

TO FIND OUT MORE AND MAKE A SUBMISSION:

Public consultation will take place until **4:00pm Friday 10th of May 2013**. This leaflet and other information can be viewed on the Council's website www.sdcc.ie. Information can also be viewed at County Hall - Tallaght, Tallaght Library and at Whitechurch Library - Ballyboden during normal opening hours (excluding public holidays).

Council staff will be available to answer queries at **Quaker House, Stocking Lane** at the following times:

Day	Date	Time
Wednesday	24 th April	4:00 - 7:00 pm
Thursday	25 th April	1:00 - 4:00 pm
Tuesday	30 th April	4:00 - 7:00 pm
Friday	3 rd May	1:00 - 4:00 pm

Staff will also be available every Wednesday afternoon between **2.00pm - 4.00pm** at County Hall - Tallaght, during the public consultation to answer queries.

SUBMISSIONS

Submissions and observations in relation to the pre-draft local area plan consultation can be made in writing only to the addresses below by **4.00pm Friday 10th of May 2013**.

Only submissions received by **4.00pm Friday 10th of May 2013** and addressed as set out below will be considered. Submissions cannot be accepted in any other format or to any other e-mail or postal address.

Submissions and observations should state the name, address and where relevant, the body represented.

- **Email:** ballycullenoldcourt@sdblincoco.ie
- **Address:** Administration Officer,
Forward Planning Section, Economic & Transport
Planning Department, South Dublin County Council,
County Hall, Tallaght, Dublin 24.



FURTHER INFORMATION

Queries relating to Ballycullen - Oldcourt Pre-Draft Local Area Plan Consultation may be made to James Phelan at 4149000 extension 2394 jphelan@sdblincoco.ie or Dara Larkin at 4149000 extension 2391 dlarkin@sdblincoco.ie

ARE YOU READY TO HAVE YOUR SAY?

Ballycullen - Oldcourt includes a belt of zoned undeveloped lands that stretches across the foothills of the Dublin Mountains.

THIS IS OUR TIME FOR OUR IDEAS TO BE HEARD AND TO HELP SHAPE A PLAN FOR THESE ZONED LANDS

PRE-DRAFT LOCAL AREA PLAN PUBLIC CONSULTATION



WHY A LOCAL AREA PLAN FOR BALLYCULLEN - OLDCOURT?

A significant amount of lands were zoned for development along the Ballycullen-Oldcourt suburban and rural fringe under previous County Development Plans. While development has commenced on the eastern side along Stocking Avenue, over 85% of lands remain undeveloped.

Consultation that was undertaken for the preparation of a plan for Oldcourt in 2006 has been utilised to identify emerging issues. An expanded Local Area Plan (LAP) will allow for an updated assessment of the current situation for the entire area and the formulation of a series of responses that reflects changing economic and social circumstances. **This pre-draft consultation ensures that local ideas will be heard and taken into account before a Draft Local Area Plan is drawn up for further public consultation.**

SOME EMERGING LOCAL ISSUES

BALLYCULLEN - OLDCOURT

STRENGTHS & OPPORTUNITIES

- Mountain & semi-rural setting
- Surviving heritage features
- Access to M50
- Nearby employment
- Existing public transport
- Choice of dwelling types
- Young population
- Improve pedestrian & cycle access
- Provide community facilities, school, open spaces & shop
- Retain biodiversity

CHALLENGES & THREATS

- Prior local plan dates from 2000
- Overdependence on car
- M50 noise & traffic
- Need for additional public open space
- Additional school places required
- Completion of developments
- Community facilities required
- Potential erosion of heritage features
- Sustainable management of surface water/flooding
- Existing planning permissions

HOW DO WE BUILD ON THE STRENGTH AND OPPORTUNITIES?

HOW DO WE OVERCOME THE CHALLENGES AND THREATS?



WHAT DO YOU THINK?

MOVEMENT AND ACCESSIBILITY

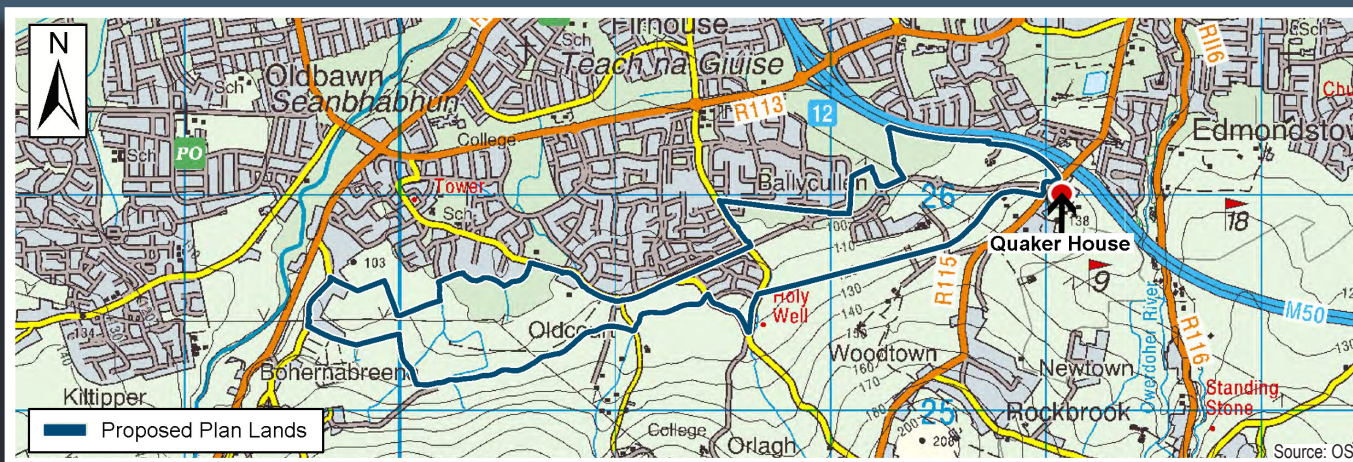
There is a high level of car dependency in the area with low rates of public transport use and low rates of walking or cycling. Bus services vary in quality in terms of route choice and frequency and there are barriers to movement for pedestrians and cyclists throughout the area. Traffic in the area can be heavy at peak times. There is potential to create pedestrian and cyclist links towards the Dublin Mountains.

- Can access to public transport be improved and would this help increase usage?
- How can walking and cycling be increased and would this help locals to avoid traffic?
- Could the removal of barriers between estates and along roads and open spaces improve the choice and convenience of routes for pedestrians and cyclists in terms of accessibility to bus stops, shops, open spaces or schools?
- Could a choice of traffic routes for motorists help dissipate or avoid heavy traffic?

LAND USE AND DENSITY

Residential development within and adjacent to the Ballycullen - Oldcourt belt comprises houses, duplexes and apartments - some of these units are currently vacant. There is no primary school or local shop to serve recent residential development.

- What, if any, local facilities are required?
- Is there a need for local shops and, if so, what should they provide for?
- Should local facilities be provided either before or in tandem with any further residential development?
- Where should local facilities be provided?
- Should density/concentration of development differ across the Plan Lands and, if so, where and in what way?



GREEN INFRASTRUCTURE

There is a lack of accessible public spaces for passive or active recreation on the partially developed eastern side of the Ballycullen - Oldcourt belt and such spaces are yet to be planned on the undeveloped western side including children's play facilities. Undeveloped lands largely retain a semi-rural and mountain setting and are traversed by a substantially intact historic hedgerow system and open streams that are of heritage value.

- Should there be a buffer and/or transition between any further development and the Mountains, M50 or rural lands?
- Where should parks and community facilities be located and what should they provide for?
- Could alternative drainage features/systems be used to deal with heavy rainfall and potential flooding issues?
- Are there benefits from retaining old hedgerows, open streams and old parish and townland boundaries and, if so, how could they be incorporated into any further development?

BUILT FORM

There is a mix of dwelling designs and heights along the rural - suburban fringe. Some dwellings and roads are located directly adjacent to the countryside. Roads are relatively wide with large setbacks from dwellings. Undeveloped lands are traversed by significant electrical and watermain utility lines.

- Should building heights differ across the Plan Lands and, if so, where should they differ and in what way?
- How should the configuration or design of buildings respond to steep contours or lands on higher ground?
- Can buildings be located & designed to create attractive places & how should utility lines be dealt with?

