



## **Tootenhill Area Plan 2011 - Phase Two (draft)**

**South Dublin County Council**

**Land Use, Economic and Transport Planning Department**

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## Tootenhill Area Plan



Plan lands outlined in red, to the west of Rathcoole Village

## 1 Introduction

The smaller towns and villages make a valuable contribution to the character and development hierarchy of the County. The Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2008) define smaller towns and villages as those with a population ranging from between 400 – 5,000 persons. These types of urban settlements within South Dublin County have come under pressure from increased development because of their location within easy commuting distance of Dublin City. The rapid expansion which took place during the ‘Celtic Tiger’ years has had a direct impact on the character of many of these settlements and to ensure their successful

growth a balance is needed to meet the demands of modern life in a way that is sensitive and responsive to the past. The use of urban design principles can support the sustainable growth of these settlements and allow them to meet the needs of future generations in an organised way.

There are many prime villages in the County. The role of these villages is evolving with the spread of the city further out into the Metropolitan Area. The preparation of approved plans will be required to direct the future development of the County's important village settlements and to ensure that they are developed in a sustainable and consolidated manner. All new development should take place within the environs of an existing settlement, should have appropriate building design, be sequential, contiguous with the existing urban settlement and incorporate such urban design principles as legibility, permeability, landmarks and nodes and be located within walkable distances from high quality public transport. It is an objective of the Council to promote local distinctiveness and character through a Village Design Statement for each of the rural villages. The Village Design Statement will focus on promoting local distinctiveness and character and will set out comprehensive guidelines on urban design for the villages.

## **1.1 Purpose and Status of the Area Plan**

The Tootenhill Area Plan Phase Two is a non-statutory guidance document for developers and members of the public. The purpose of the plan is to set out a planning and urban design framework to follow on from previous development as part of the Tootenhill Area Plan 2007, and in order to ensure a high quality residential neighbourhood at the western end of Rathcoole.

## **1.2 Background**

The South Dublin County Council Development Plan 2010-2016 zoned approximately 4.3 Hectares of land to the west of Rathcoole for new residential development. This requires an area plan to be produced to guide development before a planning application can be lodged.

Tootenhill is a large townland area located immediately to the west of Rathcoole. This Plan relates to a portion of land directly adjoining and to the west of the existing residential development of Broadfield Manor and Rathlawns. This area was zoned 'A1' in the South Dublin County Council Development Plan, 2010-2016, the objective for which is '*to provide for new residential communities in accordance with approved area plans*'. The Tootenhill Area Plan has been prepared in order to fulfil this zoning objective. In addition to the A1 zoning objective, the County Development Plan identifies one Specific Local Objective (SLO 7) in respect of the plan lands. SLO 7 states:

*Areas of Flooding Potential – Assessment of Planning Applications:*

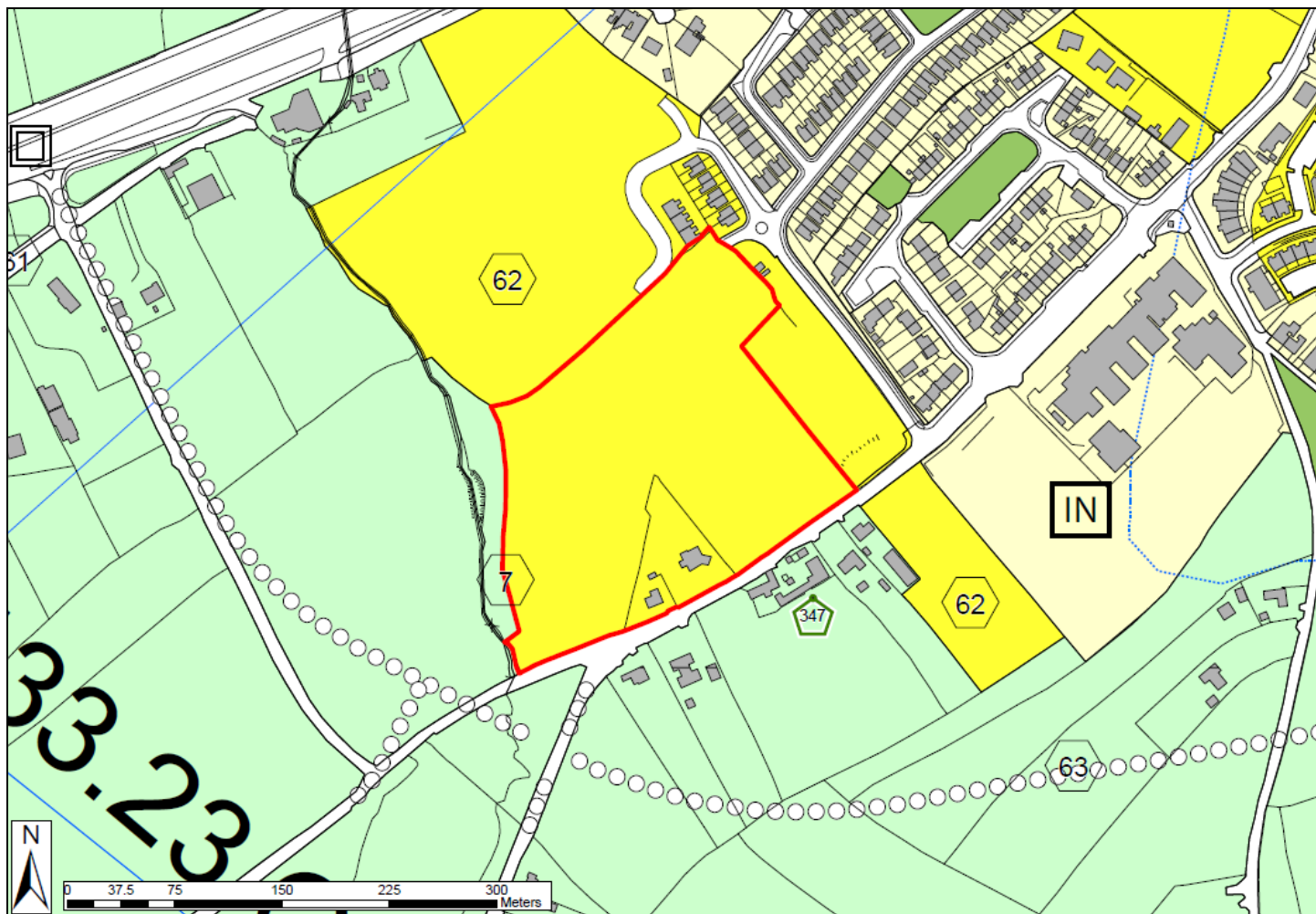
*'The areas of flooding potential as indicated in the Dodder Catchment Flood Risk Assessment Management Study (CFRAMS) and the OPW alluvial soils floodplain maps are to be taken into account along with the requirements of Section 5 of The Planning System and Flood Risk Management Guidelines (November 2009) when assessing planning applications, with a view to restricting or, if necessary, refusing development proposals within such areas in order to avoid flooding events.'*

This Specific Local Objective applies to the plan lands due to potential of flooding resulting from proximity to a nearby stream, a tributary of the Griffeen River.














The overall aim of the Plan is to set out a framework for the development of a high quality new residential environment with good layout and design and within walking distance of public transport, employment and community facilities. The Plan takes into account surrounding residential, commercial and employment development and will reflect current and future infrastructural improvements. These include:

- Proposed improvements of the road infrastructure in the area,
- Major water mains infrastructure which runs through the site.



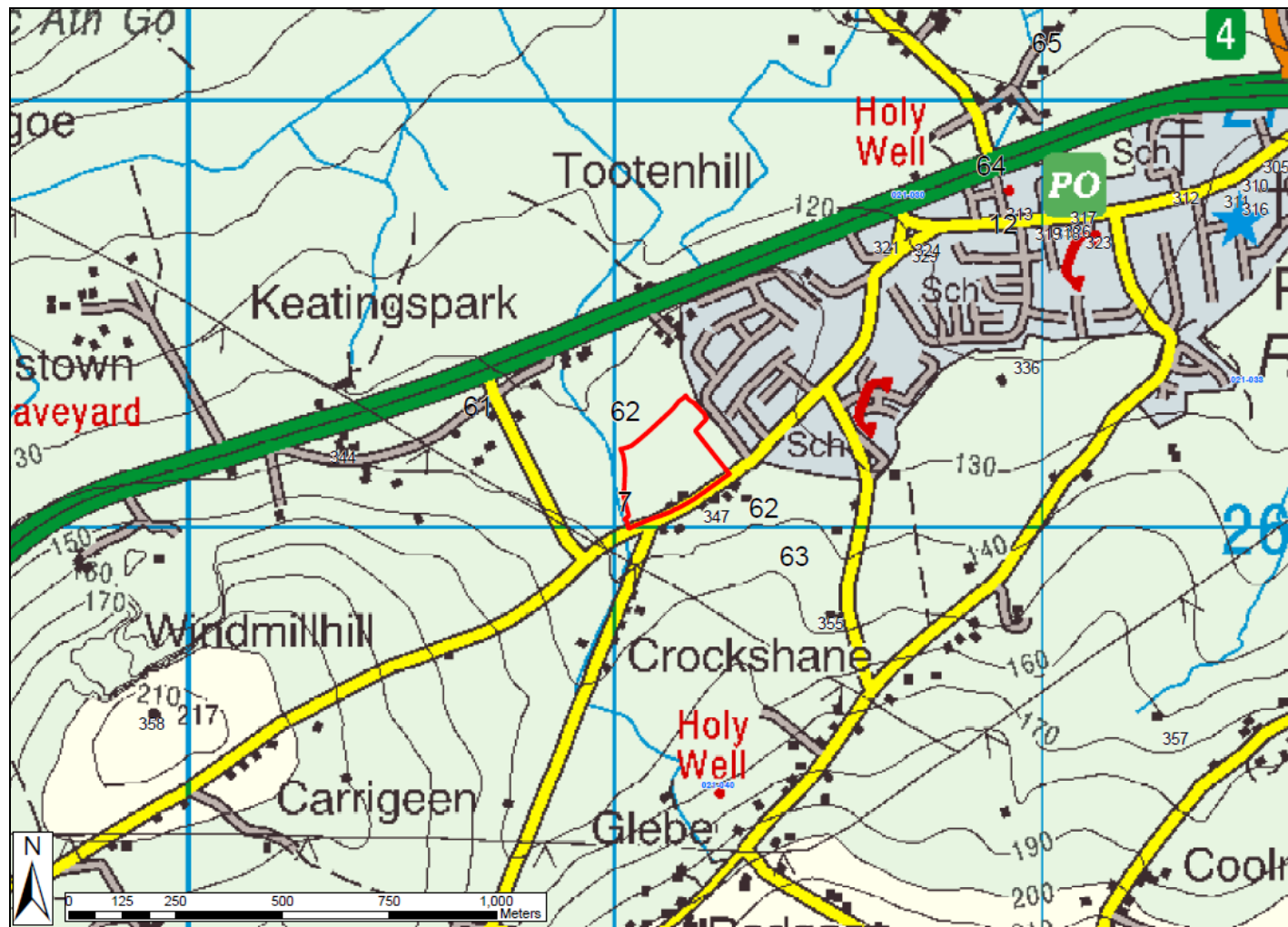
Excerpt from the South Dublin County Council Development Plan 2010-2016

|   |   |
|---|---|
| <b>Legend</b>   |   |
|  | Specific Local Objective  |
|  | Record of Monuments and Places  |
|  | To provide for a Post Primary School or other Institution                                 |
|  | Plan Boundary   |
|  | A To protect and/or improve residential amenity.  |
|  | A1 To provide for new residential communities in accordance with approved Area Plans.     |
|  | B To protect and improve rural amenity and to provide for the development of agriculture. |
|  | F To preserve and provide for open space and recreational amenities.                      |
|  | Approach Areas Variable Height Restrictions   |
|  | Noise Significant Boundary  |
|  | Record of Protected Structures  |

Excerpt of the legend from the South Dublin County Council Development Plan 2010-2016

### 1.3 Location and Boundaries of Plan Lands

The plan lands are situated west of Rathcoole Village and south of the N7 Naas Road National Primary Route. To the east and separated by a portion of the previous approved area plan lands is the existing Broadfield Manor housing development consisting of approximately 200 houses and Rathlawns Estate. To the south is the Johnstown/Kilteel Road and to the west is a wooded copse and stream with grassland beyond.



Plan lands outlined in red located to the west of Rathcoole Village

The boundary of the plan lands is dictated by the A1 zoning as set out in the County Development Plan and the previous approved area plan for the lands to the north and east. The Plan Lands are bounded to the north by the emerging Broadfield Manor housing development, to the east by a strip of land relating to the previously approved area plan and Rathlawns Housing estate, to the south by detached dwellings, the Johnstown/Kilteel Road and open countryside and to the west by open countryside and a watercourse which is a tributary of the Griffeen River.





The emerging Broadmeadows Estate to the north of the Plan Lands



The Plan Lands are located to the north of the Kiltel Road, on the right hand side of the image above

#### 1.4 Description of Plan Lands

The plan lands are characterised by grassland. The field boundaries comprise mature trees and hedging, in particular tree stands and topography associated with the watercourse to the west are of amenity value. The northern field boundary comprises timber post and rail stud fence enclosing an unmade road. The topography of the site consists of a gentle slope, falling from the north east of the site downwards to the stream in the west. The plan lands comprise approximately 4.3 Hectares (10.6 acres) in area.



Works access road to the Plan Lands



Mature trees and hedging located on the Plan Lands

### 1.5 Description of the Area Surrounding Plan Lands

Immediately to the north of the plan lands is the emerging Broadfield Manor housing estate. The Naas Road (N7) is located beyond the plan lands to the north. This road has been upgraded to 6 lanes with a hard shoulder. To the east is the established Broadfield Manor housing development consisting of approximately 200 houses. Open countryside is located to the south and west of the plan lands. A petrol/service station is located to the north west of the plan lands.

### 1.6 Planning History

The lands subject to the Tootenhill Approved Area Plan 2007 are under construction at present. These lands, to the north, have been the subject of numerous planning applications, the most relevant application SD07A/0309, related to the construction of 231 dwellings comprising detached, semi-detached, terraced, duplex and apartment dwellings together with a shop, medical centre and crèche. Subsequent planning applications have sought to amend the design and reduce the overall density of the permitted scheme. Planning applications concerning single dwelling houses have been lodged on a portion of the lands which are the subject of this. Two dwelling houses now occupy this triangular portion of the overall Plan Lands.

## 2 Planning Context

A number of planning advice documents have been produced to guide development at the European, national, regional and county level. This area plan has been informed by these guidance documents, details of which are contained within appendix 1.

### 2.1 South Dublin County Council Development Plan 2010 – 2016

#### 2.1.1 Zoning

The entire plan lands are zoned A1 in the South Dublin County Council Development Plan, 2010 – 2016, the objective for which is *‘to provide for new residential communities in accordance with approved area plans’*. The plan lands are surrounded by –

- Lands to the east and north zoned both A1 and A – *‘To protect and/or improve Residential Amenity’*.
- Lands to the west and south, zoned objective B, which seeks *‘To protect and improve rural amenity and to provide for the development of agriculture’*

#### 2.1.2 Urban Design

Section 1.4 Sustainable Neighbourhoods of the South Dublin County Council Development Plan 2010-2016 sets out the requirements for new residential communities and requires the production of Design Statements and Site Analysis.

High quality architecture, landscape architecture and urban design can help to create a new sense of place where one does not previously exist. A well designed neighbourhood with a sense of place, where the locality in which people live is recognisable, will encourage the use of streets by pedestrians and cyclists and will encourage sustainable forms of movement. It is intended that new development will relate to, respond to and enhance the existing character of an area. This plan sets the parameters for good design and the creation of a sense of place.

#### 2.1.3 Roads

Table 2.2.6: Long Term Roads Objectives of the current County Development Plan sets out a schedule of road objectives to be carried out in South Dublin County to serve anticipated future population growth. These include a long term roads objective for the Rathcoole Relief Road which is illustrated in the Rathcoole Local Area Plan as part of the local road network. This proposed road alignment from the N7 at Keatingspark to the future Rathcoole Southern Relief Road at Stony Lane will not bound, traverse or otherwise contact the plan lands, but would pass to the west and south, bypassing Rathcoole Village.

The Tootenhill Area Plan represents a significant opportunity to achieve a high quality environment having regard to the fact that it is a greenfield area adjoining the edge of a rural village. In order to avoid unnecessary traffic congestion, the plan lands should ensure the availability of at least **two** vehicular accesses to the wider road network.

### 2.2 Rathcoole Local Area Plan April 2002

A Local Area Plan encompassing a number of land parcels in the vicinity of Rathcoole Village was adopted by the Council in April 2002. Those lands had been zoned A1 in the 1998 County Development Plan. The lands which are the subject of this plan are separated from the lands outlined in the Rathcoole Local Area Plan 2002 by Broadfield Manner and the Community School.

## 2.3 Strategic Environmental Assessment (SEA)

The lands which are the subject of this plan were assessed as part of the Strategic Environmental Assessment of the current County Development Plan. It is noted that the *SEA Statement on the South Dublin County Development Plan 2010-2016*, states that the objective to rezone land at Tootenhill is likely to result in significant residual negative impacts. These impacts are related to the location of the lands adjacent to a tributary of the Griffeen River which has been identified as a potential flood hazard. Consequently, it is stated that this zoning would negatively impact on the flood plain of a tributary of the Griffeen River, associated biodiversity corridor, landscape and increase car travel and car dependency

Notwithstanding, the findings of the SEA Report, the lands were rezoned and this Plan seeks to find mitigation measures to ensure no significant residual negative impacts result. To this end, the Plan requires:

- A Flood Risk assessment to be submitted as part of any planning application which forms part of the plan lands.
- An assessment to ensure the protection and enhancement of the associated biodiversity corridor and general landscape as part of any planning application which forms part of the plan lands.
- Compliance with and to address key actions of the *Smarter Travel - A Sustainable Transport Future A New Transport Policy for Ireland 2009 - 2020*, specifically in relation to the reduction of distance travelled by private car and encourage smarter travel.

## 3 Infrastructure

### 3.1 Public Transport

Rathcoole is currently served by one Dublin Bus Route (69/69X/69N), which operates from Dublin City Centre via Clondalkin to Rathcoole. There are approximately 17 services per day in each direction with a frequency of approximately one every 60 minutes. This includes an express bus service to and from the City centre, which operates during the morning and evening peaks.

### 3.2 Roads

#### *Naas Road (N7) National Primary Route*

Passing to the north of the site is the N7 Naas Road Dual Carriageway; it is a major transport artery connecting Dublin to the South and West of Ireland.

#### *Rathcoole Relief Road*

The South Dublin County Council Development Plan 2010 – 2016 contains a number of objectives relating to the provision of new roads infrastructure. One such proposal is to build a relief road to the west and south of Rathcoole Village. This relief road was the subject of a Part 8 process, as proposed for under the Planning and Development Act (as amended) 2000.

The Part 8 Roads proposal was partially successful, insofar as the western section of the relief road was approved by the members of the County Council. This will have an impact on the plan lands. Though the plan lands are not directly affected by the route of the proposed road, its proximity may allow an alternate access point to the southern tip of plan lands.

### **3.3 Electricity**

A 110kv medium voltage powerline passes to the south west of the plan lands and a lower voltage 10kv powerline passes through the south western tip of the plan lands.

### **3.4 Gas**

A gas pipeline enters the overall plan lands from the Johnstown Road.

### **3.5 Environmental Services**

#### *Water*

An existing 1600mm and 200mm watermain traverses the site to the north of Johnstown Road.

#### *Foul Water*

Foul Water drainage is available in the area; there are capacity issues at Tay Lane Pumping Station which will eventually be replaced by a new gravity main. This has consequences for the development potential of the plan lands and an interim solution to capacity issues at Tay Lane should be investigated. Solutions may include appropriate tank storage on site and/or pumping, detailed design proposals should be approved by the Environmental Services Department of the County Council prior to lodging a planning application.

#### *Surface Water*

Surface water drainage across the plan lands should be attenuated to 6 litres/second/hectare. Storage on site for surface water retention should be provided for a capacity to contain a minimum of the 100 years storm water record.

## **4 Opportunities and Constraints**

### **4.1 Opportunities**

- The plans lands comprise a green field site.
- There are possibilities for an innovative approach to the design of the layout.
- There are a number of mature trees on site, which could contribute to the amenity of future development.
- A watercourse is located on the western boundary and could present opportunities for high quality amenity space.
- The site has good proximity to the road network.
- The site is composed of changing levels and gentle slopes.
- A secondary and primary school are located in close proximity to the plan lands, 200 metres and 600 metres respectively.
- A Dublin Bus service terminates in the vicinity.





Level site, good amount of mature trees and potential for amenity spaces.

#### **4.2 Constraints**

- There is a poor frequency of public transport in the vicinity.
- The Naas Road, has the potential to cause an environmental noise impact to the north.
- The eastern boundary of the plan lands are located approximately 1.1 kilometres from the commercial heart of the village.
- The current access road is of a limited visual quality, with mostly back garden flank walls prevailing to the east, though recent improvements have created a temporary grassed area.
- The existing watercourse to the west could present a flood risk to the site itself or result in downstream impacts.





Blank perimeter wall on approach road, with grassed area to west.

## **5 Urban Design Framework**

### **5.1 Design Objectives**

- To create a good interface between housing and the rural fringe.
- To create a neighbourhood with its own defined rural character.
- To tie the new neighbourhood into the adjacent development and Rathcoole Village.
- To apply the best principles of good urban design as set out in Section 1.4 Sustainable Neighbourhoods of the South Dublin County Council Development Plan 2010-2016.
- To create a 'liveable' new village quarter close to work, community facilities and leisure opportunities.
- To reduce dependence on the private car and to integrate development with public transport.
- To provide an appropriate mix of house types and sizes in order to meet different household needs and to ensure a balanced community.

### **5.2 Design Strategy Rural/Urban Fringe**

#### **Rural Urban Fringe**

The plan lands are located at the western edge of Rathcoole Village and provide an important interface between the existing typical suburban structure of Broadfield Manor/Rahlawns and the countryside beyond. Therefore, it will be important to ensure that the impact of proposed development on the rural character is minimised. There is also the need to create a distinctive edge to Rathcoole. In order to satisfy these objectives it will be necessary to specify lower densities in the vicinity of the rural urban fringe.

### 5.3 Density Guidance

Due to the relatively remote location of the plan lands in relation to the established core of Rathcoole, the rural character of the area and the lack of a frequent bus service, a maximum gross density of 30-35 dwellings per hectare is proposed.

#### ***Gross and Net Density***

The Residential Density Guidelines provide advice on the use of gross and net densities. This plan uses a net figure to illustrate the preferred density of residential units. The net density measure includes only those areas which will be developed for housing and directly associated uses, such as:

- Access roads within the site
- Private garden space
- Car parking areas
- Incidental open space and landscaping
- Children's play areas, if provided

The net residential density figure in the vicinity is approximately 28 units per hectare, characterised by Broadfield Manor and Rathlawns Estate.

The Residential Density Guidelines look for increased density in the case of serviced lands in towns or villages; this is in the context of historically lower densities of less than 20 dwellings per hectare which were often permitted in the past.

The current County Development Plan states that all new development in the historic and rural villages of South Dublin County should be of high quality design and layout and to an appropriate scale and density, that will ensure a high standard of residential amenity. It is within this context that the density considerations given to this site are relatively low.

#### ***Density Proposal for the Plan Lands***

Given that the prevailing density of development in the vicinity is in the 28 dwellings per hectare bracket and that the plan lands are located outside a designated Town or District Centre. It is reasonable to recommend a net density for the plan lands of a figure that appropriately addresses the rural fringe of the site, in this instance 28-30 dwellings per hectare. This would result in an overall dwelling unit yield for the entire plan lands of approximately 125 dwelling units. This yield amount is based upon a net density of 28-30 dwellings per hectare across 4.3 hectares of the plan lands. If a small triangular portion of the plan lands is excluded from this calculation, the number of dwellings across the majority of the plan lands would fall to 113.

#### ***Community Services and Retail***

An area to the east of the plan lands has already been designated as a community and retail centre, permission has been granted for this type of development. Therefore, it is not necessary to designate any more space for retail and community services.

## **5.4 Movement**

It is the policy of the Council that all new development in the villages of the County will be designed to promote walking, cycling and the use of public transport. New developments within village settlements should create streets that link directly with existing main streets and provide pathway connections through sites to link with existing streets. Cul-de-sac developments should be avoided. It is within this context that this plan seeks to create a permeable and walkable extension to Rathcoole Village.

Pedestrian and cycle facilities should be an integral part of the design of the overall scheme and draw on the principles and actions of *Smarter Travel - A Sustainable Transport Future A New Transport Policy for Ireland 2009 – 2020*. For example, obstacles to ease of movement at junctions and roads should be avoided. Pedestrian and cycle permeability should enable future residents to opt for these methods for local trips rather than resorting to unnecessary car borne journeys.

## **5.5 Character and Legibility**

The plan lands are located at the western extremity of Rathcoole Village in an area characterised by agricultural farmland. Therefore, the design and layout of any residential proposal should reflect the rural nature of the site. Duplexes and apartments are not considered as a rural edge type of building, thus the preferred housing type should be detached and semi-detached dwellings. The layout of any housing development should also reflect the rural nature of the site. Therefore, good use of mature trees and imaginative landscaping should be used to accentuate the rural character of the plan lands. Standard suburban cul-de-sac arrangements will not be appropriate. Finally, the street character should reflect the rural nature of the site and this can be achieved through the use of soft landscaping and tree planting. Ultimately provide an end point for development and an appropriate interface with the rural farmland to the south and west.

## **5.6 Continuity and Enclosure**

Buildings should be laid out along routes and around spaces so as to provide a coherent frontage at appropriate locations and a clear definition of which spaces are private and which are public. Good architecture and the careful design of spaces provide the base for continuity and enclosure.

## **5.7 Green Spaces**

Quality public open space should be provided in line with the requirements of the County Development Plan. In addition to these standards, it is recommended that the existing topography of the site be exploited and that mature tree groupings are suitably integrated into housing layouts.

The open spaces should be attractive, safe, uncluttered, easily identifiable and facilitate children's play. The plan shows green spaces as indicative in terms of their location and size. Public open space proposals should comply with current County Development Plan standards as set out by Policy SCR42 which requires a minimum provision of 14% of gross site area. Smaller open spaces can facilitate passive engagement with the surrounding environment, (such as walking through, sitting and relaxation) or can provide an attractive visual setting for buildings. The larger open spaces should perform a more structured active function, including play areas and kick-about space. All open spaces should be overlooked and passively supervised by surrounding housing.

## **5.8 Community Facilities**

The new residential area is poorly served by community and retail development at present, however, permission has been granted for a shop, medical centre and crèche on lands adjacent and to the east of the plan lands. These community/retail facilities are located at the entrance to the bulk of the developing lands and in proximity to the secondary school nearby to the south east.

Childcare facilities should be provided at a rate of one 20-place facility for every 75 dwelling units, as recommended by the Childcare Guidelines ('Childcare Facilities – Guidelines for Planning Authorities, 2001') and as set out by Policy SCR32 of the current County Development Plan. It is likely that permitted and existing childcare facilities in the vicinity will provide an appropriate level of accommodation.

## **5.9 Residential Amenity**

Section 3.3.24.iii Policy TDL31: New Development in Villages, states that:

It is the policy of the Council that all new development in the historic and rural villages of South Dublin County should be of high quality design and layout and to an appropriate scale and density, that will ensure a high standard of residential amenity.

Detailed design should take account of issues such as layout, orientation, building height and separation distances in order to maximise residential amenity and avoid overshadowing and loss of privacy. Dwellings should have adequate internal space and private amenity space should be provided in the form of a garden, patio or balcony. Detailed guidance including minimum standards which will apply to the plan area are set out in Section 3 of the current County Development Plan and by national guidance documents. It will be important to ensure an appropriate treatment of the rural fringe where a lower density of residential development is envisaged.

## **5.10 Dwelling Mix**

Due to the relatively remote location of the plan lands in relation to the established core of Rathcoole, the rural character of the area and the lack of a frequent bus service, dwelling mix should be centred on detached and semi-detached dwellings.

## **5.11 Social and Affordable Housing**

15% of the plan area will be reserved for the provision of social/ affordable housing, in accordance with the Council's Housing Strategy. Social, affordable and private housing in the plan area should be integrated in order to counteract social segregation.

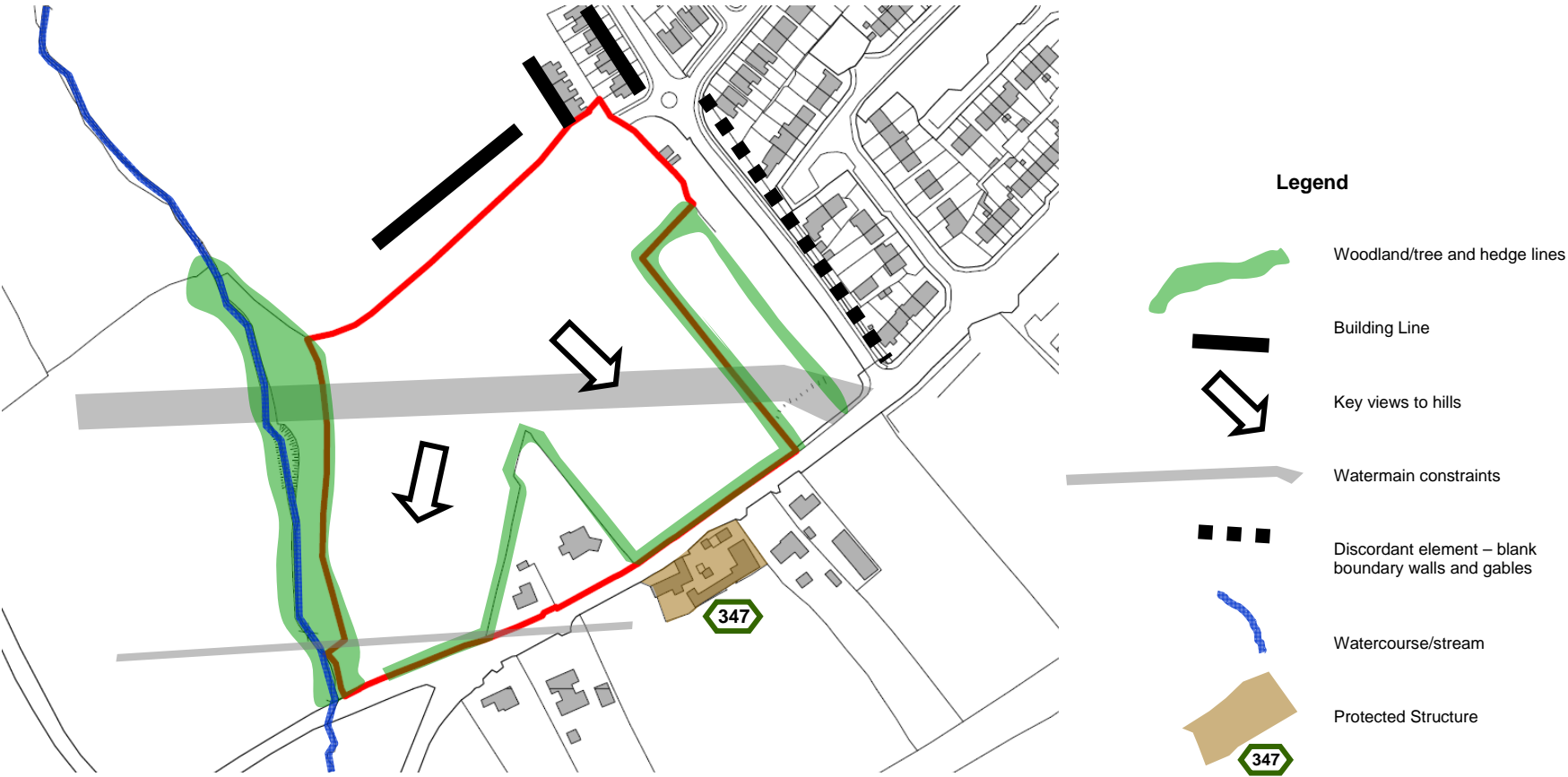
## **5.12 Car Parking**

Section 2.2.34 of the current County Development Plan 'Car Parking Standards' will be applied, in order to assess car parking requirements. In the case of these lands it is likely that each dwelling will be provided with two off street car parking spaces.

### **5.13 Building Height Restrictions**

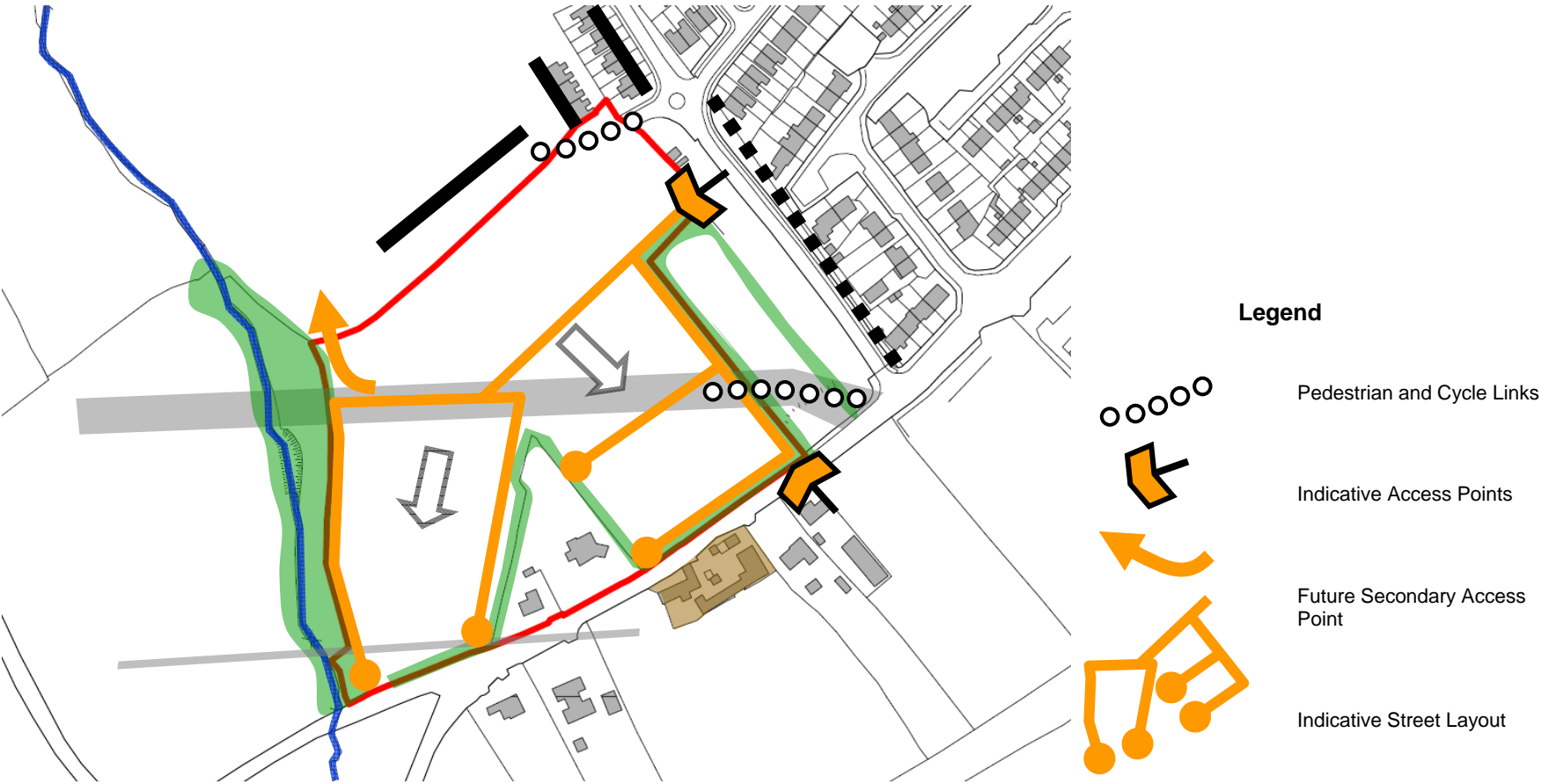
Building height restrictions apply to all development within the approach areas of Baldonnell Aerodrome as per paragraph 3.2.24 and Schedule 4 of the current County Development Plan. The Plan lands lie within an approach area of Baldonnell Aerodrome and may be subject to height restrictions. Given that this Plan envisages that development will be predominately two storey detached and semi-detached dwellings of less 10 metres in height it is unlikely that height restrictions will impact on development proposals.

Map 1 Tootenhill Urban Design Analysis

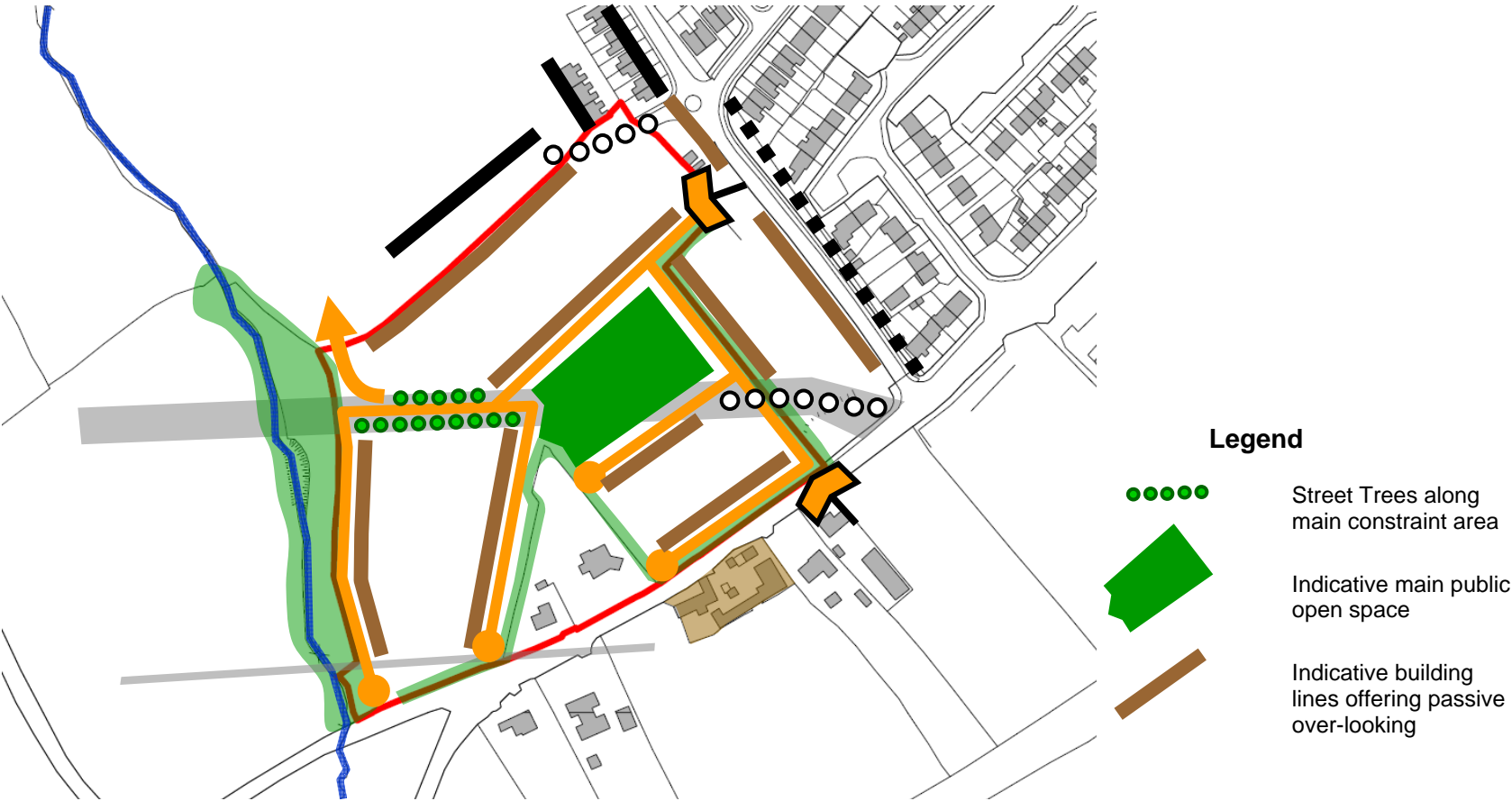




Map 2 Urban Design Movement Framework



Map 3 Urban Design Framework



## Appendix 1

This proposed Approved Area Plan has been informed by a hierarchy of European, National, Regional and Local Planning Policy documents and EU Directives that are outlined in the table below.

### European

#### *EU Water Framework Directive (2000/60/EC) 2000*

Aims to prevent any deterioration in the status of any waters and to achieve at least “good status” in all waters by 2015.

To maintain and improve, where possible, the quality of a tributary to the River Griffeen, and a prohibition on direct discharges to groundwater.

#### *Strategic Environmental Assessment (SEA) Directive 2001/42/EC*

Ensuring that an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment, to ensure a high level of protection of the environment.

### National

#### National Spatial Strategy, 2002 – 2020

- Consolidate the Greater Dublin Area.
- Achieve a better quality of life.
- Address regional imbalances in terms of job opportunities and development.

#### National Development Plan, 2007 – 2013

Co-ordinate national investment in infrastructure and achieve balanced regional development.

#### National Climate Change Strategy, 2007

Integrate land use and transport policies and include appropriate technologies to bring about a change in Ireland’s contribution to climate change.

#### Sustainable Residential Development in Urban Areas, 2009

Achieve 12 identified urban design criteria and prescribed densities when designing residential areas and creating neighbourhoods.

#### The Planning System and Flood Risk Management- Guidelines for Planning Authorities , 2009

Guidelines aimed at ensuring a more consistent, rigorous and systematic approach to incorporating flood risk assessment into the planning system.

#### Urban Design Manual, A Best Practice Guide, 2009

Accompanies Sustainable Residential Development in Urban Areas (2009) and further details and illustrates the means of achieving the 12 urban design criteria.

Quality Housing for Sustainable Communities, 2007

Create good quality and sustainable residential neighbourhoods through guidance on site selection, layout and dwelling design.

Sustainable Urban Housing: Design Standards for New Apartments, 2007

Provide apartment developments with appropriate amenities and ensure that they meet prescribed standards in a manner that ensures flexibility in terms of differing household needs.

Childcare Facilities Guidelines for Planning Authorities, 2001

Requires childcare facilities to be provided in tandem with residential development.

Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland, 2009 – 2020

Sets out to reverse current unsustainable transport and travel patterns; outlines actions to reduce travel demand; outlines steps to ensure integrated delivery of transport policy.

Regional Planning Guidelines, Greater Dublin Area 2004 – 2016.

Sets out a strategy for the Greater Dublin Area based on a city region, reduction of population loss to its hinterland and improvement of modal shift to use of public transport.

A Platform for Change, Strategy, 2000 – 2016.

Sets out a long term transportation strategy for the Greater Dublin Area. Strategy currently under review.

Greater Dublin Area Draft Transport Strategy, 2011-2030

Sets out a long term transportation strategy for the Greater Dublin Area. Strategy currently undergoing public consultation.

Waste Management Plan for the Dublin Region, 2005 – 2010

Sets targets for management and minimisation of waste.

## **Local**

South Dublin County Council Development Plan, 2010-2016

Tootenhill Area Action Plan 2007

South Dublin County Heritage Plan, 2010 - 2015

Describes various elements of heritage value throughout the County and sets out a series of actions and objectives for the protection and enhancement of these elements and the achievement of a Green Structure.

Green City Guidelines- Advice for the protection and enhancement of biodiversity in medium to high-density urban developments (2008)

Guidelines aimed at providing practical guidance for planners and property developers on how to integrate biodiversity into new developments, specifically medium to high density urban schemes.

South Dublin County Council Draft Litter Management Plan, 2011 – 2014

Aims to achieve a litter free County through prevention, enforcement, awareness, partnership, cleansing and communication.

Guidelines for Designing out Anti-Social Behaviour, 2007

Sets out criteria for designing out potential crime and anti-social behaviour when dealing with or preparing planning applications, local area plans, masterplans and planning studies.

