDS0067)
3. Enterprise and Employment Sectors within the County that have growth potential should be investigated and encouraged. (PDS0058)
4. Promotion of a good quality working environment. (PDS0059)
5. The Council should facilitate the provision of small indigenous industries in the county to reduce reliance on large multi-nationals (PDS0171)

3.10 Rates

1. The rates base is currently too narrow. (PDS0058)

4 Housing

4.1 Apartments

1. Too many apartments constructed as a result of the last plan which are owned by investors and are vacant. (PDS0002 PDS0015)
2. Request that elevators be provided in all apartment blocks above one storey to facilitate full access. (PDS0070)
3. There should be a moratorium on all apartment building in the Council's area until the number of occupied apartments reaches 85% of existing stock. (PDS0111)
4. Too many apartments have been constructed and the occupancy of these apartments has created a single tenure resulting in little community integration. (PDS0003)

5. Construction of too many apartments leads to ghettoisation. (PDS0007)
6. The Development Plan should facilitate and promote the amalgamation of two or more single bed apartments into larger units that can accommodate families and larger units should become standard policy. (PDS0155)
7. There has been a proliferation of 1 bedroom apartments. (PDS0181)
8. Requests better apartment standards to include, lifts, adequate storage, open space and energy efficiencies. (PDS0181)
9. There is a surplus of high density, high rise apartments in Tallaght. (PDS0102)
10. Apartment Standards should set out in the Development Plan should be adhered to. (PDS0186)
11. Request for a moratorium on any further apartment development in Central Tallaght until occupancy of apartments is at least 85%. (PDS0155)

4.2 Energy Efficient Housing

1. The Council should facilitate that there be a 40% Energy Tax Incentive to develop more energy efficient homes. (PDS0037)
2. In relation to climate change Council Housing Stock should be upgraded bearing in mind energy efficiency and economic climate. (PDS0171)

4.3 Homelessness

1. The Development Plan should provide for accommodation and support needs of homeless people, with priority given to those with addiction problems. (PDS0176)
2. Consideration should be given to facilitating construction of accommodation to prepare people for independent living. (PDS0176)
3. The Council should deliver on the Homeless Agency Partnership Action Plan on Homelessness in Dublin 2007-2010. (PDS0176)
4. The Council should deliver on its commitment to deliver emergency accommodation. (PDS0176)

4.4 Housing for Elderly

1. There is an under provision of sheltered housing and residential care centres in the county. (PDS0028)
2. Development Plan should include policy on Residential Care Centres regarding size, location, house type suitability and acceptable density. (PDS0081)
3. Development Plan should ensure that there is not an excessive concentration of Residential Care Centres in any one area of the County. (PDS0081)
4. Semi- Detached dwellings should be considered unsuitable use for Residential Care Centres (PDS0081)
5. There are no nursing home facilities located within the South Dublin area. (PDS0142)
6. Requests the inclusion of a Specific Local Objective for the provision of a Retirement Village and Nursing Home development at a site at Woodtown, Woodtown Manor. (PDS0149)
7. The Development Plan should ensure that there is provision for Retirement Accommodation in the County as this sector is currently under provided for and it should be noted that South Dublin County Council area has the second highest projected growth of over 65s in the country. (PDS0149)
8. The council should be proactive in terms of encouraging people to remain living in the county and should consider purpose built housing for older people to facilitate downsizing. (PDS0173)
9. Residential Care Centres should be better integrated in the community. (PDS0173)
10. The Council should ensure that areas are not saturated with Residential Care Centres. (PDS0174)

4.5 Identity and Facilities

1. New developments should have unique identity and should also provide community facilities for wider area. (PDS0173)

4.6 Management Companies

1. Management Fees need to be controlled. (PDS0007)

4.7 Mix of housing, demand, occupancy and provision

1. Development of High rise, high density housing has reached saturation and there is little evidence of life in most units. (PDS0036)
2. Ensure a balanced mix of housing types, and discourage the creation of large clusters of privately rented accommodation (PDS0067)
3. The Council should monitor occupancy rates for existing housing stock and encourage high levels of occupancy in new developments. (PDS0067)
4. It is known anecdotally that there are a large number of unsold units in South Dublin County and the Council should survey dwellings to gather accurate information in relation to this. (PDS0069)
5. Infill Housing is not an appropriate housing type for children. (PDS0007)
6. Development of semi-detached housing is more appropriate than apartments as the tenure tends to be long-term. (PDS0007)
7. Provision of smaller houses to downsize to rather than apartments is required. (PDS0007)
8. The Council should have an accurate record of local statistics regarding occupancy by housing type. (PDS0155)
9. Development Plan should ensure that new development comprises two-storey dwellings with garden space. (PDS0155)
10. The County Development Plan should ensure that permissible development will reflect changes in house type demand that reflects the current economic conditions. (PDS0056)
11. Demand for apartment living may no longer exist whereas demand for own door properties may increase – with a demand for family type housing. (PDS0056)
12. New plan needs to take account of the housing need of local residents and existing housing stock must be examined and maintained (PDS0169)
13. Actively implement strategies to prevent “ghettoisation” in the county with a mix of housing provision and design (PDS0167)
14. It is requested that the forthcoming Development plan take a more flexible view in determining an appropriate dwelling mix. (PDS0127)
15. Design approach of Adamstown should be re-evaluated and not used as a blue print due to the low level of occupancy and owner-occupiers. (PDS0171)
16. The new County Development Plan should provide for a mix of dwelling types and in particular large family dwellings. (PDS0183)
17. New Residential developments lack variety in type and design with too many apartments and not enough mixed use. (PDS0173)

4.8 Need for Housing

1. There is a need for additional housing in South Dublin County Council area as at the end of 2007 South Dublin there was the potential for over 35,000 residential units on lands zoned for residential development while the projected household requirement for 2016 is projected at over 46,000 units. (PDS0099)
2. There is a shortage of housing in the county and additional homes are required and therefore more land should be zoned to meet this need. (PDS0183)

3. There is a need for additional housing in South Dublin County Council area as at the end of 2007 South Dublin there was the potential for over 35,000 residential units on lands zoned for residential development while the projected household requirement for 2016 is projected at over 46,000 units. (PDS0152)

4.9 Rural Housing

1. Current rural housing conditions are less restrictive than those set out in the gov. guidelines and need to be tightened. To accommodate those who need to reside beside older relatives existing houses should be modified rather than permitting new build, The construction of new dwellings in the H zone not be permitted, Any proposed new dwellings in the Glenasmole/ Bohernabreena study area be subject to criteria and constraints as set out in the study. (PDS0083)
2. There is a need for housing in Brittas and therefore the regulations governing one-off housing for local people should be relaxed. (PDS0084)
3. Request that the Bohernabreena-Glenasmole Planning and Housing Study be amended to take on board the views of a local residents group. (PDS0047)
4. Need to alleviate pressure for one off rural housing on adjacent lands within the boundary of the Glenasmole/Bohernabreena Study. It is no longer appropriate to provide for amenity and agriculture due to significant development in the immediate vicinity of the site. (PDS0086)
5. Section 12.12.5.iii of the Development Plan in relation to residential development in 'Green Belt' areas should be clarified. (PDS0069)
6. One-off housing should be permitted in rural areas. (PDS0007)
7. Request a serious curtailment of one-off houses. (PDS0073)
8. The policy of one off rural housing needs to be re-examined; it is too difficult to get planning permission. (PDS0167)
9. The mountains should be protected from encroachment of development and group housing and water schemes should be promoted. (PDS0173)
10. The scale of housing development should reflect the rural nature of the existing village. (PDS0084)

4.10 Social and Affordable Housing

1. Social housing should increase from 17% to 25% of construction (PDS0037)
2. There should be a complete integration of social and affordable housing in towns and villages. (PDS0083)
3. Housing List should be reduced through Council purchase of vacant apartments. (PDS0002)
4. It would appear that developments have not been in compliance with Part V of Planning Act and the Council should ensure that land swaps are not accepted as compliance in this regard. (PDS0002)
5. Part V social housing requirements not being met. (PDS0007)
6. There is little Affordable Housing is available in Adamstown. (PDS0007)
7. Council should ensure Part V of Planning and Development Act is met by developers. (PDS0176)
8. The plan should stop land swaps and prevent a concentration of social type housing in any one part of the County. (PDS0155)
9. Request that Part V of the Planning Act be adhered to in all developments so that disproportionate amount of Social Housing is not located in single areas. (PDS0158)
10. There has been a proliferation of social housing within Tallaght and this should be spread equally across the County. (PDS0057)
11. Council should address housing issues by ensuring provision of Affordable Housing and developing council owned lands (PDS0171)

12. Social and affordable homes should be dispersed throughout developments rather than concentrated in one section. (PDS0181)
13. Social and affordable housing should not be concentrated in one area. (PDS0186)

4.11 Student Accommodation

1. Vacant apartments could be used for student accommodation. (PDS0007)

4.12 Taking in Charge

1. There is a need to tighten up who exactly has responsibility for public areas in private estates, is it the Council or Management Estates (PDS0069)
2. Public spaces should be taken in Charge by the Council (Rosse Court). (PDS0208)

4.13 Tax Incentives

1. Section 23 Tax Incentives have had negative impacts on communities. (PDS0003)

4.14 Traveller Accommodation

1. Concerned at the proliferation of traveller accommodation in the Rathcoole area (PDS0147)
2. Facilities for Travelling Communities should be done in conjunction with Pavee Point. (PDS0171)

5 Infrastructure

5.1 Energy

1. The CDP should support the provision for new high voltage electrical infrastructure. (PDS0019)
2. The CDP should take into consideration the distance from the energy source to the site of new developments in the interests of sustainability - The further away the less sustainable. (PDS0019)
3. The quality of power supply is a key strategic factor taken into consideration by global companies locating in Ireland, therefore the ability of the site to provide the required infrastructure is important. The CDP should take this into consideration. (PDS0019 PDS0031)
4. Overhead power lines are preferred to under grounding cables. The under grounding of cables should only take place in highly populated areas (PDS0019)
5. EirGrid would require help in identifying possible emerging problems (large developments etc) on the national grid thereby giving them the ability to implement corrective actions (PDS0019)
6. The following should be incorporated into the Plan: "The development of secure and reliable electricity transmission infrastructure is recognised as a key factor for supporting economic development and attracting investment to the area. It is the policy of the Planning Authority to support the infrastructural renewal and development of electricity networks in the region, including the overhead lines necessary to provide the required networks". (PDS0019)
7. Requires the Plan to have regard to EirGrid's 'Forecast Statement 2005-2011 and Transmission Development Plan 2006-2010' and The Distribution System Operator's (DSO) Plan for the development of the distribution network in and around Dublin. (PDS0019)
8. There will be a need for new 220/110kv infeed stations in the north and west of Dublin over the next plan period. (PDS0019)
9. The capacity of the location to accommodate a deep geothermal heat harnessing facility (PDS0031)
10. Projects to facilitate normal electricity demand growth, electricity generation and major industry locating in the county might arise over the next Development Plan period. (PDS0019)

11. A reconfiguration of the 220kV and 110kV networks will be required. (PDS0019)
12. There is the potential to connect to three deep geothermal plants within the County; at Newcastle, Tallaght and Grangecastle/Clonburriss. (PDS0042)
13. A policy should be included within the plan to harness geothermal sources of energy. (PDS0042)
14. Promote the use and development of renewable and sustainable energy sources, (PDS0067)
15. Newcastle's domestic and commercial energy needs could be fulfilled through the harnessing of geothermal energy generated at Newcastle. (PDS0114)
16. The exploitation of geothermal energy should be encouraged. (PDS0058)
17. Investigate ecologically based process of material and energy reuse and recovery across industrial and commercial sectors (PDS0058)
18. The provision of electrical services to new developments can be prohibitively expensive if they are located remote from power lines and appropriately sized sub stations. (PDS0059)
19. The council should work to conserve energy, promote renewable energy and conserve natural and local amenities (PDS0169)
20. Investigate the report made by 'Geothermal Energy Ltd' (PDS0147)
21. Provision of geothermal facility should be investigated. (PDS0173)
22. The issue of high energy demands to large scale businesses must be addressed. (PDS0173)

5.2 Energy and Telecommunications

1. New plan continue to support the development of the electricity network infrastructure (PDS0218)
2. Anticipate that additional capacity will be required in the 2010-2016 period and the same provisions as existing plan be included in the revised plan (PDS0218)
3. Statement supporting the infrastructural development of electricity networks in the county be included in the revised plan. The phrase wherever possible be included in relation to the under grounding of ESB lines be replaced in the revised plan with wherever feasible and economical. (PDS0218)
4. As a result of existing population and roads infrastructure new networks are installed underground, where no infrastructure is installed or it is not safe or economical to place networks underground until secure routes are available and costs can be shared- wish to manage expectation of under grounding services/ (PDS0218)
5. ESB revising its plan for the reinforcement of the sub transmission networks in the GDA 2009-2018- completed early 2009- should provide input into the draft plan (PDS0218)
6. Acknowledge the assistance of the council in facilitating of network development and look forward to the continuation of this co operation. (PDS0218)

5.3 Environmental Services

1. Water treatment plant is required, existing supply is inadequate and unsafe. No foul sewer treatment plant in Brittas. (PDS0084)
2. The development potential of the county must have cognisance of the capacity of the treatment plant at Ringsend. (PDS0139)
3. The implementation of a SUDS design and the policies and recommendations of the Greater Dublin Strategic Drainage Study (PDS0205)
4. There should be a ban on culverting. (PDS0162)
5. SDCC support and endorse the upgrading of the 9B sewer line as proposed in the Greater Dublin Strategic Drainage Study (PDS0128)

5.4 Environmental Services - Air Quality

1. Air quality monitoring (Tallaght) should be improved. (PDS0155)

5.5 Environmental Services - Fire Stations

1. A fire-station should be provided in Lucan. (PDS0171)

5.6 Environmental Services - Noise, Air & Light Pollution

1. Road design should take cognisance of possible resultant air pollution and impact on residential amenity. (PDS0036)
2. Set and monitor appropriate levels of noise and light pollution, particularly developments which may involve night time work. (PDS0067)
3. Request that Light pollution regulations be introduced such as the use of fully cut off (FCO) light fittings. (PDS0070)
4. Request that the Council include objectives/policies in the new DCP to re-assess noise predictions of any road scheme (PDS0070)
5. Buffer zones should be included in new and upgraded roads to reduce impact of noise and pollution (PDS0069)
6. Cognisance should be taken of the requirement for Noise Mapping and Noise Action Plans. (PDS0139)
7. There is no mention of (a) Noise Mapping and (b) Noise Action Plans that are required by the EU directive in "Shaping Our Future" (PDS0161)
8. The Authority will require planning applications to identify and implement noise mitigation measure, where warranted, where the additional traffic generated by the development results in a breach of the noise design goals on national roads. (PDS0055)

5.7 Environmental Services - Waste Management

1. Illegal Dumping- major problem in our mountains, Cherryfield Halting Site (PDS0036)
2. That the Councils Policy in the Development Plan is not to support an incinerator in the Rathcoole area (PDS0037)
3. promote the maximisation of higher order waste management strategies (PDS0067)
4. Encourage active involvement of community groups, schools, in increasing the rates of reduction, re use and recycling of waste. (PDS0067)
5. Consult with residents on land fill reclamation and disused sandpits being used as such in the area (PDS0084)
6. Use cctv and watchdogs to discourage illegal tipping (PDS0084)
7. Request the removal of references to incineration in the new CDP. (PDS0070)
8. Incorporation of paper/cardboard and plastic recycling and smaller "bin sized" bottle banks recycling purposes. (PDS0070)
9. The policy of SDCC should be to never permit an incinerator of municipal or hazardous waste, or waste to energy plant in the County. (PDS0069)
10. Dumping in Dublin Mountains should be controlled. (PDS0007)
11. Include as an objective of the Plan- " Waste incineration, including incineration with energy recovery does not form part of the SDCC plan for waste management, the preferred policy is recycling and mechanical biological treatment" (PDS0155)
12. SDCC should aim to establish best practise for battery recycling rates- be the first council to actively try to reduce the number of non rechargeable batteries in circulation- promote the benefits of rechargeable batteries. (PDS0155)
13. Development of Esker Green Waste Centre should be restricted to use as Green Recycling Centre and any further development should be subject to a Masterplan. (PDS0208)

14. Request a clear indication from the Council within the plan that incineration is not considered as a source of waste management. (PDS0169)
15. The problem of litter needs to be addressed with education in schools, tidy towns groups, litter wardens etc. (PDS0169)
16. Dumping in the rural areas of the county is affecting the environment and damaging tourism potential. (PDS0167)
17. (PDS0167)
18. Waste management policies should ensure that Incinerators, thermal treatment or thermal energy solutions should not be located in the county and policies should focus on reduce, reuse, and recycle. (PDS0171)
19. Support recycling within the County and no incinerator. (PDS0147)
20. More recycling facilities are needed and recycled materials (including construction waste) should not go to landfill. More educational awareness should take place by the Council. (PDS0181)

5.8 Telecommunications

1. Number of pylons per acre decreased, companies must reuse pylons (PDS0037)
2. All mobile phone masts should be kept to a minimum, multiple providers to use the same antenna, underground communications where possible (PDS0037)
3. No reference is made for the requirement for exclusion zones in the 1996 DOE "Telecommunications Antennae & Support Structures, Guidelines for Planning Authorities" The implementation of exclusion zones at local level greatly impedes the ability to provide an effective service. (PDS0074)
4. Exclusion zones relating to planning permission for telecommunication masts should be reviewed. (PDS0074)
5. Very few sites receive a permanent planning approval irrespective of their importance to the telecoms infrastructure or to the customers it services. As of January 2009 and for the foreseeable future there is an absolute requirement for antenna support structures (PDS0074)
6. New infrastructure requirements for 3G communications did not feature in the 1996 Planning Guidelines as the recommendations preceded these technological developments. There is a requirement for a greater number of 3G sites; many of these have to be in close proximity to the target coverage areas, i.e. residential areas. (PDS0074)
7. SDCC should actively engage with mobile operators to make council properties available for shared mobile operator sites. (PDS0074)
8. Recommend that 3rd Generation Technologies be considered exempted development. (PDS0074)
9. The Development Management restrictions on Telecommunications should be substantially reviewed. (PDS0058)
10. 3G mobile services require a greater number of sites compared to 2G and therefore must be allowed to expand throughout the County. (PDS0058)
11. The CDP should grant longer term planning permissions for telecoms infrastructure and remove the 5 year duration permissions. (PDS0058)
12. The Council should engage with 3G operators in making council properties available for shared mobile operator sites, including Council parklands. (PDS0058)
13. The Council should engage with mobile operators for the use of small in fill sites on grass verges along main roads or residential areas. (PDS0058)
14. Relocating the pylon next to the sentinel building in Adamstown. (PDS0208)

5.9 Telecommunications

1. Exclusion zone for phone masts in residential areas should be extended. (PDS0002)

2. The CDP should facilitate the development of wireless broadband, fast internet, e-mail and other related business and personal data services. (PDS0058)

5.10 Transportation

1. Rail is of national importance and must be able to expand. (PDS0041)
2. Public Transport upgrades will facilitate higher density developments along rail corridors. (PDS0041)
3. Clear public transport policy needed for west Dublin. (PDS0034)
4. Transportation capacity must be considered when planning high density developments. (PDS0036)
5. No toll policy on major roads such as N7 and N11 (PDS0037)
6. Tay Lane and Boot Road should be kept open (PDS0037)
7. Request HGV Ban in Lucan Village and Newcastle Road. Request a fully multi-modal traffic study for Lucan/North Clondalkin area. Request upgrading the existing cycle track network around Lucan. Request investigation into Esker Lane access to N4 Westbound. (PDS0070)
8. Major vehicular routes should be planned decades in advance, part of the process involving comprehensive archaeological and natural heritage (PDS0069)
9. Roads should not be routed through existing or future public parks, or open spaces. The priority must be appropriateness of location and impact of the development (PDS0069)
10. Routes to port and airport from Tallaght should be improved. (PDS0007)
11. Time taken to deliver road and transport projects excessive, poor record in controlling budgets and schedules. (PDS0080)
12. Provide easily accessible, up to the minute traffic info, traffic control which responds to hold-ups, accidents etc. (PDS0080)
13. Traffic management policies should be included in the Development Plan to reduce traffic on Sarah Curran Avenue, St. Edna's Drive and Grange Park. (PDS0134)
14. Provision of access points should be assessed on a case by case basis and should be open for consideration where an independent traffic analysis can determine that such additional access points would not impede the traffic flows for the local road network. (PDS0115)
15. Would like to ensure that all funding allocated for road construction and maintenance is spent within the timescale permitted. (PDS0058)
16. The Critical Infrastructure Act should be used to avoid bottlenecks. (PDS0058)
17. One of the key fundamentals for an efficient economy is the development of integrated road and rail networks to move goods and people throughout the County and region. (PDS0058)
18. Proliferation of traffic lights on the Outer Ring Road undermines the road's function. (PDS0058)
19. A new detailed Traffic Planning and Management Strategy for those areas of Lucan, south of the N4 is needed. (PDS0208)
20. Believes that the Roads Circular HS8/01 should also be taken into consideration. (PDS0059)
21. Traffic congestion in Towns should be addressed. (PDS0173)
22. Transport links between County Towns and Amenities need to be improved in order to improving access to combined resources. (PDS0173)
23. Advocates solutions whereby local traffic generated by developments is catered for primarily within the framework of the local road network rather than overload the national road (PDS0055)

24. In retaining the safety, efficiency and capacity of the national roads network, the CDP should make reference to the guidance indicated in the NRA 'Policy on Development management and Access to National Roads' (May 2006) and 'Development Control Advice and Guidelines (1982) as well as 'Policy and Planning Framework for Roads (1985). Local traffic and local development related traffic should be addressed as advocated in guidelines given in the DoELG/DoT/DTO publication 'Traffic Management Guidelines' and also the National Spatial Strategy. ([PDS0055](#))
25. It is essential that the CDP and the connecting national routes recognise the vital importance of the M50 and ensure that the benefits being delivered by the upgrading works are secured into the future and are not eroded by inappropriate development proposals. ([PDS0055](#))
26. Care should be taken in the assessment and management of development proposals relating to the rezoning of locations at or close to junctions where such development could generate significant additional traffic and compromise services to road users. ([PDS0055](#))
27. Development should not create new access points or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 50kph apply. ([PDS0055](#))

5.11 Transportation - Aerodromes

1. Security zone around Baldonnell Aerodrome ([PDS0031](#))
2. Planes from Baldonnell cause a nuisance and fear. ([PDS0002](#))
3. SDCC would have no control over this airport; they are responsible for the safety outside however and appear to be unprepared. Council should clarify what would happen in the even of a military accident involving a foreign nation's aircraft. Need to address levels of Emergency Services across the county ([PDS0080](#))
4. Department of Defence is currently upgrading the Casement Airport safety report, it is envisaged the revised report may facilitate a review of the restrictions relating to the security zone to allow for adjacent development. ([PDS0114](#))
5. The Council should show respect for the preservation of the security zone. ([PDS0114](#))
6. Remove the security zone and height restriction from the subject lands associated with Baldonnell Aerodrome ([PDS0115](#))
7. Requests that the current safety and security restrictions imposed on the 'Restricted Area' lands that prohibit the development of a large area of private lands surrounding the Casement Aerodrome be removed and the lands be made available for development. ([PDS0053](#))
8. The Safety Policy in Casement Aerodrome, Baldonnell, is currently being reviewed. ([PDS0054](#))
9. The CDP should recommend against exclusion zones - Baldonnell. ([PDS0058](#))
10. Review the extent and nature of the Public Safety Zones around Baldonnell. ([PDS0211](#))
11. Request the removal of the Restricted Area around Baldonnell. ([PDS0207](#))
12. request the removal of the restricted area designation around Baldonnell ([PDS0206](#))
13. Requests a review of the extent and nature of the Public Safety zone ([PDS0203](#))
14. To maintain the zoning at Weston Aerodrome, Lucan – i.e. to preserve a green belt between development area. ([PDS0182](#))
15. The capacity for reducing the security zone around Baldonnell should be investigated. ([PDS0173](#))

5.12 Transportation - Aerodromes

1. Guidelines re Public Safety Zones for regional & private aerodromes/ airports are being considered. ([PDS0005](#))

2. It is requested that policies similar to those indicated in the Kildare CDP be included in the new County Development Plan in relation to Weston Executive Airport. (PDS0164)
3. Request that the current safety and security restrictions imposed on the "Restricted Area" around Casement Aerodrome be removed. (PDS0061)

5.13 Transportation - Car Parking

1. Request that a Specific Local Objective for a Park and Ride facility be included in the Development Plan for an area west of existing warehousing on site of former Tara Co-Op lands, at Cooldrinagh, Leixlip Rd., Lucan. (PDS0133)
2. Adequate car parking and traffic management measures should be provided and applied at school locations. (PDS0208)
3. Car parking provisions should be directly linked to public transport accessibility and there needs to be a strong emphasis on the implantation of parking management and parking controls. (PDS0178)
4. Increase number of park and ride facilities in the county. (PDS0067)
5. A review of the retail car parking standards should take place. (PDS0148)

5.14 Transportation - Cross County Accessibility

1. The CDP should seek to improve cross county travel by lessening the impediments to journey times. (PDS0058)

5.15 Transportation - HGVs

1. Abolition of weight restrictions on the inner orbital ring road. (PDS0058)
2. There is a need for clear freight routes as industrial estates become more cut off with weight and freight restrictions. (PDS0058)
3. Objective for HGV ban extended to Newcastle Road. (PDS0208)
4. A school time HGV ban is required. (PDS0181)

5.16 Transportation - Link Road

1. The provision of the link road between Barney's Lane and Citywest Interchange will remove unnecessary traffic volume from the N7. (PDS0063)
2. Complete access for Baldonnell Business Park to the N7 is impeded by the lack of a direct link to the Citywest Interchange. (PDS0062 PDS0063)
3. All traffic associated with commercial operations in the business park and at Barneys Lane, must circumnavigate a series of third class roads (PDS0062 PDS0063)
4. The CDP should retain the objective to provide a link road between Barney's Lane and the Citywest interchange. (PDS0053)
5. Requests that the proposed link road between Barney's Lane and the Citywest Interchange be constructed. (PDS0058)
6. Any proposals to construct a link road from the Outer Ring Road to the Celbridge Road along the Grand Canal would result in loss of amenity along the canal. (PDS0139)
7. SDCC retains the objective to provide a link road between Barneys Lane and the Citywest interchange (PDS0128)
8. SDCC retains the objective to provide a link road between Barneys Lane and the Citywest Interchange (PDS0061)
9. SDCC retains the objective to provide a link road between Barney's Lane and the Citywest interchange (PDS0217)
10. Retain the objective to provide a link road between Barney's Lane and the Citywest interchange (PDS0215)

11. Retain the objective to provide a link road between Barney's Lane and the Citywest interchange (PDS0216)

5.17 Transportation - Maintenance

1. All local roads must be maintained for the purposes of accessibility for motorists (PDS0037)
2. Council to maintain a sinking fund circa €10m to keep these roads open. (PDS0037)
3. Maintain hedgerows to allow for safer use of footpaths (PDS0084)
4. Suggested road improvements at Rathcoole including Replace ramps on Killeel Road and put roundabout and widen the footpaths on the school road (PDS0032)
5. Improvements needed to the Newcastle Road. (PDS0181)

5.18 Transportation - Mobility Management

1. Mobility Management should be included in the plan as part of a package of transport demand management measures, relating to both existing and new development areas. (PDS0178)
2. Planning applications for significant development proposals should be accompanied with a Transport and Traffic Assessment and Road Safety Audits. Guidance is given in this respect in the DoELG/DoT/DTO publication 'Traffic Management Guidelines and 'NRA Design Manual for Roads and Bridges (HD 19/01 Road Safety Audits) (HA 42/01 Road Safety Audit Guidelines) and Traffic and Transport Assessment Guidelines (TTA) (PDS0055)

5.19 Transportation - Public Transport, Cycling & Walking

1. Ensure Luas Line is built to Lucan, with adequate park and ride facilities (PDS0034)
2. All bus routes should be reviewed in relation to usage, opening of these routes at off peak times (PDS0037)
3. Luas, Dublin Bus and other operators to agree an integrated ticketing system (PDS0037)
4. Luas to be created and attached to existing network- for village/mill centre area. (PDS0037)
5. Provision a pedestrian footbridge across the N7 Nass Road, located at the top of Barney's Lane to the Citywest Interchange. (PDS0062 PDS0063)
6. A pedestrian link between the Baldonnell Business Park and the proposed LUAS would be invaluable (PDS0062 PDS0063)
7. The proposed Metro Stop and proposed QBC at Colbert's Fort, SDCC should make every effort to support its provision. (PDS0064)
8. Enhancement of public transport, make efforts to increase numbers travelling to school or work by public transport. (PDS0083)
9. Failure in the GDA to provide adequate park and ride facilities on all major transport routes-particularly bus, dart and Luas. Support objective to develop P&R at carefully chosen locations. (PDS0083)
10. Encourage the use of alternatives to private cars, including public transport, walking and cycling (PDS0067)
11. Many of the excellent remedies to encourage the use of alternative transport should be made objectives in the new plan. (PDS0068)
12. Need to reduce car transport, will require both regulatory measures and positive encouragement to utilise public transport (PDS0068)
13. Dedicated cycle routes should be examined for safety, and incentives like safe, covered bicycle parking and possible tax or cash rewards (PDS0068)

14. It will be necessary to support more pedestrian/ cycle friendly environment around metro stops, which will require a wider range of uses such as those that occur in Town Centres rather than just employment use. (PDS0088)
15. Propose that a cycling facility design policy, in consultation with representative bodies, to include cycle lanes, paths and also the design and location of bike railings (PDS0069)
16. A footbridge across the N7, Naas Road should be located at the top of Barneys Lane (PDS0095)
17. A footbridge across the N7, Naas Road, located at the top of Barneys Lane (PDS0096)
18. A footbridge across the N7, Naas Road to be located at the top of Barneys Lane (PDS0097)
19. The proposed new LUAS line from Lucan to the City has not been mentioned in discussion papers- this should be included as preferred route has been identified (PDS0098)
20. Ensure that LUAS runs in a segregated fashion to maintain attractiveness, reliability and surety of travel- enhance prospects of mode transfer from private car (PDS0098)
21. Illustration of preferred route corridors when identified for LUAS and Metro proposals be included in the Development Plan (PDS0098)
22. Ensure the county is well connected by public transport- the current level of services linking the county towns and villages together is substandard (PDS0100)
23. Suggested additional policies in relation to footpaths and road safety for pedestrians and cyclists. (PDS0071)
24. Public transport should be improved to meet demand, including along outer ring road. (PDS0007)
25. Requests made in relation to public transport in Rathcoole including links to the village and integrated public bus service. (PDS0032)
26. Existing bus network policies should be retained. (PDS0101)
27. Priority bus network schemes should be included as specific projects in the Development Plan. (PDS0101)
28. A policy to provide a pedestrian footbridge across the N7 located at top of Barney's Lane. (PDS0106)
29. Arup's Consulting Engineers have investigated the opportunity for an enhanced and expanded public transport interchange at the Red Cow. (PDS0033)
30. There are bus lanes where there are no buses, only use bus lanes in the hours that are most necessary. (PDS0080)
31. Public transport should be improved including provision of feeder buses to Luas Green line, QBC and bus frequency improvement, and in long-term provision of third Luas line. (PDS0134)
32. The CDP should provide a pedestrian footbridge across the N7, Naas Road, located at the top of Barney's Lane. (PDS0053)
33. Requests that Park and Ride facilities be 'aggressively identified and built'. Especially along the routes of major public transport infrastructure. (PDS0058)
34. An integrated transport policy is required. (PDS0058)
35. Calls for a national cycle network to be designed and modifications be made to public transport to carry bicycles. (PDS0058)
36. Private and public buses should have priority on roads and should get preferential treatment at traffic lights and roundabouts. (PDS0058)
37. New plan should facilitate the delivery of Luas Line F (PDS0208)

38. Pedestrian safety measures should be implemented at Lucan Educate Together NS (PDS0208)
39. Pedestrian safety audit for Lucan Village. And provide a pedestrian and cycle bridge over the N4 linking parklands along the Griffeen River. (PDS0208)
40. Provision of Bus Services including Feeder Bus to rail stations and school bus services (PDS0208)
41. Submission relates to the Metro west light rail project supplementary development contribution scheme. (PDS0202)
42. Submission relates to the extension of the F LUAS line into and serving Adamstown (PDS0170)
43. provide alternatives to car with substantially improved bus service, trains and improvement of our footpaths for walking etc. (PDS0169)
44. Public transport needs to be expanded from Tallaght Town Centre to airport and port and safety needs to be addressed on board. (PDS0167)
45. The Quality Bus Network has been set up. The development of the bus network will expand the level and extent of public transportation available in the county. (PDS0060)
46. It is important that policies included in the current CDP relating to the Quality Bus Network should remain in the new CDP. (PDS0060)
47. It is important that the highest priority bus schemes are included as specific projects within the CDP. (PDS0060)
48. SDCC provides a pedestrian footbridge across the N7 Nass Road located at the top of Barneys Lane. (PDS0128)
49. A link from the West of the County to the Red Cow and Hazlehatch rail station should be provided. (PDS0147)
50. A network of public transport links to new public transport infrastructure should be put in place in areas where there is a public transport deficit. (PDS0171)
51. Bus stops should be provided along major national road routes for inter city buses. (PDS0147)
52. Urban school buses should be provided to alleviate traffic congestion. (PDS0181)
53. Bus routes should intersect with other modes of public transport and real time bus schedules would be helpful. (PDS0181)
54. Land should be set aside to enable the Lucan Luas service to be extended to Lucan Village via Adamstown (this would ensure connection between the two sections of Lucan divided by the motorway). (PDS0181)
55. Pedestrian bridges required across the N4. (PDS0181)
56. The upgrading of footpaths and inclusion of cycle lanes are needed. (PDS0181)
57. An extension of the Luas to Kiltipper should be investigated. (PDS0185)
58. There needs to be an upgrade of all bus routes so that they are in sync with the newer routes. (PDS0185)
59. The Development Plan should encourage delivery of bus-rail interchange through policies and objectives including development objectives around rail stations, traffic management policies and the design of roads around transport interchanges in order to facilitate more locally focused bus services that could connect with heavy and light rail lines. (PDS0178)
60. The Development Plan should include policies that promote walking by removing constraints, ensure facilities are designed appropriately, ensure permeability, and identify and implement walking networks. A walking Strategy should be incorporated in to the plan. (PDS0178)

61. DTO are preparing Cycle Guidelines and when complete should inform cycle policies in the Development Plan, however existing DTO Cycle policy should inform plan. A cycling Strategy should be incorporated in to the plan. (PDS0178)
62. An SLO is required to upgrade the Old Bawn Road and adjacent pathways with cycleways, safety rails etc. Larger footpaths are required in older areas of the County. (PDS0186)
63. Requests an extension of the Luas to Kiltipper (PDS0186)
64. A retrospective programme to install new roads with cycle lanes, secure and accessible pathways and well positioned bus stops with shelters need to be taken on primary routes in Tallaght. (PDS0186)
65. Public transport and cycling improvements are needed including provision of imp buses to rail/ Luas services. (PDS0173)
66. Proposes that SDCC provides a footbridge across the N7 at the top of Barneys Lane. (PDS0061)
67. SDCC provides a pedestrian footbridge across the N7 located at the top of Barneys Lane (PDS0217)
68. Requests the provision of a pedestrian footbridge across the N7, Naas Road, at Barney's Lane. (PDS0215)
69. Requests the provision of a pedestrian footbridge across the N7, Naas Road, at Barney's Lane. (PDS0216)
70. Extend Luas Line from Fortunestown Lane to Rathcoole. (PDS0193)

5.20 Transportation - Traffic Management

1. Development Plan must deal with traffic black spots, reprogramme traffic controls, make adjustments to junctions that allow left turning traffic to progress when road traffic is halted. Should avail of every opportunity to have one way traffic flow avail only of left turns avoid right turns where possible. (PDS0080)

5.21 Transportation- Roads Objectives

1. Proposed Interchange at Keating's Park should be retained in Development Plan. (PDS0031)
2. The West Circular Road proposal is the best long term solution to the traffic congestion in the greater Lucan area. (PDS0034)
3. SDCC retains the objective to provide a link road between Barney's Lane and the Citywest Interchange. (PDS0062 PDS0063)
4. Requests the removal of the objective for a crossing of the Liffey at the New Celbridge Road/Lucan Demesne and requests that the Development Plan contain an objective to create a new link road from Adamstown Link Road to cross into Fingal in the vicinity of Hewlett-Packard. (PDS0044)
5. Object to the road proposal across the Lucan Demesne Park, identified in table 13.7. This is contrary to the aims of extending and protecting the Liffey Valley SAO (PDS0069)
6. Request that SDCC retains the objective to provide a link road between Barney's Lane and the Citywest Interchange (PDS0095)
7. Request that SDCC retains the objective to provide a link road between Barney's Lane and the Citywest Interchange. (PDS0096)
8. Request that SDCC retains the objective to provide a link road between Barney's Lane and the Citywest Interchange. (PDS0097)
9. Policy objective to provide a link road between Barney's Land and Citywest Interchange should be retained. (PDS0106)
10. The proposed Distributor Road from Cloverhill to Fonthill Rd be omitted from new Plan. (PDS0131)

11. An objective to upgrade Cloverhill Rd along the existing alignment be included in the new plan. (PDS0131)
12. Request to include Objective to upgrade Knockmeenagh Lane to a local Distributor Rd. (PDS0132)
13. Request to include objective to provide a link road connecting Knockmeenagh Lane to Monastery Road, via the existing roundabout on Monastery Road should be included. (PDS0132)
14. A specific roads objective be included in the plan to upgrade the Baldonnell Road to facilitate the development of Profile Park, the lands of Milltown Business Park and other enterprise and employment zoned lands to the south east- these works to be included as a priority and completed within the life of the 2010 development plan. (PDS0115)
15. Proposed extension to Distributor Road as shown in yellow to junction of Coolmine Road and Slade Road and to Continue on to appropriate point (PDS0192)
16. The CDP should identify other road infrastructural requirements within the County to ensure funding can be 'ring fenced' for projects. (PDS0058)
17. Newlands Cross should be put on the implementation list. (PDS0058)
18. The Outer Ring Road should be extended northward and a new Liffey Crossing should be provided. (PDS0139)
19. The R120 should be routed away from the 12th Lock area. (PDS0139)
20. Request an objective in the new plan for additional access to South Lucan from N4. (PDS0208)
21. Objective in the new plan for a North-South Liffey Crossing to the west of Lucan (PDS0208)
22. Objective for a grade-separated interchange at junction of N4 and Kennelfort road. (PDS0208)
23. Requests removal of Roads Objective proposing connection between Castle Road & Esker Lane, Lucan so that lands could instead facilitate car parking, drop-off point and pre-school accommodation on site adjacent to Gaelscoil Phadraig. (PDS0208)
24. Council should investigate an additional crossing over the Liffey to the west of Lucan. (PDS0169)
25. The essential upgrade of Newlands must be reinstated. (PDS0169)
26. the Outer Ring Road should be extended northward and a new Liffey Crossing should be provided (PDS0161)
27. Requests that the long term roads objective "Cloverhill-Connection to M50 Motorway" be progressed in the interests of increasing accessibility to the Clonburris area. (PDS0150)
28. A new road bridge across the Liffey should be built. (PDS0181)

5.22 Waste Management

1. Request Specific Local Objective to facilitate proposal for a Waste Transfer/Recycling facility on G zoned lands in Dodder Valley at Bohernabreena. (PDS0121)

5.23 Water Supply and Drainage

1. SDCC should discourage the complete paving over of front and back gardens. No more than half of front gardens should be hard landscaping. There needs to be a public information campaign on this matter. Householders or developers should be advised to apply Sustainable Urban Drainage Systems (PDS0069)
2. Reiterating the importance of riparian zone and natural river and stream route protection as mentioned in Section 7.14.7 policy WD 7 Management of Watercourses (PDS0069)
3. Flood Prevention Policies should be put in place. (PDS0002)

4. Drainage Systems needs to be upgraded. ([PDS0002](#))
5. Corner houses should be positioned in such a way that there are no major drainage pipes within the required 2m limit ([PDS0069](#))
6. The Plan should address water conservation. ([PDS0007](#))
7. Need for a water conservation plan. ([PDS0167](#))
8. Regard should be had to drainage issues in relation to developments. ([PDS0173](#))

6 Land Use Zoning and Local Zoning Objectives

6.1 Local Zoning Objectives

1. Request Local Zoning Objective No.1 in relation to Cooldrinagh be deleted and not included in the new development plan 2010-2016 ([PDS0069](#))
2. Request that the residential element of Local Zoning Objective NO.10 Cuckoo's Nest/Tymon Park Residential Development be deleted and not included in the new development plan 2010-2016. Propose that it would be an objective of the Council to acquire this land and add it into Tymon Regional Park. The theatre should be retained and continued to be used by the community but managed by the Council. ([PDS0069](#))
3. Facilitate a Masterplan vision for the Nass Road ([PDS0033](#))
4. The Nass Road Corridor requires further rezoning to ensure sustainable development. ([PDS0033](#))
5. It is paramount that SDCC specifically designates the Nass Road Corridor as an appropriate location for higher density development. ([PDS0033](#))
6. Site located at the north-eastern side of N7 Red Cow interchange within Naas Road Masterplan Area should allow for commercial and residential uses and ancillary uses such as leisure, health, retail and social uses, intensification and higher densities. ([PDS0110](#))
7. Site at N7 Red Cow Interchange and within Naas Road Masterplan Area provides opportunity for gateway structure designed to high standard. ([PDS0110](#))
8. Policy context should be established for LZO 5 lands to allow higher density mixed use development. ([PDS0120](#))
9. Suggested rewording of Local Zoning Objective 8 to facilitate development at St. Brigit's Cottages ([PDS0151](#))
10. LZO 8 fulfils the requirements that were set out to be achieved so no further Masterplan is required on these lands. ([PDS0151](#))
11. Request amendment of LZO 6 regarding the development of a Marina and Residential Units at Hazelhatch so that it is replaced with an objective "to develop Hazelhatch as an eco friendly tourism area with limited residential development i.e.: no more than 50 units". ([PDS0156](#))
12. LZO 5 should be amended so that the boundary extends to City West. ([PDS0195](#))
13. Development pressures in the N7 area necessitate a strong urban frontage on the N7 to demarcate via a landmark building a high technology/knowledge based cluster ([PDS0195](#))
14. Request for an increase in density for lands falling within the area covered by the Naas Road Masterplan Study. ([PDS0058](#))
15. Seeks retention in County Development Plan of Local Zoning Objective No 1 (Tara co-op site). ([PDS0208](#))
16. The Naas Road Gateway Area is an appropriate location for a mix of higher profile commercial uses for intensive employment uses particularly given the excellent transportation linkages and potential to reduce reliance on private car. ([PDS0140](#))
17. Policies and objectives should be incorporated in the Development Plan in relation to the re-imagining of the Naas Road Gateway. ([PDS0140](#))

6.2 No Further Rezoning

1. Enough land is zoned residential in greater Lucan Area ([PDS0034](#))
2. There should be no further rezoning of land in the County with the exception of small land swaps ([PDS0044](#))
3. No further residential lands to be rezoned ([PDS0083](#))
4. There should not be a large amount of land rezoned. ([PDS0068](#))
5. There should be no building on any new land zoned A1 in the new County Development Plan 2010-2016 until all the current A and A1 zoned land is build upon ([PDS0069](#))
6. No further rezoning for housing or industrial development until existing zoned lands are utilised. ([PDS0094](#))
7. No more rezoning from agriculture to residential ([PDS0032](#))
8. No further rezoning for either housing or industrial be undertaken in the Development Plan until the already zoned lands have been utilised in the Rathcoole and Newcastle areas of South Dublin. ([PDS0159](#))
9. No more residential rezoning to the South of Lucan and Adamstown ([PDS0208](#))
10. There should be no further residential rezoning in the Development Plan. ([PDS0171](#))
11. Do not allow the rezoning of the land banks along the N7, all the way to the Kildare border for retail/commercial or housing developments. Green belts are required. ([PDS0147](#))
12. Request moratorium on rezoning additional lands for residential use within the Lucan/ North Clondalkin ([PDS0070](#))

6.3 Request New Zoning Objective

1. 'Mixed Use' zoning objective in the Tallaght Town Centre LAP should be reflected in the new County Development Plan. ([PDS0065](#))
2. The CDP should have a zoning objective for the provision of community/hospital uses across the County ('to provide for institutional, medical and community uses'), including complementary developments. ([PDS0045](#))
3. The Development Plan should include a Community Zoning Objective: 'Community Facilities – to provide for a range of uses including future health, educational, recreational and community facilities' to facilitate the provision of primary healthcare facilities in the South Dublin administrative area. ([PDS0108](#))
4. Consideration should be given to the inclusion of a new 'Office' Land Use Zoning in the Development Plan. ([PDS0135](#))
5. Request that a mixed use zoning objective should be included in the plan. ([PDS0136](#))

6.4 Request for De-Zoning Land

1. Acres of zoned land must be decreased. ([PDS0037](#))
2. Any land that was zoned A/A1 or other developmental type zonings in the 1998-2004 Development Plan that has not got a current planning permission relating to it should have its zoning reverted to F, G, GB, or H. The only exceptions would be where the council is waiting for funding to complete a drainage scheme extension or road widening. ([PDS0069](#))

6.5 Zoning

1. Restrict as far as possible new zonings for residential/mixed use development to brownfield or infill locations. ([PDS0067](#))
2. Maintain existing greenbelt areas ([PDS0067](#))
3. Proposed that it shall be the policy of SDCC not to offer or entertain any rezoning or other benefit in return for voluntary contribution of money, land or property to the County. ([PDS0069](#))

4. Future zoning should focus on commercial/ industrial uses. (PDS0002)
5. Land zoning along the route of Metro West should be amended to ensure viability of capital investment. (PDS0088)
6. Policy in relation to the 120m contour line should be strengthened so that no more rezonings above this line occurs and that no specific objectives are included which would allow development above this contour. (PDS0069)
7. All land proposed for rezoning in the draft be coloured red and a detailed description of its location and area be made standard, listed separately and detailed explanations of reasons for rezoning be given Registered owners of such land be declared (PDS0111)
8. Council must be clearer regarding re-zoning. (PDS0007)
9. A specific local objective for the Profile Park lands identifying the potential for the provision of a hotel within the business park should be included in the development plan. (PDS0115)
10. Where appropriately located parcels of lands become available to residential related development in close proximity to employment generating land uses, the Council must give due regard to the zoning of such lands in order to maximise the potential of co-location of employment and residential uses within an area. (PDS0118)
11. Request amendment to SLO 57 to provide for Medium Density residential development. (PDS0122)
12. Proposals for the rezoning of lands close/adjacent to existing or planned national roads/motorways and junctions should give consideration to the Retail Planning Guidelines for locating developments that attract many trips within established towns and district centres and retail developments. (PDS0055)

6.6 Zoning Matrix

1. Request that the land use activity refuse landfill/tip be removed from "open to consideration" section, and be put in the "not permitted" section of zoning objectives F, G, GB, H (PDS0069)
2. There should be no refuse landfill/tip located in any mountain or rural location, if such a facility is needed it would be more appropriate located in zoning objective E Industrial (PDS0069)
3. Table 10.2 Zoning Objective A- refuse transfer station should be removed from the "open for consideration" and put under "not permitted" (PDS0069)
4. Table 10.3 zoning objective A1- Industry-General and Refuse Transfer Station should be removed from "open for consideration" and put under "not permitted" (PDS0069)
5. Table 10.4 zoning objective B refuse landfill/tip and refuse transfer station should be removed from "open for consideration" and put under "not permitted". This activity is only appropriate in a specifically heavy industry zone. Also propose that the following activities be put into the "not permitted" section; concrete/asphalt plant in or adjacent to a Quarry, Heavy Vehicle Park, Hospital (except up to two storeys) Hotel/Motel (except in existing buildings) and residential institutions (except up to two storeys). The activity Car Park should be qualified to be only as solely associated with a local business premises, e.g. co-op, pub, local shops. (PDS0069)
6. Table 10.5 zoning objective CT- Industry General should be removed from "open for consideration" and put under "not permitted" as it is inappropriate for a county town. (PDS0069)
7. Table 10.6 zoning objective TC Industry General and Refuse Transfer Station should be removed and put under "not permitted" as they are inappropriate for a town centre. (PDS0069)
8. Table 10.7 zoning objective DC Industry General and Refuse Transfer Station should be removed and put under "not permitted" as they are inappropriate for a district centre. (PDS0069)

9. Table 10.8 zoning objective LC Industry General and Refuse Transfer Station should be removed and put under "not permitted" as they are inappropriate for a Local Centre. ([PDS0069](#))
10. Table 10.9 zoning objective E Halting sites/group housing schemes should be removed from "permitted in principle" and put under "not permitted" unless travellers are happy with such a location. It is inappropriate to put people living in such a place fully of heavy goods vehicles, fumes and noise. Also they would be socially excluded and remote from proper community facilities. ([PDS0069](#))
11. Table 10.10 zoning objective F Hotel/Motel, Industry Extractive and Refuse Landfill/Tip should be removed from "open for consideration" and put under "not permitted" ([PDS0069](#))
12. Table 10.11 zoning objective G all activities under "open for consideration" should be removed and put under "not permitted" Those activities already in operation "in existing premises" tagged with an "a" may continue to operate. Propose that Science Museum, Park and Ride Facility should be listed under "not permitted" ([PDS0069](#))
13. Table 10.12 zoning objective GB all activities under "open for consideration" should be removed and put under "not permitted" Those activities already in operation "in existing premises" tagged with an "a" may continue to operate. Propose that Science Museum, Park and Ride Facility should be listed under "not permitted" ([PDS0069](#))
14. Table 10.13 zoning objective H Aerodrome/Airfield, Halting Sites/Group Housing Schemes, Hotel/Motel, Industry –Extractive and Refuse Landfill/tip should be removed and put under "not permitted" Propose that Science Museum, Park and Ride Facility should be listed under "not permitted" ([PDS0069](#))
15. There is a need to allow for more general land use zonings and matrices which are flexible and can adapt to the retail sector. ([PDS0148](#))

6.7 Zoning Requests

1. Request that Lands at Bustyhill, Steelstown be rezoned to Business Park/ Industrial to accord with their existing non-conforming uses. ([PDS0024](#) [PDS0026](#))
2. Request that approximately 200 acres of land adjoining Naas Road and Greenogue be rezoned to Zoning Objective E. ([PDS0031](#))
3. Request that lands at Ardeevin Avenue, Lucan be rezoned to facilitate the provision of Sheltered Housing and a Nursing Home. ([PDS0028](#))
4. Request that Crosbie's Lands, The Grange, Newcastle Road, remain zoned as Objective E in the new Development Plan. ([PDS0020](#))
5. Request that lands at Somerton House, Lucan zoned as Open Space be rezoned to permit Residential or Nursing Home development. ([PDS0043](#))
6. Request that 7.83 ha site on Belgard Rd.(Jacob's Factory) be re-zoning from Objective E to Objective CT. ([PDS0064](#))
7. Request that 4.1 ha lands at Bloomfield Care Centre, Stocking Lane, Dublin 16 be rezoned from Objective B to a Zoning Objective that permits Institutional/ Medical and Community uses. ([PDS0045](#))
8. Request that lands at Bustyhill, Blackchurch from be rezoned from Objective B to Objective E. ([PDS0049](#))
9. Requests that land located at Gollierstown and Coolscuden, south west of Adamstown be rezoned to Residential use. ([PDS0051](#))
10. Request that 91 ha of lands at Kiltipper Road, Ballymana, Tallaght be rezoned from Objective B and Objective H to Objective A1 and Objective F. ([PDS0086](#))
11. Request that 1.62 ha of lands at The Whins, Colmanstown, Rathcoole, be rezoned from Objective B to Objective E with the inclusion of an LZO or SLO to allow for truck parking and transportation related uses. ([PDS0089](#))
12. Request that sites accommodating Lidl stores located at Fortunestown, Greenhills Road and Ballyfermot Road be rezoned from Objective E to Objective LC. ([PDS0090](#))

13. Request that lands at Bustyhill, Blackchurch from be rezoned from Objective B to Objective E. ([PDS0093](#))
14. Request that lands in Fonthill Industrial/ Retail Park be rezoned from Objective E to Mixed Use Zoning Objective. ([PDS0112](#))
15. Request that c. 5 acres of land at Hazelhatch (south of the railway line and bordering Co. Kildare) be rezoned from Objective B to Objective A1. ([PDS0113](#))
16. Request that 71 acres at Sweeney's Land, Newcastle be rezoned to Residential, Commercial and Community Use. ([PDS0004](#))
17. Request that approximately 1 acre site at Fortunestown Lane be rezoned as Objective A/A1. ([PDS0006](#))
18. Request that c. 25 acres of lands at Corner Park, Newcastle be rezoned from Objective B to Objective A1. ([PDS0103](#))
19. Request that c. 0.29 ha at Northern Corner of Newlands Cross at junction of N7 and R113 Fonthill Rd. be rezoned from Objective A to Mixed Use, including Objective E and Objective LC. ([PDS0105](#))
20. Request that c.3 ha site at Boherboy Road, Saggart be rezoned from Objective GB to zoning that would permit purpose built nursing home and perhaps inclusion of Specific Zoning Objective to achieve this aim. ([PDS0107](#))
21. Request that c.13.8 ha site at The Spawell, Templeogue, Dublin 6W be rezoned from Objective F to a Zoning Objective that would permit community/ health facilities comprising an Integrated Medical and Sports Campus, including a Rehabilitation Hospital, a Cystic Fibrosis Clinic, a Nursing Home and a range of Primary Health Care Facilities. ([PDS0108](#))
22. Request that c.0.45 ha site fronting onto Main St., Templeogue (Ashfield College) be rezoned from Objective A to Objective LC. ([PDS0109](#))
23. Request that 16.62 ha of lands at Athgoe and Colmanstown be rezoned from Agricultural use, possibly for use as a transport hub. ([PDS0077](#))
24. Request that site at Steelstown, Rathcoole comprising established public house and restaurant be rezoned to permit redevelopment. ([PDS0078](#))
25. Request that 6.8ha site at Lucan Golf Club be rezoned from Objective GB and Objective F to Objective A1/ A. ([PDS0079](#))
26. Request that part of 3.23 ha site located between Newlands Cross and the Red Cow Roundabout, Naas Rd., Clondalkin, Dublin 22 be rezoned from Objective E to zoning Objective A. ([PDS0132](#))
27. Request that part of 7.26 ha at former Tara Co-Op lands, at Cooldrinagh, Leixlip Rd., Lucan that comprises an established commercial enterprise and is subject to LZO No. 1 be rezoned from Objective GB to Objective E. ([PDS0133](#))
28. Request that part of 7.26 ha site, former Tara Co-Op lands, at Cooldrinagh, Leixlip Rd., Lucan that fronts onto Cooldrinagh Lane be rezoned from Objective GB to Objective A. ([PDS0133](#))
29. Request that lands within the immediate vicinity of Hazelhatch Railway Station be rezoned for development of a new settlement comprising Residential, Employment and Community Uses. Consideration should be given to development of SDZ at this location. ([PDS0099](#))
30. Request that Rathcoole House, Rathcoole be rezoned from Objective A to a new zoning objective that permits Office Use, in order that the zoning for the site be rationalised following grant of permission by way of material contravention. Alternatively the site should be rezoned as village centre. ([PDS0135](#))
31. Request that 32.9ha of lands at Collegeland at Newcastle to be rezoned as Zoning Objective E. ([PDS0114](#))
32. Request that 8.5ha site adjoining Profile Park, Nangor Rd. be rezoned from Objective B to Objective E. ([PDS0115](#))

33. Request that 7.2 ha site at Hazelhatch Rd., Newcastle (approx. c.1.1km southeast of Hazelhatch Railway Station) be rezoned from Objective B to Objective E to reflect the established and permitted use on site. ([PDS0138](#))
34. Request that 2.1 acres of lands at Almyer Road, Newcastle be rezoned from Objective GB to Objective A1. ([PDS0116](#))
35. Request that 13.4ha Eircom landholding at Clondalkin Industrial Estate be rezoned from Objective E to a Mixed Use Zoning Objective. ([PDS0117](#))
36. Request that 6.38 acres of land located at Newcastle Lyons be rezoned from Objective GB to Zoning Objective A1. ([PDS0118](#))
37. Request that 3.17 hectares of land located adjacent to existing zoned residential lands at Newcastle Lyons (Newcastle Lyons Local Area Plan 2003) be rezoned from Objective B to Objective A1. ([PDS0119](#))
38. Request to have three parcels of land amounting to 14 ha. at J.Harris, Longmile Road/ Naas Road rezoned from Objective E to New Zoning Objective Mixed Use. ([PDS0120](#))
39. Request that 26ha of land fronting onto N7 at Bustyhill and accessed from Steelstown Interchange be rezoned to Objective E. ([PDS0120](#))
40. Request that 2.04 ha of land at Cookstown Estate Road, Cookstown, Tallaght be rezoned from Objective E to Mixed Use B in accordance with Tallaght Town Centre Local Area Plan. ([PDS0160](#))
41. Proposed rezoning of lands on Garters Lane from Objective F to Objective A. ([PDS0191](#))
42. Request that Marlay Grange House, Grange Road, Rathfarnham be rezoned from Objective F to Objective A. ([PDS0194](#))
43. Request that c. 30 acres of land at Corkagh, Naas Road be rezoned from Objective F to Objective E to allow high tech/ research and development/ scientific knowledge based cluster. ([PDS0195](#))
44. Request that land located to the south of 21 Fairgreen, Saggart be rezoned from Zoning Objective GB to Objective A. ([PDS0196](#))
45. Request that 2.28 ha of lands at Blackchurch, Rathcoole be rezoned from Zoning Objective B to Objective E. ([PDS0197](#))
46. Request that 6.2 ha of lands at Commons Little, Newcastle, be rezoned from Objective A and Objective G to permit a Nursing Home Facility. ([PDS0198](#))
47. Request that 1.29 ha of lands at Calliaghstown Lower, Rathcoole be rezoned to allow for a Special Local Objective allowing the continuation of the manufacturing of concrete products. ([PDS0199](#))
48. Request that 10.8 ha of lands at Redgap, Rathcoole be rezoned from Zoning Objective B to Objective E. ([PDS0200](#))
49. Request that lands at Palmerstown West (adjoining M50 toll bridge) be rezoned from Amenity to Agricultural use or for redevelopment. ([PDS0213](#))
50. Request that lands at Raheen Brittas, be rezoned from Zoning Objective H to Zoning Objective A. ([PDS0212](#))
51. Request that 11.5 acres of land located at Kingswood (West of N7, Southwest of Kingswood Intercange, West of Citywest Business Park & East of Casement Aerodrome Baldonell) be rezoned from Objective B to Objective E. ([PDS0211](#))
52. Request that lands at Greenogue be rezoned to Residential use. ([PDS0210](#))
53. Request that 13.4ha Eircom landholding at Clondalkin Industrial Estate currently zoned Objective E be rezoned to Mixed Use. ([PDS0209](#))
54. Requests inclusion of Local Zoning Objective to allow for redevelopment of Bush Centre and adjoining Site at South Lucan. ([PDS0208](#))

55. Request that 1ha lands at Baldonnell be rezoned from Objective B to Objective E. ([PDS0207](#))
56. Request that 31.4 ha of lands at Baldonnell Business Park be rezoned from Objective B to Objective E. ([PDS0206](#))
57. Request that site at north-eastern side of Redcow Interchange be rezoned from Zoning Objective E to new Zoning Objective permitting Mixed Use. ([PDS0204](#))
58. Request that lands at Aderrig (1 km from Adamstown Train Station) and an infill site at Beatties Field adjacent to Griffeen Valley Park, and both adjoining Adamstown SDZ be rezoned for Residential and Mixed Use. ([PDS0059](#))
59. Request that 11.5 acres of land located at Kingswood (West of N7, Southwest of Kingswood Intercange, West of Citywest Business Park & East of Casement Aerodrome Baldonnell) be rezoned from Objective B to Objective E. ([PDS0201](#))
60. Request that part of existing City West Lakes golf course be rezoned from Objective GB to Objective A and should include a Specific Local Objective to provide for a retirement village. ([PDS0142](#))
61. Request that part of the existing City West Lakes golf course (Golf Village) be rezoned from Objective GB to Objective for Neighbourhood/Local Centre. ([PDS0143](#))
62. Requests that lands at Keating spark, Rathcoole be rezoned from zoning objective B to Zoning Objective E to reflect the permitted and established use on site. ([PDS0144](#))
63. Request that 6ha which are part of City West Lakes golf (Holes No's 1, 2 and 10) be rezoned from Objective GB to Objective A1. ([PDS0145](#))
64. Request that part of grounds to Finnstown House, Lucan be rezoned from Objective F to Objective A. ([PDS0165](#))
65. Request that lands east of Brittas village be rezoned from Zoning Objective H to Objective A/A1 including an SLO to provide local shopping/enterprise in a rural village setting. ([PDS0163](#))
66. Request that lands at Brittas Ponds be rezoned from Zoning Objective H to Objective F including an SLO to provide for an integrated Tourism facility. ([PDS0163](#))
67. Request that lands at Swiftbrook, Saggart (south of Saggart Action Area Plan lands) be rezoned from Zoning Objective B to Objective A1 including an SLO for the provision of a primary school as an alternative site to that reserved for a primary school in the Saggart Action Area Plan. ([PDS0129](#))
68. Request that lands to the west of the Baldonnell Business Park and located within the Safety and Security Restricted Area for Casement Aerodrome be rezoned as Objective E. ([PDS0128](#))
69. Request that SIAC site, Lexington, Monastery Rd., Clondalkin retain current Zoning Objective A. ([PDS0127](#))
70. Request that SIAC HQ, Monastery Rd., Clondalkin be rezoned from Zoning Objective A to New Zoning Objective that permits Mixed Use. ([PDS0127](#))
71. Request that 2.04 ha of land at Cookstown Estate Road, Cookstown, Tallaght be rezoned from Objective E to Mixed Use B in accordance with Tallaght Town Centre Local Area Plan. ([PDS0126](#))
72. Request that 113 ha of land adjacent to Newcastle-Lyons Local Area Plan boundary and comprising townlands of Newcastle South, Ballynakelly and a portion of Commons Little and Rathcreedon be rezoned from Objective B and Objective GB for Residential Development. ([PDS0124](#))
73. Request that part of lands used for existing golf course in Citywest Complex be rezoned to Educational Use/ College Campus. ([PDS0175](#))
74. Request that 12 ha site located at junction of the Lock Rd., Tandy's Lane and Esker Rd be rezoned from Objective F to Objective A. ([PDS0177](#))

75. Request that approx 13 acres at Aylmer Road Baldonnel, be rezoned from Objective B to Objective E ([PDS0075](#))
76. Request that the zoning of lands adjacent to Gaelscoil Naomh Pdraig between Esker Meadow View and Esker Lane Lucan be reviewed. ([PDS0182](#))
77. Request that Woodtown Manor, Stocking Lane, Rathfarnham be rezoned to Objective A. ([PDS0183](#))
78. Request that 8.4 ha of lands at Johnstown Road, Rathcoole be rezoned to Zoning Objective A/A1. ([PDS0168](#))
79. Request that northern part of 19ha of lands at Oakfield House, Newcastle be rezoned from Zoning Objective B to Objective E and that remainder of lands be rezoned as Objective A1. ([PDS0184](#))
80. Request that 16.62 ha of lands at Athgoe and Colmanstown be rezoned from Agricultural use, possibly for use as a transport hub. ([PDS0076](#))
81. Request that 0.45 hectares of lands at Marfield House, Kiltipper Road Tallaght be rezoned. ([PDS0038](#))
82. Request that Airspace owned land at Fortunestown Lane use retain Zoning Objective A1. ([PDS0188](#))
83. Requests that site at junction Belgard Road and Airton Road be rezoned from Objective E to Objective CT. ([PDS0189](#))
84. Request that 1.25 ha lands at Keatings Park, Rathcoole be rezoned from Objective B to Objective E. ([PDS0190](#))
85. Request that c. 30 acres at Coldcut Rd, Clondalkin be rezoned from Objective F to a Zoning Objective that will permit Mixed Use. ([PDS0136](#))
86. Request that 1.025 ha site in Parkmore Industrial Estate, Long Mile Road, adjoining boundary with Dublin city Council be rezoned from Objective E to a Zoning Objective that will permit Mixed Use. ([PDS0140](#))
87. Request that 0.86ha of lands on Kileen road be rezoned from objective E to a new Zoning Objective that will permit Mixed Use. ([PDS0123](#))
88. Request that Lands at Bustyhill, Steelstown be rezoned to Business Park/ Industrial to accord with their existing non-conforming uses. ([PDS0025](#))
89. Request that Lands at Bustyhill, Steelstown be rezoned to Business Park/ Industrial to accord with their existing non-conforming uses. ([PDS0027](#))
90. Request that lands within the immediate vicinity of Hazelhatch Railway Station be rezoned for development of a new settlement comprising Residential, Employment and Community Uses. Consideration should be given to development of SDZ at this location. ([PDS0152](#))
91. Request that c.30 ha area at Milltown, Grange Castle, Newcastle Road be rezoned from Objective B to Objective E. ([PDS0104](#))
92. Request that sites accommodating Lidl stores at Clondalkin and Fonthill retain the Zoning Objective TC and Zoning Objective LC respectively in the new Plan. ([PDS0090](#))

7 Landscape, Natural Heritage and Amenities

7.1 Landscape Character Assessments

1. Broad 'brush stroke' Landscape Character Assessments are inappropriate for Extractive Industry. ([PDS0001](#))

7.2 Policy- Amenities

1. A river/parklands development including heritage centre, along the dodder would be advantageous to local residents as a source of pride in the county and high light positives in county. ([PDS0036](#))

2. The development of a Round Tower Integrated Cultural and Heritage Centre must remain a priority. ([PDS0037](#))
3. Support the development of an urban farm project within the county ([PDS0067](#))
4. Heritage Centre in Tallaght should be built. ([PDS0002](#))
5. Controls are needed to stop the unnecessary erection of fencing in the uplands and open lands within the County. ([PDS0071](#))
6. 5.2 Area of Special Amenity –Feel that the amenities of Bohernabreena Reservoirs could be better protected by perhaps a joint management structure with the Dublin City Council ([PDS0071](#))
7. 5.4 National Park – This is presumably a “carry-over” from previous plans and can be omitted as this Park was established some years ago. ([PDS0071](#))
8. Recommend that Dublin Mountains are given high priority as an amenity area ([PDS0073](#))
9. Area above 350m contour line be designated a Special Area of Conservation ([PDS0073](#))
10. Concerns regarding the over development of the Glenasmole Valley, ([PDS0073](#))
11. Specific Objective to improve the amenities of the Grand Canal from the 9th Lock to the Kildare Border in an eco friendly manner ([PDS0156](#))
12. Heritage and recreational amenity zone around the 12th lock. ([PDS0208](#))
13. Greater and easier access to the mountains around Bohernabreena is needed. ([PDS0167](#))
14. SDCC should be serious about providing good amenities for all users, particularly around the canal. ([PDS0161](#))
15. A heritage centre should be provided within the Tallaght area. ([PDS0185](#))
16. The Development Plan should strengthen protection of natural amenities. ([PDS0173](#))

7.3 Policy- Landscape

1. Suggested additions to the list of views and prospects in the Kilakee, Cruagh, Ballinascorney and Tribbradden areas- only planting which would enhance views be allowed. ([PDS0083](#))
2. Under 13.5.1 Landscape, Views and Prospects (13.5.1.i) of the existing County Development Plan 2004-2010 wish the following viewing point and prospect to be included in the table listed. Corkagh Regional Park, viewing point from former outbuildings of Corkagh House/Parks Depot/Rose Garden towards the Naas Road and beyond to the Dublin Mountains. ([PDS0069](#))

7.4 Policy- Natural Heritage

1. The boundaries of the existing SAAO should be extended to the Kildare County boundary ([PDS0034](#) [PDS0035](#))
2. All lands within the Liffey Valley should retain their high amenity or agricultural zoning ([PDS0035](#))
3. SDCC should work with the adjoining local authorities to establish a framework for a park Advocate model of a part public, part institutional, part private park Advocate introduction of Liffey Valley Park signage. Request implementation of the recommendations of the ERM report “Towards a Liffey Valley Park ([PDS0035](#))
4. Dodder River Development Plan- important river which is polluted ([PDS0036](#))
5. Any proposals relating to the Grand Canal should be cognisant of the proposed designation of the Grand Canal as a Natural Heritage Area. ([PDS0039](#))
6. In all new development areas hedgerows of reasonable quality should be retained for habitat and heritage importance. ([PDS0083](#))

7. Tree survey of the county commissioned- identify and protect trees and create new planting ([PDS0083](#))
8. Develop and protect the habitats and the amenity value of the Dublin Mountains, Liffey, Dodder and the Grand Canal. ([PDS0067](#))
9. Promote the education and tourist potential of the county's heritage through publications, the internet and walking routes etc. ([PDS0067](#))
10. Benefits of protecting our natural heritage include; some species found here are not found anywhere else and deprivation from interaction with the natural world is a significant cause of delinquent ([PDS0068](#))
11. Request that the Council retain existing policies and objectives and add new policies in relation to the Liffey Valley, including purchasing lands at St.Edmundsbury, Woodville and Fonthill. ([PDS0070](#))
12. 4.2 Extension of Liffey Valley SAAO – suggest that you should add: within two years of the adoption of the Plan. ([PDS0071](#))
13. A Dodder River Plan is needed. ([PDS0007](#))
14. The Dodder Valley Linear Park needs to be completed in the lifetime of the next plan-secure land and complete the public park as a stated SLO. ([PDS0155](#))
15. Recommit the council to delivery of a Liffey Valley National Park with the protection of lands at St Edmundsbury and Woodville ([PDS0208](#))
16. The protection of habitats outside designated areas and a stated commitment not permitting proposals that would interfere with natural floodplains would be hugely beneficial. ([PDS0205](#))
17. An undisturbed buffer zone between development area and river bank should be maximised. ([PDS0205](#))
18. Maintain watercourses and riparian zones in their open natural state, and designate lands adjacent to surface waters as areas of open preservation. ([PDS0205](#))
19. The Dodder through Tallaght is in poor condition and should be restored ([PDS0167](#))
20. There should be a policy to have linear parks along all banks and there should be no diverting of streams to suit developers. ([PDS0162](#))
21. The importance of the 12th Lock area can only be realistically preserved if the R120 is routed to a less sensitive location ([PDS0161](#))
22. The County's waterways should be provided with viewing amenities and the Dublin Mountains should be opened up for the enjoyment of all. ([PDS0147](#))
23. It is requested that the Special Amenity Area Order for the Lucan to Palmerstown stretch of the Liffey be extended, objectives relating to the Liffey Valley Park should be achieved. Waterstown Park in Palmerstown be managed and maintained in a naturalised manner ([PDS0171](#))
24. Maintain preservation of the Liffey Valley lands, including St Edmusbury, Woodville and Fonthill. ([PDS0182](#))
25. Dodder Valley Linear Park – This area should remain high amenity and no deviation from the objective to retain its rural character should be made. ([PDS0185](#))
26. There should be no change in the Green Belt status of Dodder Valley Park. The boundaries should be harmonised. ([PDS0186](#))
27. Wildlife conservation and biodiversity issues should be emphasised in the plan. ([PDS0173](#))
28. The County's trees, hedgerows, including ancient hedgerows, and natural linkages/corridors should be audited and protected. ([PDS0174](#))
29. River and riverbank protection is important. The 5 metre set back should be extended, no culverting should take place and a River Systems Survey should be carried out. ([PDS0174](#))

7.5 Strategy

1. Hope that Heritage Plan will be completed as soon as possible and all planning permissions with potential impact will be validated by biodiversity officer. ([PDS0083](#))
2. Facilitate the development of a heritage centre or centres within the county. ([PDS0067](#))
3. Develop and implement a biodiversity action plan for the county ([PDS0067](#))
4. Propose the following "It is the policy of the Council that the Council has a permanent Heritage Officer, County Archaeologist, permanent Environmental Awareness Officer, permanent Local Agenda 21 Officer, and permanent Tourism Strategy Officer with necessary administrative back up in place. ([PDS0069](#))
5. An Amenity and Recreation Network should be included in the new plan. ([PDS0071](#))
6. The Development Plan should contain policies on- private forestry to provide for: walking routes, mountain bike trails, orienteering, nature/heritage trails, bridle paths and other non-intrusive recreational activities. ([PDS0071](#))
7. All new development should ensure that places that have heritage merit are protected. ([PDS0007](#))
8. Conservation of heritage items should form a stronger element of development. ([PDS0139](#))
9. Heritage plan should be integrated into the Development Plan, bio-diversity corridors should be identified in the county and Biodiversity Action Plans implemented and the Grand Canal should be designated as a Natural Heritage Area. ([PDS0171](#))
10. Natural amenities need to be better managed and utilised. ([PDS0173](#))
11. A Wildlife Action Plan should be put in place. ([PDS0174](#))

7.6 Trees and Woodlands

1. The protected status of trees along Cloverhill Rd. be removed to allow for upgrade of Cloverhill Rd. ([PDS0131](#))

8 Overall Strategy

8.1 Consolidation

1. Develop integrated strategies on transport, housing, education and employment to reduce commuting distances. ([PDS0067](#))
2. The Council should promote intensification of uses on lands located along high capacity transport routes. ([PDS0088](#))
3. In order that Brownfield Sites can be developed Access must be provided. ([PDS0092](#))
4. Lands strategically located adjacent to major public transport corridor should be considered for high density urban scale town centre development. ([PDS0092](#))
5. Encourage provision of high density developments along LUAS and Metro lines to provide critical mass. ([PDS0098](#))
6. Sustainable Development should promote mixed use development at centres of activity and transport nodes in order to conserve open space at edge of cities. Higher Densities should be focused on under utilised sites at sustainable locations, and Higher buildings should be permitted at appropriate locations ([PDS0110](#))
7. The Development Plan must place significant emphasis on setting higher average densities within the urban edge as a key to achieving this compact built form, and avoiding a sprawling city edge. ([PDS0131](#))
8. Development along a transport corridor is a preferable solution to the incremental westwards expansion of the built up area of the county. ([PDS0099](#))
9. SDZ type development is particularly suited to development along the rail corridor ([PDS0099](#))

10. Future development should be considered in the context of consolidating the Metropolitan Area to reduce the need to travel. (PDS0114)
11. Sites in close proximity to public transport facilities and routes should deliver higher densities. (PDS0056)
12. Requests an increase in densities for sites which are proximate to a superior public transport infrastructure. (PDS0058)
13. Further development should be situated along public transport infrastructure and be informed by transport capacity (PDS0171)
14. Development along a transport corridor is a preferable solution to the incremental westwards expansion of the built up area of the county. (PDS0152)
15. In order that Brownfield Sites can be developed Access must be provided. (PDS0153)
16. Lands strategically located adjacent to major public transport corridor should be considered for high density urban scale town centre development. (PDS0153)
17. Consider consolidation of the overall Citywest area- future development for use such as retail warehousing, mixed use development along with residential use. (PDS0157)

8.2 Form and Content of Plans

1. INDEX We presume that you will include this. You might like to consider bolding the page numbers containing the main policy provisions. (PDS0071)

8.3 National Context

1. There must be better integration of development with the adjoining counties (PDS0068)
2. Requests that the Strategic Planning Guidelines be taken into consideration when preparing the plan, in particular a sustainable approach to development with an increased emphasis on transportation alternatives. (PDS0051)
3. There is still potential impact of the National Spatial Strategy and decentralisation of government departments and state agencies which could reduce housing demand in the Dublin region in the coming years. (PDS0069)
4. Believes that the CDP will be influenced by 'EU Sustainable Development Strategy', 'National Climate Change Strategy', 'Regional Planning Guidelines for the Greater Dublin Area' and 'Transport 21'. (PDS0059)
5. The existing attributes of the County are ideally suited to meeting the strategic policy directives of Government. (PDS0059)
6. The 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities, December 2008 and the Urban Design Manual – A Best Practice Guide, February 2008 should be adhered to in the new CDP. (PDS0146)
7. DTO supports focus on development at higher order centres proximate to high capacity public transport and consolidation of development within Metropolitan Area. (PDS0178)
8. There is a need for improved integration with adjoining Local Authorities, Regional Planning Authorities and Stakeholders. (PDS0173)
9. The NRA advise that the Council undertake an integrated land use and transportation study for the County. (PDS0055)

8.4 Policy

1. "have regard to" should substitute: shall, as far as is practical, be consistent with (PDS0071)
2. App 2 – Plans, Guidelines etc Suggest an additional policy: Counties within the Great Dublin Region –Use the same 2nd paragraph of Adjoining Local Authorities – page 351. You should then list the Meath County Development Plan 2007 – 2013. (PDS0071)

8.5 public consultation

1. Community input into the plan should be taken on board. ([PDS0036](#))
2. Promote active participation by community groups and individuals in public consultation processes. ([PDS0067](#))
3. There should be the widest possible public consultation ([PDS0068](#))
4. Taking on board public views ([PDS0003](#))
5. Transparency and Clarity sought in relation to all Council owned land that remains in Council ownership and that is disposed of. ([PDS0111](#))
6. Public Consultation needs to engage with greater numbers of people and stakeholders. ([PDS0007](#))
7. Opportunities exist to encourage early discussion of contentious issues which will distract councillors into delays in the process leading to difficult matters being dealt with at the end of the process- councillors should not rely solely on in house advice ([PDS0080](#))
8. Requests that there be more public involvement in planning matters. ([PDS0155](#))
9. Requests that details of pre-planning meetings be made available on-line. ([PDS0155](#))
10. The community should be included at all stages of planning and communities should be funded to engage professional assistance ([PDS0057](#))
11. Request that Local Community Councils and Community Resident Groups be Umbrella Groups to represent local areas, including Tallaght. ([PDS0057](#))
12. The plan should be freely available to community groups ([PDS0057](#))
13. Strategic Policy Committees should be further developed and supported to enable them to have a meaningful life. ([PDS0058](#))
14. Community and local elected representatives input and meaningful consultation with planning staff is crucial ([PDS0167](#))
15. A six monthly progress report should be prepared regarding achievements of objectives contained in Development Plan. ([PDS0171](#))
16. Public Consultation needs to be improved. ([PDS0174](#))
17. Local Garda Management should form part of the Development Plan review with regards to safety and security within the County ([PDS0219](#))

8.6 Strategy

1. Incentive for workers to live close to their place of work, both by encouraging relocation and by more detailed work on future developments. ([PDS0068](#))
2. The current decline offers an opportunity to prepare an integrated detailed plan of development for the recovery years. ([PDS0068](#))
3. Existing lands with services should be utilised prior to new investment being made in other areas which are not serviced. ([PDS0049](#))
4. Sustainable urban development should be promoted by 1) Closer co-ordination between transport and land use planning, 2) the promotion of higher residential densities in appropriate locations 3) Ensuring that the needs of society for housing are provided in convenient locations. ([PDS0051](#))
5. Development should take place in areas that have experienced substantial capital expenditure. ([PDS0051](#))
6. Support the ratification and enshrinement of the settlement strategy and integrated land use zoning and retail policy framework set out in Clonburris SDZ. ([PDS0091](#))
7. The Council should ensure that all rezoning of land is done in the interest of proper planning and sustainable development. ([PDS0111](#))

8. Demand for housing, facilities and services will continue in areas where population growth has occurred, such as Clondalkin and Lucan. ([PDS0110](#))
9. Need to identify strategic land holdings along the Kildare Rail Line. ([PDS0099](#))
10. Maximise the potential of co-location of employment and residential uses. ([PDS0116](#))
11. The Council must give due regard to the zoning of residential lands in close proximity to employment generating land uses in order to maximise the potential of co-location of employment and residential uses within an area. ([PDS0119](#))
12. The entire position regarding rezoning of lands should be the subject of a thorough and in-depth investigation before any new plan is put in place. ([PDS0159](#))
13. Commuting can have a negative impact on peoples work life balance and the community in which they live in. ([PDS0058](#))
14. A wider range of options needs to be considered to fund local government. ([PDS0058](#))
15. The Development Plan should take on board that the population of Dublin may decrease by 100,000 people. ([PDS0139](#))
16. The development potential of the county must be cognisant of the capacity of the treatment plant at Ringsend. ([PDS0139](#))
17. Only the most appropriate parcels of land should be zoned to meet the housing targets. ([PDS0059](#))
18. Development must continue to focus on lands that can be easily serviced by public utilities. ([PDS0059](#))
19. The Council should have regard to the following factors when formulating and reviewing land use zonings: proximity to public transport, availability of existing services, proximity to existing community resources, availability to open space, ability to provide a service or facility, proximity to employment centres, proximity to existing district centres, appropriate use of infill sites. ([PDS0059](#))
20. Provide services where people are, bring them to the people as opposed to trying to bring people to the services. ([PDS0167](#))
21. Retrofitting of villages to become eco-villages should be investigated: renewable energy, allotments etc ([PDS0147](#))
22. The villages of Saggart, Rathcoole, Newcastle and Lucan should be linked such as via public transport, village tourist trail. ([PDS0147](#))
23. There should be a recalculation of housing demand & associated service infrastructure to inform the review of the Development Plan in light of the economic downturn and possible population reduction ([PDS0171](#))
24. Corridors should be preserved to facilitate public transport expansion. ([PDS0171](#))
25. In relation to climate change objectives should be included to achieve carbon-neutral status for council operations and energy requirements. ([PDS0171](#))
26. Residential development should take account of environs, local opinion, and capacity of social and physical infrastructure. ([PDS0180](#))
27. Land use and transport integration policies should be reflected in Development Plan policies. ([PDS0178](#))
28. The CDP should have an overarching socio-economic feature ([PDS0186](#))
29. Planning should link energy, transport and waste policies for successful sustainable development. ([PDS0173](#))
30. Policies supporting work-home-travelling should be included in the Development Plan. ([PDS0173](#))
31. The Development Plan should facilitate the provision of employment facilities in proximity to residential areas. ([PDS0173](#))

32. In light of the economic downturn there is a danger that the long-term sustainable development of the County will be lost. (PDS0173)
33. Planning authority policies and objectives including rezoning of lands should not compromise the road planning and route option evaluation process. (PDS0055)
34. Development objectives such as residential, enterprise and especially zoning should guide developers to design for sustainable transportation requirements at the earliest stages of development design (PDS0055)
35. Need to identify strategic land holdings along the Kildare Rail Line. (PDS0152)
36. SDZ type development is particularly suited to development along the rail corridor (PDS0152)
37. Support the ratification and enshrinement of the settlement strategy and integrated land use zoning and retail policy framework set out in Clonburris SDZ. (PDS0154)

8.7 Zoning

1. Requests that zoning in the next development plan reflects the proposed future public transport within the County i.e. Metro West and Luas Line F to ensure that future development within the transport corridors is capable of supporting the rail schemes. (PDS0050)
2. Believes that the mid-west area, due to the investment that has been made has potential for further development. (PDS0059)
3. Re-zoning requests should be made clear and identified. (PDS0102)
4. On the basis of available statistics it would appear that there is sufficient land zoned for future housing needs and further rezoning could undermine the long-term development of areas in LAPs and SDZs and delivery of Transport 21 projects. (PDS0178)
5. Development at Clonburris should not happen in advance of completion of Adamstown. (PDS0173)
6. Adamstown should be completed prior to the development of Clonburris. (PDS0173)
7. There is sufficient land zoned for residential development. (PDS0173)

9 Retailing

9.1 Discount Food Stores

1. The description of Discount Foodstores as smaller discount stores of up to 1,500m² should not be prescriptive and should not set a threshold size for such development. Suggested amended definition of Discount Food Stores. (PDS0085)
2. A policy should be drafted which specifically recognises the role of Discount Food Stores and includes a definition of a neighbourhood shop that conveys that Discount Food Stores can fulfil such a role. (PDS0085)
3. Concern that the reference in the current development plan to Discount Food Stores could be viewed as a cap on the size of these stores generally. Request that it is made clear in the Draft Development Plan that this reference is not a cap. (PDS0090)
4. Modify the reference to Discount Food stores to include a statement of recognition that Retail Parks are appropriate for the location of Discount Food stores. (PDS0090)
5. Allow for the definition of a neighbourhood shop to be interpreted to allow for the provision of current supermarket/discount store floorplates and associated car parking. (PDS0090)
6. Request that the Council examine appropriate locations for Discount Food stores within the County and ensure that sufficient zoned lands exist for this use. (PDS0090)

9.2 Retail Hierarchy

1. The retail hierarchy within the plan should not be a prescriptive tool as this can constrain the need for additional retail facilities in locations that fall outside the hierarchy. (PDS0046)

2. Designate Clondalkin Town Centre as a Tier 2 retail centre Integrate retail and land use strategy in more coherent manner ([PDS0092](#))
3. Clonburris should be designated as a Level 2 'Major town Centre or 'Town Centre' in the County Retail Hierarchy – The retail hierarchy should be reviewed. ([PDS0150](#))
4. Liffey Valley Shopping Centre relies on 80% of its customers arriving by car; to increase the retail floorspace at this location would be contrary to the principles and proper planning and sustainable development. Liffey Valley does not have the capacity to develop as a Major Town Centre ([PDS0150](#))
5. Promote different forms of retail designations including, district Centres, Mixed use commercial and stand alone retail outlets. ([PDS0148](#))
6. Designate Clondalkin Town Centre as a Tier 2 retail centre Integrate retail and land use strategy in more coherent manner ([PDS0153](#))

9.3 retail strategy

1. Provide a retail strategy to cater for the community (both existing and planned) ([PDS0033](#))
2. Care should be taken to ensure that a compatible and complementary range of retail provision occurs within each residential neighbourhoods ([PDS0059](#))
3. Retail park style development in close proximity to district centres should be considered. ([PDS0059](#))
4. The Development Plan should provide guidance on appropriate forms of access to retail facilities to reduce reliance on private car including defined catchment populations and accessibility objectives, car parking management, and prioritising retail locations at public transport accessibility. ([PDS0178](#))
5. The CDP should anticipate future needs of additional retail facilities in accordance with the scale of settlement growth and specific retail sites should be included as part of residential zoning. ([PDS0148](#))
6. Requests that the recommendations set out in Retail Planning Strategy for the Greater Dublin Area, 2008 be included in CDP ([PDS0148](#))
7. Believes that the provision of petrol filling stations in proximity to retail facilities promotes linked trips and sustainable travel patterns. ([PDS0148](#))
8. Requests that appropriate zonings, objectives and policies are incorporated in to the Development Plan which would foster a balanced retail hierarchy. ([PDS0148](#))

9.4 Zoning Matrix

1. Discount Food Stores should be open for consideration in lands zoned Objective A. The plan should continue to allow for the location of Discount Food Stores in areas zoned Objective E 'to provide for enterprise and employment related uses'. ([PDS0085](#))
2. Amend the zoning matrix to allow Discount Food Stores to be Open for Consideration in Zoning objective A 'to protect and/ or improve residential amenity' ([PDS0090](#))

9.5 Zoning Request

1. Plan should specifically allocate sites dedicated to petrol filling stations as they are being lost as a result of high land values. ([PDS0083](#))

10 Social Inclusion, Community Facilities and Recreation

10.1 Community Facilities- Schools

1. A site should be developed for purposes associated with an existing school. (Possible SLO) ([PDS0010](#) [PDS0011](#) [PDS0012](#) [PDS0013](#) [PDS0014](#) [PDS0015](#) [PDS0016](#) [PDS0017](#) [PDS0018](#) [PDS0023](#) [PDS0029](#) [PDS0030](#))
2. Acquisition of portion of land for school to ease traffic congestion and facilitate parking ([PDS0022](#))

3. Council should encourage the provision of a permanent site for Gael Scoil Na Camoige, and also increase the number of schools. ([PDS0037](#))
4. Need for diversity in education provision and to accommodate the growing demand for Educate Together primary and post primary schools in the county- at least 12 sites should be reserved for such ([PDS0082](#))
5. Detailed demographic information needs to be collated at a local level to ensure sufficient number of school places provided for. ([PDS0082](#))
6. Planned primary schools need to facilitate 16-24 class schools with outreach and ASD units. Co location of Primary and post primary schools. ([PDS0082](#))
7. Public Transport and access routes in place when schools are open ([PDS0082](#))
8. Educate Together requests that a site of approximately 2 acres be reserved to facilitate an Educate Together primary school in Tallaght ([PDS0066](#))
9. Demographic information must be collated to ensure that a sufficient school places are provided within the context of the Tallaght Development Plan. ([PDS0066](#))
10. It is essential to ensure that planning takes into account the educational needs of the existing residents of Tallaght. ([PDS0066](#))
11. Any planned primary school sites need to be of adequate size to facilitate an 8 classroom school, and potentially an Outreach unit. ([PDS0066](#))
12. School provision to be in line with new guidelines ([PDS0044](#))
13. Need for two new second level schools in South Lucan. Request objectives to pursue the concept of an urban School Bus Service in Lucan and Palmerstown. ([PDS0070](#))
14. Schools should be provided to deal with shortages. ([PDS0002](#))
15. A site should be developed for purposes associated with an existing school. (Possible SLO) ([PDS0008](#))
16. A site should be developed for purposes associated with an existing school. (Possible SLO) ([PDS0009](#))
17. Schools should be provided to deal with over capacity and Dept. of Education should be involved. ([PDS0007](#))
18. Future school attendee figures should be carefully analysed to predict the number of schools that need to be provided. ([PDS0155](#))
19. Request secondary schools in Lucan ([PDS0214](#))
20. Objective seeking delivery of a new educate together school for Lucan, a site for St.Andrews NS, a site for Gaelscoil Eiscir Riada, Site for Esker Educate Together NS, ([PDS0208](#))
21. Objectives to provide for better planning of education facilities similar to the planning practices of Fingal CC. ([PDS0208](#))
22. A vacant site should be developed for purposes associated with an existing school. ([PDS0208](#))
23. Explore possibilities of new schools and third level facilities in the county. ([PDS0169](#))
24. SDCC should liase with the Dept Education regarding lack of provision of schools and the development of a 3rd level institution in Tallaght. ([PDS0167](#))
25. Request that a SLO be put on the lands to provide for a primary school as an alternative location to the site identified in the Saggart AAP ([PDS0129](#))
26. More schools are required in the West of the County. ([PDS0181](#))
27. Extra schools are required in the West of the County. ([PDS0182](#))
28. Development Plan should have a school transportation and parking strategy. ([PDS0182](#))

10.2 Community Facilities

1. Adequate provision of built amenities and support facilities including libraries, internet facilities, medical and social facilities, ([PDS0068](#))
2. Community facilities such as Enterprise centre, craft centre, community hall, health centre, additional shops, service station required in Brittas ([PDS0084](#))
3. Request a range of community facilities for Lucan area Swimming Pool playgrounds exercise facilities for Adults and additional Youth Café ([PDS0070](#))
4. Provision of Community Facilities as required in the Development Plan for all developments is not happening in actuality. ([PDS0003](#))
5. Request for community facilities in the West of the County including: library, museum, civic centre, swimming pool and playground ([PDS0032](#))
6. The amenities provided in established suburbs are being undermined due to the changing profile in population in those areas. ([PDS0194](#))
7. Request the widespread provision of the following community facilities within the County: Arts centre and theatre, Cricket ground, All weather soccer pitch, Islamic place of worship and school, Swimming Pool, ([PDS0208](#))
8. Promote culture and community spirit in terms of utilising existing public facilities and also developing new amenities. ([PDS0169](#))
9. Support for the development of sports clubs, children's services and connect programme and upgrade plans for the Rathcoole Community Centre. ([PDS0147](#))
10. Shortage of third level educational facilities, fire station, theatre and arts centre in the West of the County. ([PDS0181](#))

10.3 Community Facilities- Childcare

1. The council should ensure that adequate provision of community childcare facilities and supervised playgrounds. ([PDS0169](#))
2. It is recommended that childcare facilities provided in the context of new developments is increased from 20 to 45 places. ([PDS0072](#))

10.4 Community Facilities- Community Centres

1. The CDP should contain an objective to provide a community building as part of retail developments. ([PDS0044](#))
2. All new developments should make provision for multi-function community centres. ([PDS0181](#))

10.5 Community Facilities- Cultural

1. Investigate the feasibility of establishing a county museum ([PDS0067](#))
2. Make the case for the provision of a museum/ visitor centre for the County which should be located in the County Town. ([PDS0155](#))
3. Cultural centres should be provided to reflect population sizes and public-transport links should be improved to enhance access to these facilities. ([PDS0171](#))
4. A museum is required in the west of the County. ([PDS0181](#))
5. A museum/visitor centre should be provided in the centre of the County. ([PDS0186](#))

10.6 Community Facilities- Health

1. Requests that a Specific Local Objective be included in the plan to protect and provide for medical related uses, in particular at Bloomfield Care Centre. ([PDS0045](#))
2. There is a need for community/ health facilities, particularly medical and related facilities, within South Dublin County Council area due to population trends, identified health requirements and existing health infrastructure deficiencies in Ireland. This has been highlighted by the Health Service Executive. ([PDS0108](#))

3. There is a need for community/ health facilities, particularly medical and related facilities, within South Dublin County Council area due to population trends, identified health requirements and existing health infrastructure deficiencies in Ireland. This has been highlighted by the Health Service Executive. ([PDS0108](#))
4. Strategic Objective of SDCC to maintain the provision of overnight children's beds in the South Dublin Region ([PDS0155](#))

10.7 Community Facilities- Safety

1. Additional Gardai Stations should be provided where required. ([PDS0002](#))
2. The Council should liaise with community groups and gardai to monitor community facilities and manage anti-social behaviour. ([PDS0171](#))

10.8 Community Facilities-Libraries

1. Libraries are required to the west of the County ([PDS0147](#))

10.9 Community interests

1. Proposed plan must contain commitment by SDCC to serve the interest of the community and design the plan around the needs of the community. ([PDS0111](#))
2. Building Communities should be strong focus of Development Plan. ([PDS0007](#))

10.10 Dublin Mountains

1. Laws should be enacted to prevent motor cycles being used in the Dublin Mountains ([PDS0073](#))
2. A Specific Local Objective to proactively develop hiking trails should be developed. ([PDS0186](#))

10.11 Facilities for Aging Population

1. The CDP should recognise the importance of providing appropriate facilities to cater for the increasing proportion of older people within the County. ([PDS0045](#))

10.12 Institutional Lands for Development

1. The submission seeks to emphasis the strategic location of Peamount Hospital and its suitability for accommodating future development ([PDS0203](#))

10.13 Linking Development and Infrastructure

1. Development must be done so as to provide integrated infrastructure on the Adamstown pattern. ([PDS0068](#))
2. Supportive of the provision of adequate social infrastructure in tandem with residential development. ([PDS0045](#))
3. Provision of Community Facilities should be in parallel with development. ([PDS0003](#))
4. No more planning permission until all infrastructure is in place, the developer should contribute to the infrastructure to the area and not the county. ([PDS0032](#))
5. Approach featured in Clonburris Plan needs to be adopted upwards in the primary plan for all other local plans and decisions ([PDS0155](#))
6. Facilities should be provided with any zoning and planning permissions granted. ([PDS0158](#))
7. Development of existing zoned lands should be carried out on a phased delivery of services and infrastructure. ([PDS0056](#))
8. All future development in towns should be provided in conjunction with services and facilities. ([PDS0057](#))
9. The Council should prioritise development of infrastructural services, particularly community facilities, in advance of further residential development. ([PDS0171](#))
10. Greater efforts must be made to ensure that further progress and growth are linked to the provision of community centres, public transport and schools. ([PDS0181](#))

11. High density housing should only be constructed following implantation of community infrastructure. (PDS0173)

10.14 Management of Open Space - Policy SCR24

1. Would like Policy SCR 24 – 'Management of Open Space, Recreational Facilities and Play Areas in New Residential Developments: (4.5.11)' to be omitted and replaced with a policy that will ensure that the Council has responsibility for service areas and charge a levy for doing so. (PDS0044)

10.15 Open Space

1. The Liffey Valley Park should include publicly owned parks and privately owned landscapes including those north of the N4 (PDS0034)
2. Implement the aim of linking the existing publicly owned parks at Waterstown and Lucan Demesne (PDS0034)
3. Maintain all parks for open space and recreation (PDS0037)
4. Redesign large open spaces to allow for some residential development (PDS0083)
5. Reservation of adequate open space, division of this space into categories to suit the various needs of the community – park land, playing, formal sports pitches (PDS0068)
6. Propose that all regional parks be rezoned to or stay as zoning objective G- To protect and improve High Amenity Areas. (PDS0069)
7. Open Spaces in Residential Areas should be protected. (PDS0002)
8. Public Lighting should be provided in Open Spaces. (PDS0002)
9. Declare as council policy that except in exceptional circumstances no existing public space including parks or open spaces in housing estates or adjacent to existing housing estates be sold or transferred or otherwise disposed of to build on or change use of. (PDS0111)
10. Open Space should be provided in high density developments. (PDS0007)
11. There should be restrictions on the level of control property management companies have on public spaces. (PDS0208)
12. Request that the council states its policy on dealing with invasive weeds (PDS0162)
13. Open Spaces within existing residential should be developed to provide amenities and facilities. SLO requested for Aylesbury Open Space. (PDS0185)
14. Implementation of SLO 57 should ensure that the Dodder Valley Linear Park is developed as a public amenity and that any development is rural in nature. (PDS0186)
15. All open spaces should be categorised and residential development should not be permitted on open space that has been allocated as open space as part of a development. (PDS0174)

10.16 Open Space Zoning

1. All public spaces including existing parks be coloured green and metric area of such spaces be listed (PDS0111)

10.17 Parks

1. Submission highlights the potential for creating a new urban park to the south of the Nass Road within Ballymout Park and Newlands Cemetery. (PDS0033)
2. Lucan Demesne/St Catherine's Park and Griffeen Valley Park should be opened up to the public and provided with amenities such as a tea room and barbeque/seating area. Make Liffey Valley a National park and open it to the public. (PDS0181)
3. The County requires more amenity/play space. (PDS0021)

10.18 Pedestrian/Walk ways

1. Whitechurch Road should be developed as an environmental walk linking Rathfarnham Castle and St. Enda's Park. ([PDS0134](#))
2. Walk ways through parks and along canals should be put in place. ([PDS0058](#))
3. To provide public lighting in parks along pedestrian routes. ([PDS0182](#))

10.19 Places of Worship

1. Identification, and provision, of suitable areas for religious minorities to develop places of worship, which could be tied into community buildings. ([PDS0044](#))
2. St Maelruan's and The Priory as areas of retreat and spirituality need to be enshrined into the Plan to ensure they are robustly protected against any future strategic development plans ([PDS0155](#))
3. Religious and spiritual spaces need to be considered, supported and included as a quality of life issue not just public parks and open spaces. ([PDS0167](#))

10.20 Playgrounds

1. Request Child Play Facilities be incorporated in Social and Affordable Housing schemes from the outset. ([PDS0070](#))
2. A playground in St. Enda's Park would enhance the existing facilities. ([PDS0134](#))
3. Existing playgrounds should be provided with playground equipment ([PDS0181](#))
4. The Development Plan provides an opportunity for South Dublin County Council to become a leading authority in terms of 'play and recreation provision'. ([PDS0179](#))
5. Zoning request for play areas throughout the County and in particular within Ballyboden. ([PDS0179](#))

10.21 Recreational facilities

1. Recreational facilities for older people are needed. ([PDS0037](#) [PDS0158](#))
2. An ice rink should be provided in the County (Clondalkin). ([PDS0037](#))
3. Apply appropriate development standards for leisure facilities; apply a standardised template for the development of such facilities. ([PDS0087](#))
4. Trails, Hiking and Walking Routes require a policy that will ensure a commitment to sign-post them. ([PDS0071](#))
5. There is a lack of Canal amenities for local residents and children. ([PDS0158](#))
6. Recreational facilities should be provided in close proximity to major parks and canals and they should be maintained to high standard to encourage their use. ([PDS0059](#))
7. Natural heritage areas are best used for recreational spaces. ([PDS0059](#))
8. Better changing facilities are required for larger play areas. ([PDS0181](#))
9. Shortage of public swimming pools in the west of the County. ([PDS0181](#))
10. All parks within the County should be made secure and not allow for scramblers and cars. ([PDS0186](#))
11. The Development Plan should provide for community spaces, including play areas close to homes, and improved access and car parking in Council parks. ([PDS0173](#))
12. Play and recreation must have their own portfolio within the Plan which should include 'Community Infrastructure'. ([PDS0179](#))
13. The Plan must be 'child proofed' and be cross-departmental and have a full set of guidelines to ensure that quality open/play space is provided for all within society. ([PDS0179](#))
14. Maximise sporting and recreational value of sites within existing housing estates and areas of the County. ([PDS0174](#))

10.22 Rights of Way

1. Suggest adding that: Traditional walking routes to archaeological sites be designated as public rights of way. ([PDS0071](#))
2. Public Rights of Way should reflect what is contained in the Planning Regulations 2001 (9.(1)(a)(x)) ([PDS0071](#))
3. The Extractive Industry should take account of existing rights of way or walking routes. ([PDS0071](#))
4. All development should take account of public rights of way and walking routes. ([PDS0071](#))
5. All development should take account of public rights of way and walking rights. ([PDS0071](#))
6. Development should not impinge on any rights of way or walking route. ([PDS0071](#))
7. Local Objective committing the council to provide funding and personnel to support an initiative to secure closure of rear laneways at Palmerstown in partnership with residents groups. ([PDS0208](#))
8. Protect, preserve, promote, enhance, improve and maintain for the common good, existing rights of way and create new ones. A list of existing public rights of way should be prepared. ([PDS0187](#))

10.23 Social inclusion

1. Promote the integration and active participation of “new Irish” within their local communities in South Dublin. ([PDS0067](#))
2. Promote excellence in the provision of advice and support to community and voluntary groups. ([PDS0067](#))
3. Promote a range of activities and facilities to cater for the social, physical and recreational needs of children and youths. ([PDS0067](#))
4. Acknowledge and support the important community roles played by churches and other religious bodies ([PDS0067](#))
5. Social Inclusion being experienced in parts of the county. ([PDS0003](#))

10.24 Tourism

1. Tourism Plan needed ([PDS0036](#))
2. Promote the development of tourism and related enterprises within the county ([PDS0067](#))
3. Identify tourism functions of the settlements throughout the county-why people visit and planning impacts. Implement urban management strategies for larger towns and villages. Identify trails- walking, cycling and driving, providing access to heritage sites. Provide facilities along trails. ([PDS0087](#))
4. Implement locally sensitive planning policies which protect and enhance sense of place. Identify local character areas, prepare village design statements. Adopt policies which reflect sympathetic approach to eco tourism products. Adopt Sustainable tourism principles ([PDS0087](#))
5. Tourism policies should be strengthened in the Development Plan. ([PDS0087](#))
6. The Development Plan should take into account the work prepared by South Dublin County Tourism and incorporate a series of linkages and activities similar to that prepared by Offaly CoCo in consultation with Fáilte Ireland. ([PDS0087](#))
7. Identification of tourism and related service hubs. Cross compliance of policies and objectives in relation to tourism and other plan sectors. Identify nodes of tourism activity, map existing transport links ,strategic tourism centres and sensitive environments ([PDS0087](#))

8. Suggest 28 tourism policies which include, among others : Promote more balanced county wide development of tourism, Promote and foster sense of entrepreneurship, Continue to fund agencies involved in tourism, Support linkages between tourism groups, Clustering of products and services Liaise with national parks and wildlife services, regional fisheries etc identify land use strategies for areas, Reinforce policies in relation to resource protection, Landscape character assessment, architectural conservation areas etc, Asses new tourism development against sustainable tourism planning checklist, Recognise importance of retailing areas as an attraction to tourists, Facilitate infrastructure for water based activities, Promote the county as a national leader in leisure activities, Development of additional adventure based activities, Encourage the rebranding of the natural environment- High quality conference facilities, Highlight obstacles regarding access for disabled people, ensure access for all. Development Plan should provide a template for developers, third parties and Planning Authorities to assess impact of a tourism related development. Tourism and heritage policies rooted in the reality of the plan and supported by related policies. (PDS0087)
9. Raise the profile and develop and identity/image of the County. Attracting tourists is difficult (PDS0100)
10. Exploit opportunity to position county as business tourism area due to level of new hotel/conference facilities available (PDS0100)
11. Engage with Fáilte Ireland, Dublin Mountain Initiative, Waterways Ireland, the OPW, National Parks and Wildlife Services and Eastern Fisheries Board in terms of developing new products Canals, Liffey and Dublin Mountains have high leisure and tourism value. (PDS0100)
12. Suggest combining Tourism with Recreation as recommended in the Development Plan Guidelines. (PDS0071)
13. Suggest that the plan has a separate policy on Rural Tourism. (PDS0071)
14. Policies should be included under Natural Amenities and Informal Recreation in order to encourage and promote access to the natural heritage. (PDS0071)
15. Access to and Tourism in the Dublin Mountains should be improved. (PDS0007)
16. The County has potential to develop as a leisure tourism location. (PDS0058)
17. Need for tourism strategy for Tallaght (PDS0167)

10.25 Travelling Community

1. Council should address the needs and rights of the Travelling and Settled Communities and address the issue of roadside halting. (PDS0080)

11 Specific Objectives

11.1 Achieving SLOs

1. Many Specific Local Objectives are carried forward from Plan to Plan with new objectives also being added and this undermines the reality of achieving the objective. (PDS0071)

11.2 Amend SLO 113

1. SLO 113 restricts the density of development to 4 houses per acre. Request densities of 35-50 dwellings per hectare. (PDS0125)

11.3 Amend Specific Objective

1. Under paragraph 13.5.3.i, No. 13 of the existing County Development Plan 2004-2010, 'To secure the provision of tourist caravan and camping parks at suitable locations throughout the County to accommodate the demand for such facilities', Its is considered that such facilities should not be facilitated in public parks. (PDS0069)

11.4 Omit SLO

1. Requests removal of SLO No. 124 from the new CDP as this has been transposed into the proposed Local Area Plan for Fortunestown Lane/Garter Lane. ([PDS0188](#))

11.5 Omit SLO 29

1. Request Specific Local Objective 29: Cloverhill Road - Development of Land be omitted from the Development Plan. ([PDS0131](#))

11.6 Retain SLO

1. Requests that Specific Local Objective 113: Edmonstown –Residential Development be retained. ([PDS0048](#))

11.7 Status of SLO

1. Submission requests clarification regarding status of Specific Local Objectives, SL022, 027, 029, 030, 037 and 038. ([PDS0037](#))

12 Strategic Environmental Assessment

12.1 Communication

1. The Local Authority should interact with the Minister for Communications, Marine and Natural Resources ([PDS0052](#))

12.2 Potential Impacts

1. Consideration should be given to potential impact on water quality, surface water hydrology, hydrogeology, fish habitat, natural heritage, biological diversity, ecosystem structure and functioning, angling amenity and recreational use. ([PDS0205](#))
2. When preparing plans the Council should investigate any negative scenarios that could be a consequence of the implementation of the plans. ([PDS0186](#))

13 Town, District and Local Centres

13.1 Ballyboden

1. A stand alone comparison retail unit would facilitate the current vacuum within the village of Ballyboden. ([PDS0046](#))
2. A Local Area Plan should be carried out for Ballyboden ([PDS0174](#))

13.2 Brittas

1. Suggested measures to improve road safety in Brittas including; Speed Ramps, Cameras, Speed Checks, Restricting Bollards. ([PDS0084](#))
2. Brittas was ignored in last development plan. ([PDS0084](#))

13.3 Clondalkin Town Centre

1. Council to assign a land bank to curb over parking in the clondalkin village ([PDS0037](#))
2. Urban regeneration of Clondalkin Town Centre requires a more integrated land use zoning and retail policy framework ([PDS0092](#))
3. Urban regeneration of Clondalkin Town Centre requires a more integrated land use zoning and retail policy framework ([PDS0153](#))

13.4 District Centres

1. District centres should be located centrally to residential developments. Undeveloped lands located within 1-2kms of a district centre should be developed. ([PDS0059](#))

13.5 Improvements to Towns

1. Security and public lighting should be improved in established urban areas. ([PDS0173](#))
2. Villages, towns and cities must become child friendly environments ([PDS0179](#))

13.6 Liffey Valley Local Area Plan

1. Remove the Town Centre designation from the Liffey Valley Shopping Centre. (PDS0070)
2. The Liffey Valley Town Centre Local Area Plan should be incorporated fully into the South Dublin County Development Plan 2010-2016. (PDS0130)

13.7 New Town Centres

1. A town centre should be planned for the western side of Lucan/Clondalkin near Ronanstown. (PDS0139)
2. There is no town centre earmarked for the western side of the Lucan/Clondalkin district (PDS0161)

13.8 Newcastle

1. An increase in population and employment opportunities in the Newcastle area would help to support the speedy implementation of key regional and local infrastructure projects, especially those in the transport sector. (PDS0114)
2. Development Plan provides an opportunity to review the current spatial layout of Newcastle Village and its relationship to the employment generating lands to the east of the village. (PDS0116)
3. The provision of a compact, vibrant and effective village centre is essential if Newcastle Lyons is to cater for the current and future population needs and demands in a sustainable manner. (PDS0116)
4. The provision of a compact, vibrant and effective village centre is essential if Newcastle Lyons is to cater for the current and future population needs and demands in a sustainable manner. (PDS0118)
5. These lands to be included within the Newcastle Lyons Local Area Plan by way of Specific Local Objective. (PDS0119)
6. The provision of a compact, vibrant and effective village centre is essential if Newcastle Lyons is to cater for the current and future population needs and demands in a sustainable manner. (PDS0119)

13.9 Palmerstown

1. Objective for a detailed LAP for Palmerstown with the delivery of both Library and Garda Station. (PDS0208)
2. Objective for development at Vincent Byrne site Palmerstown. (PDS0208)

13.10 Promotion of Towns

1. Towns could be promoted as an economic areas by promoting their heritage, tourism facilities and parks etc. (PDS0173)

13.11 Rathcoole

1. Request that attention be give to the village of Rathcoole, in particular the preparation of an Integrated Area Plan for specific sites (PDS0147)

13.12 Safety

1. Full implementation of CCTV in large urban areas. (PDS0058)

13.13 Tallaght Local Area Plan

1. The Tallaght Master Plan has resulted in a proliferation of apartments, the dwarfing of existing buildings, destruction of communities and has destroyed the historical village. This should not be allowed to happen again. (PDS0057)
2. Provisions of the Tallaght Local Area Plan should be included in the Development Plan. (PDS0102)

13.14 Tallaght Town Centre

1. Lands at St Mary's Priory and Tallaght IT are integral to the identity, educational use and culture of Tallaght and should not come under pressure from CPO or rezoning. (PDS0036)
2. Redevelop The Square into a more attractive Town Centre, making it more pedestrian friendly (PDS0083)
3. Seeks the extension of the CT zoning objective in Tallaght to optimise the use of the high quality public transport to be provided by the Metro and QBC on Belgard Road, support more diverse land uses and more intensive development as appropriate for lands adjacent to the existing town centre (PDS0088)
4. Tallaght should be promoted as an area to do business (PDS0002)
5. Designation of appropriate lands for mixed use town centre development would protect and reinforce the county urban hierarchy (PDS0088)
6. The CT zoning should expand northwards along both sides of Belgard Road (PDS0088)
7. Inappropriate limitation on lands around Belgard Road and Airtown Road (plot ratios and heights) should be relaxed (PDS0088)
8. Reinstate the pocket park situated at Main Road Tallaght as referred to in the LAP for Tallaght- commitment to open this park. (PDS0111)
9. Difference in housing densities and styles in the creation of the County Town the village has been overpopulated with inappropriately designed apartments- most of which now lie idle. (PDS0155)
10. Adopt a strategy to effectively repopulate Tallaght Village and have daytime and night time footfall, include the relocation of some support organisations from the Main Street and Main Road to suitable commercial offices in the town centre and to reintroduce a resident element to Main Street. (PDS0155)
11. A strict timeline for the development of the land bridge in Sean Walsh Park needs to be agreed and published. (PDS0155)
12. All industrial and design offices in Tallaght should engage in the use of technologies such as micro grid, solar and wind and should be given tax incentives for doing so. (PDS0155)
13. Precise geographic longitude and latitude given to the Term Tallaght Town Centre. Tallaght boundary area needs to be reaffirmed- established as a rich historical area with a diverse social demographic. (PDS0155)
14. Pocket park included in the 2006 Tallaght Town centre Local Area Plan must be implemented as a park. (PDS0155)
15. Initiatives to repopulate Tallaght village must be explored. (PDS0185)
16. Request for an SLO to ensure the Main Road through Tallaght Village maintains residential and owner occupancy. (PDS0186)
17. The zonings and height restrictions in Tallaght village should be reviewed and revised to be in line with existing buildings and densities. (PDS0186)
18. The lands adjacent to St Maelruan's and The Priory should be protected as areas of retreat. (PDS0186)

13.15 Templeogue

1. An expansion of existing local centre will enhance the viability of Templeogue village, facilitate employment creation, provide services to existing and growing population and would avail of sustainable transport modes. (PDS0109)

13.16 Town Boundaries

1. Towns Boundaries need to be defined in order to clarify distances set out in Plan. (PDS0007)

13.17 Village Design Statements

1. All villages in the county should have village design statements to the same standard as Lucan's- this should be accepted as an SLO in the Plan. ([PDS0155](#))
2. Integrate Lucan Village Design Statement into the new Development Plan ([PDS0208](#))

14 Urban Design

14.1 Development design

1. Segregate pedestrian and vehicular use by creating inner spaces, free of cars with safe children's play in new developments ([PDS0083](#))
2. Revisions to development design including building heights, accessibility, suitability for elderly. ([PDS0069](#))
3. Pitched roofs should be constructed so they can be readily converted. ([PDS0069](#))
4. New developments, particularly commercial, should be robust enough to cater for future development such as having enough space to widen roads. ([PDS0032](#))
5. New development will need to be guided by the highest urban design principles to be elaborated in the next County Development Plan. ([PDS0033](#))
6. Protection of existing residential cul-de-sacs. ([PDS0208](#))
7. Access to recycling facilities should be improved and Development Standards should be improved in relation to recycling facilities in residential areas. ([PDS0173](#))
8. Development Management standards should reflect natural features on site. ([PDS0174](#))

14.2 Development Design - Centres

1. Development of mixed use developments in residential areas would offer facilities and services in close proximity to residents. ([PDS0056](#))
2. The large local authority estates should be provided with a core village or centre point. ([PDS0057](#))

14.3 Development Design - Dwelling Mix

1. Requests a review of the dwelling mix set out in the current Plan – it should be more flexible and less prescriptive. ([PDS0058](#))

14.4 Development Design - Height

1. Proliferation of high rise development ([PDS0069](#))
2. Provide a height strategy for the area that will make the streetscape more legible. ([PDS0033](#))
3. The plan should provide for sequential phasing having regard to building height with a maximum six storeys being permitted. ([PDS0126](#))

14.5 Development Design - Transitions

1. Ensure appropriate transitions between new developments and their existing environment built or otherwise. ([PDS0067](#))
2. Future developments should take cognisance of its surroundings and should encourage a mix of activities. ([PDS0111](#))
3. Some development within the county is damaging to residents living adjacent ([PDS0080](#))
4. The mix of dwelling type and size should reflect the character of the area, and demand for housing in the area, rather than be restricted to an overall mix of dwelling type as per existing required standards. ([PDS0056](#))
5. Control of building heights adjacent to existing residential areas ([PDS0208](#))

6. Existing recreational and tourism facilities can be an attraction for new development. New development in turn can add security and maintenance ability to these areas. Parks can be flanked with development. (PDS0059)
7. Believes that it is appropriate to have residential zonings alongside parkland. In particular would request an appropriate treatment for the Griffeen Valley Park extension to the south of the railway. (PDS0059)
8. It is requested that the new development plan recognises that greater heights should be permitted where the site context allows. (PDS0127)
9. The building height of new developments should take cognisance of existing development. (PDS0171)
10. Infill Development should be cognisant of existing development. (PDS0171)
11. All new developments should have cognisance of existing residential area in terms of privacy and impact on residential amenity. (PDS0021)

14.6 Masterplan for Ballyowen Castle

1. Prepare an Urban Design Masterplan for the local centre at Ballyowen Castle. (PDS0208)

14.7 Masterplan for Superquinn on Newcastle Rd

1. Prepare an Urban Design Masterplan for the Superquinn shopping centre and adjacent schools on Newcastle road. (PDS0208)

14.8 Residential Density

1. The property output of the Council must be reduced from 15 per acre to 10/13 per acre (PDS0037)
2. Development should take place at a density rate applicable to their surrounding areas. (PDS0056)
3. No maximum density for lands near public transport connections. (PDS0146)
4. Request that the Draft Development Plan contain a policy which allows flexibility in terms of appropriate densities (PDS0127)
5. Low density residential estates should retain that status. (PDS0102)
6. Plot ratios and heights should ensure that development of sufficient densities promote sustainable development within and in proximity to established town centres (PDS0189)
7. Density standards should reflect the status of Protected Structures on site. (PDS0174)
8. Density standards should reflect access to quality of public transport. (PDS0174)

APPENDIX F

National, Regional & Local Context for the Preparation of Development Plans

PLANNING AND DEVELOPMENT ACTS, 2000-2007

NATIONAL MONUMENTS ACTS, 1930-1994

NATIONAL CULTURAL INSTITUTION ACT, 1997

ARCHITECTURAL HERITAGE (NATIONAL INVENTORY) AND HISTORIC MONUMENTS MISCELLANEOUS PROVISIONS) ACT, 1999

HERITAGE ACT, 1995

WATER SERVICES ACT, 2007

PLANNING AND DEVELOPMENT REGULATIONS, 2001-2007

PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS, 2004

ENVIRONMENTAL NOISE REGULATIONS RELATING TO THE ASSESSMENT AND MANAGEMENT OF ENVIRONMENTAL NOISE, 2006

A PLATFORM FOR CHANGE, DUBLIN TRANSPORTATION OFFICE STRATEGY 2000-2016 (2001)

ACTION ON HOUSING (2000)

AIR QUALITY PLAN FOR THE DUBLIN REGION (1999)

BIO-ENERGY ACTION PLAN (2007)

DELIVERING A SUSTAINABLE ENERGY FUTURE FOR IRELAND. Government White Paper On The Energy Policy Framework (2007)

DUBLIN MOUNTAINS STRATEGIC PLAN FOR DEVELOPMENT OF OUTDOOR RECREATION 2007-2017 (2008)

FRAMEWORK AND PRINCIPLES FOR THE PROTECTION OF THE ARCHAEOLOGICAL HERITAGE (1999)

GREATER DUBLIN STRATEGIC DRAINAGE STUDY (2005)

GREATER DUBLIN WATER SUPPLY STRATEGIC STUDY 1996-2016

IRISH AVIATION AUTHORITY NAVIGATION SERVICES - POLICY ON CONSULTATION BY PLANNING AUTHORITIES (DEVELOPMENT ADJACENT TO AIR NAVIGATION FACILITIES) (2008)

PROPOSED NATIONAL HAZARDOUS WASTE MANAGEMENT PLAN 2008 – 2012

NATIONAL DEVELOPMENT PLAN 2007-2013

NATIONAL SPATIAL STRATEGY PEOPLE PLACES POTENTIAL 2002-2020, (2002)

NATIONAL BIODIVERSITY PLAN, DEPARTMENT OF ARTS, HERITAGE, GAELTACHT AND THE ISLANDS (2002)

NATIONAL HERITAGE PLAN, DEPARTMENT OF ARTS, HERITAGE GAELTACHT AND THE ISLANDS (2002)

NATIONAL CHILDCARE STRATEGY 2006-2010 (2006)

NATIONAL ACTION PLAN FOR SOCIAL INCLUSION 2007-2016 (2007)

NATIONAL CLIMATE CHANGE STRATEGY 2007-2012 (2006)

NRA DEVELOPMENT MANAGEMENT AND ACCESS TO NATIONAL ROADS - POLICY STATEMENT (2006)

NATIONAL COUNTRYSIDE RECREATION STRATEGY AS RECOMMENDED BY COMHAIRLE NA TUAITHE

READY STEADY PLAY! A NATIONAL PLAY STRATEGY (2004)

REGIONAL PLANNING GUIDELINES FOR THE GREATER DUBLIN AREA 2004-2016 (2004)

RETAIL STRATEGY FOR THE GREATER DUBLIN AREA 2008-2016 (2008)

SUSTAINABLE DEVELOPMENT – A STRATEGY FOR IRELAND (1997)

TOWARDS 2016 TEN YEAR FRAMEWORK SOCIAL PARTNERSHIP AGREEMENT 2006-2015 (2006)

TOWARDS SUSTAINABLE LOCAL COMMUNITIES: GUIDELINES ON LOCAL AGENDA 21 (2001)

TRANSPORT 21, 2006-2015

2020 VISION – SUSTAINABLE TRAVEL AND TRANSPORT: PUBLIC CONSULTATION DOCUMENT TRANSPORT STRATEGY FOR THE GREATER DUBLIN AREA 2010-2030 (2008)

WASTE MANAGEMENT - CHANGING OUR WAYS (1998)

WASTE MANAGEMENT PLAN FOR THE DUBLIN REGION 2005-2010 (2005)

ARCHITECTURAL HERITAGE PROTECTION Guidelines For Planning Authorities (2004)

ARCHITECTURAL HERITAGE PROTECTION FOR PLACES OF WORSHIP, Guidelines For Planning Authorities (2003)

CHILDCARE FACILITIES, Guidelines For Planning Authorities (2001)

DEVELOPMENT MANAGEMENT GUIDELINES, (2007) LANDSCAPE AND LANDSCAPE ASSESSMENT GUIDELINES, Consultation Draft Guidelines For Planning Authorities (2000)

DEVELOPMENT PLANS GUIDELINES, (2007)

FUNFAIR GUIDANCE- PLANNING AND DEVELOPMENT ACT 2000 (CERTIFICATION OF FAIRGROUND EQUIPMENT) REGULATIONS (2003)IMPLEMENTING REGIONAL PLANNING GUIDELINES - BEST PRACTICE GUIDANCE (2005)

IMPLEMENTATION OF SEA DIRECTIVE, Assessment of the Effects of Certain Plans and Programmes on the Environment, Guidelines for Regional Authorities and Planning Authorities (2004)PROVISION OF SCHOOLS AND

THE PLANNING SYSTEM, A Code of Practice for Planning Authorities, the Department of Education and Science and the Department of the Environment, Heritage and Local Government (2008)

QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES (2007).

QUARRIES AND ANCILLARY ACTIVITIES, Guidelines for Planning Authorities (2004)

RETAIL PLANNING, Guidelines For Planning Authorities (2005)

REDEVELOPMENT OF CERTAIN LANDS IN THE DUBLIN AREA PRIMARILY FOR AFFORDABLE HOUSING, Guidelines for Planning Authorities (2006)

SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS, Guidelines for Planning Authorities (2007)

SUSTAINABLE RURAL HOUSING, Guidelines for Planning Authorities (2005)

TELECOMMUNICATIONS ANTENNAE AND SUPPORT STRUCTURES, Guidelines For Planning Authorities (1996)

TREE PRESERVATION, Guidelines For Planning Authorities (1994)

URBAN DESIGN MANUAL; A BEST PRACTICE GUIDE, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2008)

WIND ENERGY DEVELOPMENT, Guidelines For Planning Authorities (2006)

THE PLANNING SYSTEM AND FLOOD RISK MANAGEMENT - CONSULTATION DRAFT GUIDELINES (2008)

DRAFT GUIDELINES ON THE IMPLICATIONS OF THE CHANGES TO PART V CONTAINED IN THE PLANNING AND DEVELOPMENT (AMENDMENT) ACT 2002, 2003

RURAL HOUSING POLICIES AND LOCAL NEED CRITERIA IN DEVELOPMENT PLANS - CIRCULAR LETTER SP/5/08 (2008)

TAKING IN CHARGE OF RESIDENTIAL DEVELOPMENTS CIRCULAR LETTER PD 1/08 (2008)

DUBLIN CITY COUNTY DEVELOPMENT PLAN 2005-2011

DUN LAOGHAIRE RATHDOWN COUNTY DEVELOPMENT PLAN 2004-2010

FINGAL COUNTY DEVELOPMENT PLAN 2005-2011

KILDARE COUNTY DEVELOPMENT PLAN 2005-2011

WICKLOW COUNTY DEVELOPMENT PLAN 2004-2010

SOUTH DUBLIN COUNTY DEVELOPMENT BOARD 'A PLACE FOR PEOPLE' STRATEGY FOR THE ECONOMIC, SOCIAL AND CULTURAL DEVELOPMENT OF THE COUNTY 2002-2012 (2002)

AN INTEGRATED ECONOMIC DEVELOPMENT STRATEGY FOR SOUTH DUBLIN COUNTY (2009)

CLONBURRIS LOCAL AREA PLAN (2008)

CLONBURRIS STRATEGIC DEVELOPMENT ZONE PLANNING SCHEME (2008)

FORTUNESTOWN/GARTERS LANE LAP APPROVED BY COUNCIL FEBRUARY (2009)

LIFFEY VALLEY TOWN CENTRE LAP (2008)

TALLAGHT TOWN CENTRE LAP MASTERPLAN (2006)

BALLYBODEN VILLAGE PLAN (2006)

NEWCASTLE LOCAL AREA PLAN (2003)

RATHCOOLE LAP (2002)

ADAMSTOWN STRATEGIC DEVELOPMENT ZONE PLANNING SCHEME (2003)

ADAMSTOWN LOCAL AREA PLAN (2001)

BALLYCULLEN OLDCOURT ACTION PLAN (2000)

KILLINARDEN – KILTIPPER LAP (2000)

COOLDOWN COMMONS AREA PLAN (2006)

TOOTENHILL AREA PLAN (2007)

NEWCASTLE NORTH VILLAGE CENTRE ACTION AREA PLAN (2007)

SAGGART ACTION AREA PLAN 2000

GLENASMOLE/BOHERNABREENA HOUSING & PLANNING STUDY (2002)

GLENASMOLE-BOHERNABREENA HOUSING CLUSTERS DESIGN GUIDE 2005

WEST TALLAGHT STUDY (BROOKFIELD, JOBSTOWN AND FORTUNESTOWN) 2003

REVISED GRANGE CASTLE MASTER PLAN (2005)

LUACAN VILLAGE DESIGN STATEMENT (2008)

GUIDELINES FOR DESIGNING OUT ANTI-SOCIAL BEHAVIOUR - ANTI SOCIAL BEHAVIOUR SUB COMMITTEE, (2007)

PLANNING AND CHILDCARE FACILITY STUDY - REPORT TO QUALITY OF LIFE CLUSTER GROUP (2008)

GREEN ROUTES A PROPOSAL FOR CONNECTED WALKING AND CYCLING ROUTED THROUGH THE PARKS AND OPEN SPACES OF SOUTH DUBLIN (2006).

APPENDIX G
REQUIREMENTS FOR A DEVELOPMENT PLAN.

The Planning and Development Act 2000 sets out clearly those matters that must be included in a Development Plan as well as those matters that may be included.

1.0 below is a summary of the items, which must be addressed in the new Development Plan.

2.0 below gives a summary of the type of matters, which may be addressed in the Plan. This list is not exhaustive.

Throughout the Planning Act it is continually stressed that consideration can be give only to matters which relate to the proper planning and sustainable development of the County.

1.0 Matters, which must be addressed in the Development Plan.

1. A Planning Authority must make a Development Plan, every six years, for the whole of its area.
2. The Plan shall have regard to the Development Plans of adjoining Planning Authorities and shall take into account any likely effects the implementation of the plan may have on the area of any adjoining Planning Authority, having regard, in particular, to any submission or observation made by the adjoining Planning Authority
3. The Plan shall be consistent with national plans, policies or strategies, which relate to the proper planning and sustainable development.
4. The Development Plan shall set out an overall strategy for the proper planning and sustainable development of the county.
5. The Plan must contain a written statement and a plan or plans indicating the development objectives for the county.
6. The Development Plan shall include objectives for the Zoning of land.
7. The Development Plan shall include objectives for provision or facilitation of provision of infrastructure, including transport, energy, communication facilities, water supply, waste water services, waste recovery and disposal facilities.
8. The Development Plan shall include an objective for the conservation and protection of the environment.
9. The Development Plan shall include an objective for the integration of planning and sustainable development with the social, community and cultural requirements of the area and its population.
10. The Development Plan shall include an objective for preservation of the character of the landscape and of architectural conservation areas.

11. The Development Plan shall include an objective for protection of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
12. The Development Plan shall include an objective for preservation of the character of Architectural Conservation Areas.
13. The Development Plan shall include an objective for renewal of areas in need of regeneration.
14. The Development Plan shall include an objective for provision of travellers' accommodation and the use of particular areas for that purpose.
15. The Development Plan shall include an objective for preservation, improvement and extension of recreational amenities.
16. The Development Plan shall include objectives for the control of establishments under the E.U. Major Accidents Directive.
17. The Development Plan shall include an objective for provision of community services, including schools, crèches and childcare facilities.
18. The Development plan must include sufficient and suitable land zoned for residential use, or a mixture of residential and other uses, to meet the requirements of the housing strategy and to ensure that a scarcity of such land does not occur at any time during the lifetime of the Plan.
19. The Plan must include clear policies and proposals for retail development in the County in accordance with the Retail Planning Guidelines.
20. South Dublin County Council must have regard to the Strategic Planning Guidelines for the Greater Dublin Area.
21. The Plan must contain information on the likely significant effects on the environment of implementing the Plan.

2.0 Matters which may be included in the Development Plan

1. The Plan may include objectives on the location and pattern of development.
2. The Plan may include objectives on control of areas and structures.
3. The Plan may include objectives on community facilities.
4. The Plan may include objectives on environment and amenities

5. The Plan may include objectives on infrastructure and transport.

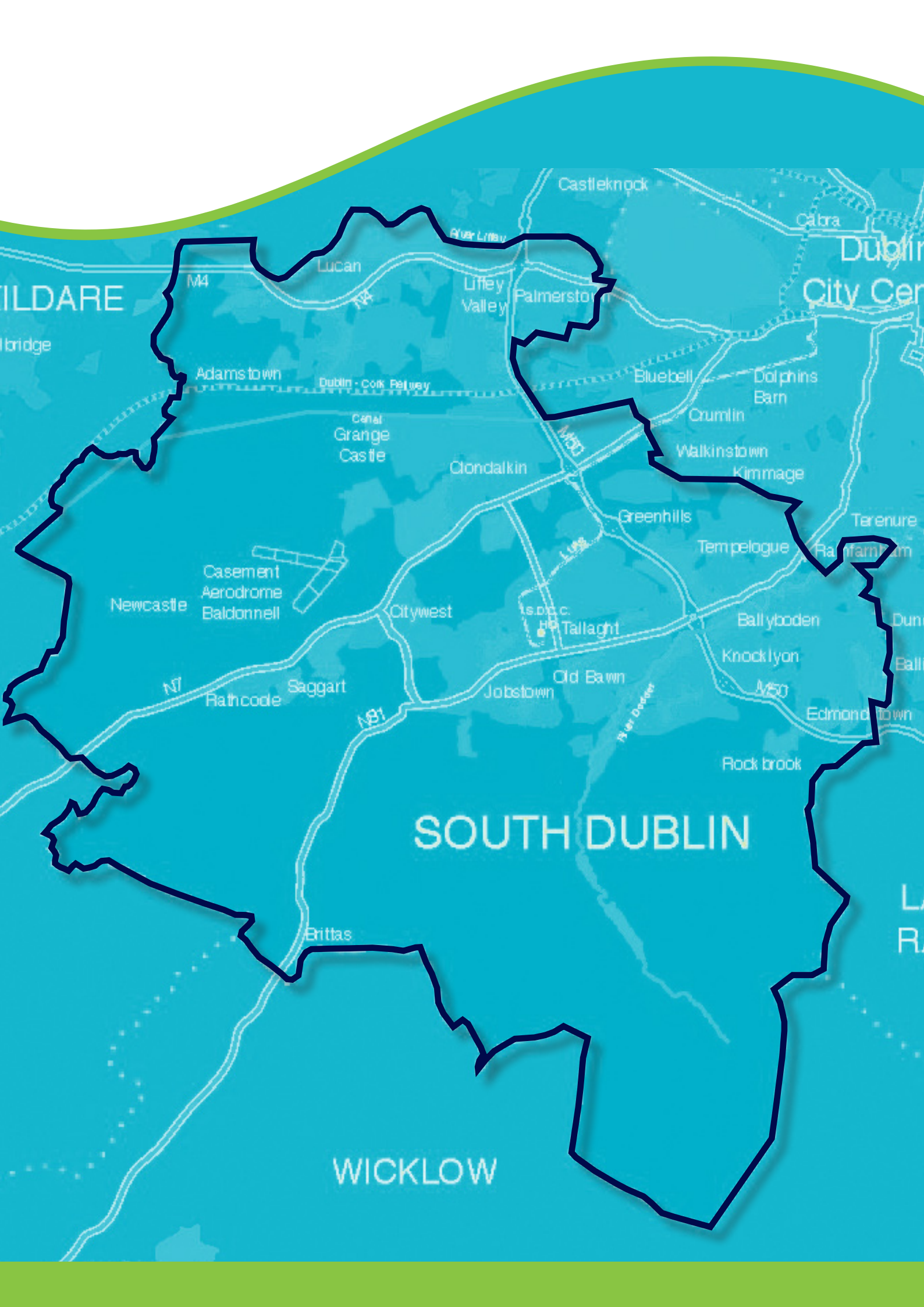
It is the duty of South Dublin County Council to take such steps within its powers as may be necessary for securing the objectives of the Development Plan.

The Development Plan must not include any objective which relies on another Local Authority to achieve it, except after consultation with the other local authority.

Not later than two years after the making of the Development Plan the Manager must give a report to Members of the Council on the progress achieved in securing the objectives of the Plan.

Not later than four years after the making of the Plan, South Dublin County Council must give notice of its intention to review the Plan and to prepare a new Development Plan.

NOTE: This Appendix does not purport to be a legal interpretation. For full details see Part II and the First Schedule of the Planning and Development Act, 2000.



DUNDALK

DUBLIN
City Centre

SOUTH DUBLIN

WICKLOW