

# **Ballycullen - Oldcourt Local Area Plan**

## **Appendix to Manager's Report on Submissions Received During Pre-Draft Consultation Programme**

## APPENDIX 1: SUMMARY AND CATEGORISATION OF ISSUES RAISED

### Introduction

This appendix item summarises and categorises each of the issues raised under the pre-draft submissions on the preparation of a Local Area Plan for Ballycullen – Oldcourt. Each issue summary includes the name of the person or body to which the submission relates. The highlighted names can be clicked by Members of South Dublin County Council as an online link to the relevant submission.

### Public Transport and Facilities

- Need for bus shelters with associated time tables to improve usage. ([Gillian Hughes](#))
- Need for a bus link service to airport. ([Gillian Hughes](#))
- Need to address public transport needs in the form of a local bus service and bus lane that avoids Turenure Village and serves the city centre. ([Niall Ryan](#))
- The plan should provide for a purpose built terminus for the 15 and 15B routes adjacent to the Neighbourhood Centre on the Oldcourt Road to allow for an adequate number of buses to park there ([Stephen Nolan](#))
- A bus terminus/parking area should be provided to accommodate parked buses, which currently park along Stocking Avenue. ([Michelle Slattery](#))
- There is a need for a bus depot with toilet facilities to help address the danger of parked buses posing a risk to passing cars. ([Anna Doyle](#))
- There is a lack of viable public transport options for accessing the city centre. The 15 bus is considered to be a regular but journey times to city centre can take up to 90 minutes. Suggested that a feeder/Luas link bus be provided to link with Red and Green Luas Lines. ([Sarah Carter](#))
- Bicycle parking facilities should be provided at bus stops to encourage further use of public transport ([Sarah Carter](#))
- The National Transport Authority is developing an Integrated Implementation Plan for the Greater Dublin Area and it is unlikely that this will have any major bearing on accessibility to the Ballycullen-Oldcourt area. ([Owen Shinkwin](#))
- Some residential development in the area is located nearly 1km from the bus terminus and it would be beneficial for a bus terminal to be provided on the Old Court Road with the capacity to cater for the 15 and 15B buses. ([Councillor Chris Bond](#))
- Public transport facilities will need to be improved with an increase in population. The local bus stop for people living in Ferncourt and Oldcourt is located 10-15 minutes walk away. There is a need for a closer bus stop and an increase in bus stops for existing and new housing developments in the area that will serve the Square and the City Centre. ([Ciara Gavin](#))
- There is a need for better access to public transport and for better location of bus stops. ([Cathryn Kendal](#))
- There is a lack of bus services in the area and no feeder bus to a Luas stop requiring people to use private vehicular transport. ([Louise Purcell](#))
- Appropriate parking should be provided for the 15 and 15B buses with a terminus on the Oldcourt Road. ([Eamon Maloney, T.D.](#))
- Bus routes 15 and 15b should travel further up Hunter's Road towards (or rejoin) Oldcourt Road – allowing buses to turn at appropriate roundabouts. ([William Scally](#))
- A link to the Luas from the Plan Lands should be considered. ([Linda Walsh](#))
- Bus stops should be moved closer to estate entrances. ([Christine Corcoran](#))
- Public transport should connect the area with Tallaght and Dundrum and not just destinations to the east of the Plan Lands. ([Christine Corcoran](#))

- Long distances to the nearest bus stops create a need for a more accessible public transport service and the extension of the Luas is suggested. ([Tom McMahon](#))
- The Plan should include a permanent bus terminus at Stocking Avenue. ([Councillor Paddy Cosgrave](#))
- Bus stops need to be moved nearer to estate entrances as the road is very isolated at night and is a safety concern. ([Lesley Anne Kelly](#))
- Public transport links should be considered towards other employment/retail centres such as Tallaght, Dundrum and Sandyford. ([Michael Tinsley](#))
- Provision should be made for bus lanes and extensive bus services in order to reduce the present overdependence on cars. The road structure is not capable of increased traffic. ([Patrick Leonard](#))
- There is a need for a bus terminus with toilet facilities for the bus drivers. ([Ian McKee](#))
- The bus services should be extended along the Oldcourt Road. ([Charles Cullen](#))
- More bus shelters with adequate cover and electronic timetables are required. ([Cathy Murray](#))
- There is a need for a bus stop at the side entrance of Stocking Well which would ensure safer access to the estate. ([Lynda Ní Cheallacháin](#))
- Pedestrian and cyclist connection between Stocking Avenue and Knocklyon are required. ([Marita O'Callaghan](#))

### **Roads and Traffic**

- Busy traffic at Woodstown Roundabout needs to be addressed. ([Gillian Hughes](#))
- The Ballycullen Road should be upgraded and realigned between the junction with Hunter's Road and Gunny Hill. The road should include footpaths and cycle tracks. ([Stephen Nolan](#))
- High volumes of traffic are experienced on Ballycullen Road at peak times from cars accessing the road from Woodstown, Dalriada, Stocking Avenue, Daletree and Hunterswood. ([Sarah Carter](#))
- Excessive development could compound heavy traffic at the Old Mill Cross Roads and Saint Colmcille's Way. ([Councillor Chris Bond](#))
- Traffic speed is a problem and wide straight roads contribute to this. Road conditions/construction seems to have little relevance to speed limits or safety and traffic calming measures should be constructed in residential areas as a matter of course rather than as a response to concerns or tragedy. ([Éamon Ó Deagha](#))
- Bilingual road signage has greatly improved in the area and should be continued. ([Éamon Ó Deagha](#))
- There needs to be consideration of rush hour traffic levels on Stocking Lane and roads leading to the M50. Traffic crossing the M50 is extremely heavy and there is little capacity for additional residents. ([Cathryn Kendal](#))
- Development in Ballycullen and Oldcourt has major traffic problems. ([Michael McCoy](#))
- Concerned about the impact of new homes on rush-hour traffic, in particular to the M50. ([Marita O'Callaghan](#))
- The realignment of the Ballycullen Road together with footpaths and cycle tracks should continue from Hunters Road to Gunny Hill on the west side of the road. ([Eamon Maloney, T.D.](#))
- Consideration should be given to the impact on rush hour traffic from any new dwellings constructed. ([Christine Corcoran](#))
- Concerned that additional homes will add to the problems with rush hour traffic. ([Lesley Anne Kelly](#))
- The area requires more direction signage and speed signage ([Cathy Murray](#))

- The subject lands (in the ownership of Ladbuzz Ltd) can be developed in a manner that does not require the long term roads objective (as required by the County Development Plan) to be in place. The development of the lands would not impact on the delivery of a future distributor road but would cater for a connection into same. Future development for housing should not be restricted until such time as the CDP roads objective is delivered. The costs of delivering an entire road prior to the commencement of any development are not feasible and initial development should take place to fund a future road. ([Tracy Armstrong](#))
- The Plan should include two accesses to the lands to the west 1) from the Bohernabreena Road and 2) Oldcourt Road. ([Tracy Armstrong](#))
- Concerned that access to both Stocking Land and the road leading to the M50 will become inaccessible as a result of further development. ([Lynda Ní Cheallacháin](#))
- The LAP lands and subject sites (Ryan Nowlan Consulting) will require a dedicated access route which will connect the lands to a road network capable of taking the traffic volumes – the current County Development Plan indicates a long term roads objective for this purpose. The need for the proposed road corridor does not relate necessarily to the movement of existing traffic in the area but relates to unlocking/opening up of the Oldcourt lands with a defined east/west access route. Request that the long term roads objective be refined in the LAP and that it follow the line of the two existing parallel major trunk Watermains (15" diameter and 12" diameter). The co-locating of the road with the existing Watermains will allow maintenance of the integrity of and access to these Watermains and synchronise the reservations required for both the road and Watermains. ([Robert Nowlan](#))

#### **Local Retail and Service Facilities**

- Need for local convenience store, supermarket, café and restaurant. ([Gillian Hughes](#))
- Consideration should be given to providing a discount retail store in any new Neighbourhood Centre proposed in the Stocking Avenue area. ([Stephen Nolan](#))
- More shops are required. ([Michelle Slattery](#))
- There is an absence of a café, eatery and gym or indoor exercise space in the area. ([Sarah Carter](#))
- Local shops are badly needed on Stocking Avenue. ([Robert Bray](#))
- A neighbourhood centre consisting of a number of small retail units should be provided along Stocking Avenue. ([Councillor Chris Bond](#))
- A neighbourhood centre that accommodates a discount retail store should be provided along Stocking Avenue. ([Pat Rabbitte T.D](#))
- There is a need for more local shops in the area. ([Cathryn Kendal](#))
- There is a relationship between what the envisaged housing for the area will be and the desirability, size and scope of any retail developments. The Plan should take this into consideration. ([William Scally](#))
- The proposed Stocking Wood Centre should be built and should include uses such as a doctor/dentist. ([Linda Walsh](#))
- A neighbourhood centre, consisting of shops, crèche, offices and a pub is required within walking distance of homes. ([Christine Corcoran](#))
- The Plan should provide for neighbourhood retail and community facilities at Stocking Avenue. ([Councillor Paddy Cosgrave](#))
- There is a lack of recreational services in the local area and nothing within walking distance. In particular, a country pub rather than a super-pub located along Stocking Avenue would be an option. ([Ian McKee](#))

- There is already a serious shortage of local facilities including schools, local shops, amenity areas, parks and playgrounds. There is a need for local shops within walking distances. ([Charles Cullen](#))
- The provision of a medical centre is required. ([Cathy Murray](#))
- Currently residents have to travel outside of the area for everything. ([Fergal Daly](#))
- Necessary services include a small shopping centre to include a GP practice and pharmacy. ([Audrey Molloy](#))
- Commercial centres are poorly designed and difficult to access – the area does not need this type of development. The concept of the 'street' needs to be re-introduced. A row of shops facing onto a street is preferable. ([Ian McKee](#))

### **Sports and Community Facilities**

- Need for community centre, sports fields and facilities that will deter anti social behaviour. ([Gillian Hughes](#))
- Request that the plan provides for a local library and an information centre on the Dublin Mountains for use by local people and the wider population. ([Eileen Goulden](#))
- A community centre and shops are suggested. ([Susan Molloy](#))
- Playing pitches within the area are heavily used and should be expanded to cater for the needs of an increase in population. Facilities for a wide range of activities should also be catered for. ([Éamon Ó Deagha](#))
- A local museum for the area is suggested. ([Éamon Ó Deagha](#))
- There is a need to provide community facilities for the large number of young people in the area. ([Cathryn Kendal](#))
- In order to address the loss of playing pitches at Oldcourt Road in October 2013 by Ballyboden Saint Enda's GAA Club and additional existing demands, it is requested that the Local Area Plan provides for 2 no. additional senior pitches within the LAP Lands. Census information confirms that the population of the club's catchment is growing, which has corresponded with a significant increase in club membership. The development of substantial areas of residential zoned lands between the M50 and Ballycullen Road will further increase demands on the club and its facilities. The preferred location is on lands at Stocking Avenue as an extension of Knocklyon Park. Alternatively the Council is invited to zone land for open space to the east of Ballycullen Road and Gunny Hill. ([Raymond O'Malley](#))
- The Council is invited to include policy to support and facilitate the provision of playing pitches for all clubs including Ballyboden St. Enda's within the Ballycullen Oldcourt Local Area Plan. ([Raymond O'Malley](#))
- Development in Ballycullen and Oldcourt has poor or no facilities. ([Michael McCoy](#))
- There is a need to provide community facilities for the growing population of young people residing in the area. ([Marita O'Callaghan](#))
- There is a lack of recreational facilities for families and children. ([Linda Walsh](#))
- Community facilities are required. ([Christine Corcoran](#))
- A community centre/leisure centre/swimming pool is required. ([Cathy Murray](#))
- The area has a considerable population predominantly of young families and the primary concern is the overall lack of leisure facilities. ([Fergal Daly](#))
- There must be sufficient green spaces for a range of leisure pursuits and a community centre. ([Áine O'Riordan](#))
- Necessary services include a church and parish centre. ([Audrey Molloy](#))
- There is no focal point, no defined Main Street or centre to the Ballycullen/Oldcourt area. There is a feeling of isolation because there are no meeting places for adults or children. ([Louise Purcell](#))

## **Parks, Open Spaces and Playgrounds**

- Need for a park with benches, playground and woodland areas. ([Gillian Hughes](#))
- Plans for open space adjacent to Oakdale Park queried and request that it be made into a dog walking park. ([Barbara Murphy](#))
- The existing playing pitches on Oldcourt Road, all lands to the south of Oldcourt Cottages and the Ely Estate should be reserved for a public park. ([Martina Merren](#))
- Open space should be located near each estate for children to play safely. ([Michelle Slattery](#))
- The Plan should accommodate a children's park/playground. The nearest children's playground/parks are Marley Park or Bushy Park. ([Michelle Slattery](#))
- Requested that fields be planted and that park features be installed to include a skate/bmx park, basketball court and playground. ([Anna Doyle](#))
- There is a lack of green space, composting facilities or gardens for apartment dwellers. Allotments should be provided on greenfield sites. ([Sarah Carter](#))
- A professionally landscaped public park with a children's playground should be provided on 11 acres identified next to Stocking Well ([Robert Bray](#))
- Plan creates an opportunity to create parkland with playground that stretches from Hunterswood to Bohernabreena with links between Oldcourt, Ballycullen and the Hellfire Club. ([Councillor Chris Bond](#))
- Provision should be made for parkland linking the Oldcourt Road to the Hell Fire Club Car Park. Any car park that serves this amenity should be in the vicinity of new schools, Oldcourt Neighbourhood Centre and a bus terminus. ([Pat Rabbitte T.D](#))
- There is a need for accessible parks and parkland, which should be addressed in the near term. ([Henry O'Reilly](#))
- Request that unfinished part of Dalriada Estate be levelled and made into a green area. ([Rachel Bowden](#))
- There is an absence of green areas, playgrounds and public open spaces particularly in Stocking Well where there is an exceptionally large number of children with nowhere to play. ([Cathryn Kendal](#))
- The provision of additional Class 1 open space as an extension of Knocklyon Park will benefit the Ballycullen Community as well as Ballyboden St. Enda's. An extended open space area would allow for other recreational pursuits including walking and running routes and would be more convenient for the Council to maintain. ([Raymond O'Malley](#))
- There are very few accessible public green space areas and no children's playground. ([Louise Purcell](#))
- There is a requirement for green areas, playgrounds and public open spaces on Stocking Avenue. ([Marita O'Callaghan](#))
- Open spaces should be designed to prevent illegal dumping. ([Marita O'Callaghan](#))
- A fully equipped children's playground is required. ([William Scally](#))
- There is a lack of green areas, playgrounds and public open spaces. Children are playing on roads and streets. ([Christine Corcoran](#))
- More amenities for children to play are proposed. ([Tom McMahon](#))
- The Plan should include a public park, with children's playground on lands next to Stocking Well. ([Councillor Paddy Cosgrave](#))
- A park and play area for children is required, in particular for Stocking Well residents. ([Lesley Anne Kelly](#))
- Greater provision should be made for public open space and this should be positioned that it is overlooked from the residences. ([Patrick Leonard](#))
- A pitch and putt course within open space is suggested. ([Charles Cullen](#))

- More designated parks/children's play areas and footpaths are required. ([Cathy Murray](#))
- In relation to SLO87(c) of the County Development Plan, public open space should be located centrally rather than to the 'east of the proposed access road'. Given the topography of the lands and the location of the proposed access, along with the overall context of the new LAP, consideration should be given to a more appropriate location for open space. ([Tracy Armstrong](#))
- Suggestion to create continuous parkland with parking and uninterrupted walking and cycling routes from Bohernabreena Road to Stocking Lane with links to Killinenny Road and Knocklyon Park. ([Fergal Daly](#))
- There is a need for a park and large good quality playgrounds to cater for the large young population in the area and children from the surrounding area. ([Áine O'Riordan](#))
- Utilise existing amenities for local park and walkways that encourage hill walking and recreation without disturbing local residents. ([Audrey Molloy](#))

### **Flooding, Drainage & Streams**

- Support for the inclusion of Sustainable Urban Drainage Systems as opposed to culverting. ([Michael Tinsley](#))
- Flooding of roads from streams in times of heavy rain needs to be addressed by cleaning out of builder's rubble from streams. ([Gillian Hughes](#))
- The existing flooding problems on lands behind Ely Drive should be taken into consideration in any future building proposals. Water ponds in these fields and ditches and properties were damaged during 2012. ([Martina Merren](#))
- Drainage systems should be constructed with climate change in mind. ([Éamon Ó Deagha](#))
- Any works carried out in the vicinity of the Ballycullen and Oldcourt Stream (tributaries to Dodder Salmonid River) including their tributaries should ensure that natural banks and river beds are left undisturbed. ([Remond O'Hanlon](#))
- Culverting of streams should not be carried out and existing culverting should be removed or if this is not possible should be ameliorated in order to facilitate the passage of fish. ([Remond O'Hanlon](#))
- Reference should be made to 'Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites'. ([Remond O'Hanlon](#))
- Lands along the Ely Estate have been known to flood and gardens were severely flooded from the stream that runs along its boundary in October 2011. ([Tom McMahon](#))
- Concerned that development to the rear of Oldcourt Cottages could cause flooding. Heavy rainfall in October 2011 caused a ditch at the boundary to Oldcourt Cottages to overflow in a garden and flooding of a house. A similar flooding almost occurred in March 2013. ([Karen Needham](#))
- Adequate sewerage and drainage systems must be in place to accommodate future development and to cope with increase in rainfall run-off from lands that would normally act as soakage areas. ([Áine O'Riordan](#))
- Promote the appropriate zoning of lands and restriction of use in areas liable to flooding to avoid increased risk of flooding of the lands either within or adjoining the zoned areas. Include a specific policy to provide for/promote appropriate flood risk assessments to be undertaken, where development(s) and zoning are being proposed where there is risk of flooding. Key aspects to be taken into account in the draft Plan include the Flood Risk Management Guidelines. Ensure that land use / development are appropriate to the level of flooding identified. Vulnerable land uses (such as residential) should be avoided in areas of significant flood risk

(Flood Zones A & B). Consideration should be given to incorporating hydrometric information. ([Cian O'Mahony](#))

- Promote the development of adaptation measures for likely increased risk of flooding due to Climate Change and include measures to promote the implementation of adequate and appropriate Sustainable Urban Drainage Systems. ([Cian O'Mahony](#))

### **Green Infrastructure**

- The surrounding rural setting and wildlife should be maintained under any further development. ([Gillian Hughes](#))
- Concern about further degradation of area by bad planning and development. ([Neill Reid](#))
- There should be a buffer between any further development and the mountains. ([Michelle Slattery](#))
- It would be preferable to maintain green belts and natural hedgerows amidst development in a manner that links the community with the nearby rural setting. These spaces could increase community spirit and the opportunity for neighbours to meet one another. ([Sarah Carter](#))
- Tree planting should be considered around estates to help dissipate wind. ([Sarah Carter](#))
- Concerned about plans for future development in terms of impact on nature. ([Eileen Goulden](#))
- Views of Montpelier Hill and Hell Fire Club should be preserved. ([Robert Bray](#))
- Efforts should be made to preserve as much of the historic features of the area as possible e.g. old buildings, hedgerow systems and open streams facilitating natural drainage. Green corridors should be placed between newly developed residential areas to prevent the isolation of wildlife habitats. ([Éamon Ó Deagha](#))
- Some areas of pasture should be retained for those involved in pasture and animal care e.g. members of the Travelling Community require facilities for horses close to where they live. ([Éamon Ó Deagha](#))
- There should be a buffer and/or transition between any further development and the Mountains, M50 and rural lands. With all development the overriding stipulation should be the preservation of the natural environment as much as possible. There are benefits from retaining old hedgerows, open streams and parish and townland boundaries. ([Henry O'Reilly](#))
- The area is used by locals and tourists and the protection of views should be considered within the Plan. ([Louise Purcell](#))
- There should be a buffer zone set up that is protected from any development. Stocking Avenue should be restricted from further development to allow for views and ease of access to mountains. ([Louise Purcell](#))
- The protection of wildlife and original hedgerow should be considered within the Plan. ([Louise Purcell](#))
- There should be a buffer and/or transition between any further development and the mountains, M50 and rural areas. ([William Scally](#))
- The semi-rural character should be preserved by retaining hedgerows, open streams, green spaces. ([William Scally](#))
- A central spine of green area should be delineated from the Dodder, near Firhouse Shopping Centre, through Carriglea/Carrigwood, across Ballycullen Drive, through Ballycragh Park and then to the small green area on Oldcourt Road, then through zoned lands to St Anne's GAA club and Bohernabreena Cemetery. ([William Scally](#))
- The cutting down of Leylandi trees on adjacent lands is proposed. ([Tom McMahon](#))
- Further protection should be given to Woodtown Manor House and surrounding lands. ([Councillor Paddy Cosgrave](#))

- Heritage and biodiversity issues will be taken into account but the primary objective of the LAP is to cater for the delivery of housing. Green infrastructure and links should not take precedence over the delivery of future housing. ([Tracy Armstrong](#))
- Cutting into hills and mountains can lead to subsidence. ([Áine O'Riordan](#))
- Stocking Lane and roundabout at Ballycullen Road/Stocking Lane should be completed with additional planting. ([Audrey Molloy](#))
- Ensure that the nearby mountains are not built into and that scenic views are protected. ([Audrey Molloy](#))
- The River Dodder should be an asset incorporated within the LAP. ([Angela O'Donoghue](#))
- The waterways that traverse the site should be considered as assets. Their collection of ecological habitat and biodiversity arteries and their potential as a residential amenity should form part of the Draft LAP. ([Angela O'Donoghue](#))
- The hedgerow system should be considered as an asset within the LAP. There has been a significant amount of hedgerow annihilation to date and this should not continue. ([Angela O'Donoghue](#))
- There may be unrecorded industrial heritage in the LAP study area, in particular relating to mills. These may warrant retention and protection. ([Angela O'Donoghue](#))
- Disappointed that there is no mention of the variety of vernacular architecture present in the LAP study area within the literature. ([Angela O'Donoghue](#))

#### **Dumping and Builders Rubble**

- Builder's rubble and dumped items pose a danger to children. ([Gillian Hughes](#))
- Need to combat illegal dumping through signage and the closing off of lands. ([Gillian Hughes](#))
- All open spaces to be cleared of rubbish and debris. ([Michelle Slattery](#))
- Dumping and builders rubble on both sides of Stocking Avenue poses a risk to children and is unsightly. Area should be cleared of dumped material and builders' rubble and CCTV should be installed to prevent dumping. ([Anna Doyle](#))
- Area of Woodstown Abbey should be tidied up. ([Eileen Goulden](#))
- There should be control of litter and illegal dumping. ([Robert Bray](#))
- Illegal dumping needs to be addressed. ([Cathryn Kendal](#))
- The prevention of illegal dumping should be considered within the Plan. ([Christine Corcoran](#))
- Illegal dumping should be prevented. ([Lesley Anne Kelly](#))
- The provision of litter bins on Stocking Avenue is required. ([Cathy Murray](#))
- Before any future developments are allowed by South Dublin County Council in this area, illegal dumping and overgrown areas should be dealt with. ([Lynda Ní Cheallacháin](#))

#### **Maintenance of Public Realm**

- The roads, in particular Stocking Avenue, require managing such as grass cutting and weeding. ([Ian McKee](#))
- Paint railings at Stocking Wood, remove graffiti and broken signs, maintain roundabout, combat dog fouling. ([Gillian Hughes](#))
- The maintenance of Stocking Avenue road (cycle tracks, overgrown) should be carried out by the Council. ([Lesley Anne Kelly](#))
- Public bins should be provided. This should help with the dog fouling problem in the area. ([Michelle Slattery](#))

## School Provision

- The plan lands should accommodate a campus for two new primary schools. One school should be accommodated adjacent to the Oldcourt Neighbourhood Centre. These schools would be located close to where school going children live rather than on the greenbelt at Firhouse. ([Stephen Nolan](#))
- Issues raised in relation to selection of new school sites in Firhouse outside Plan Lands. ([Yvonne Glavey](#))
- Additional school places (both primary and secondary) will be required if further development occurs. ([Michelle Slattery](#))
- There are insufficient plans for primary or secondary schools for the area. ([Robert Bray](#))
- Issue raised in relation to provision of a school site outside the LAP lands in Firhouse and suggestion that the site be moved to an area south of the Old Court Road beside Hunterswood. ([Councillor Chris Bond](#))
- The Plan Lands should accommodate a new school campus for two schools as opposed to the Killinenny Road. ([Pat Rabbitte T.D](#))
- More inter agency consultation involving all partners/stakeholders in the community should be carried out at the earliest stage possible with regard to the provision of services such as schools. ([Éamon Ó Deagha](#))
- There is a clear need for schools to cater for people of many different backgrounds, religions, cultures and nationalities. ([Henry O'Reilly](#))
- Our clients own lands within boundary of Proposed LAP lands, which is designated as a school site. Our clients are expected to maintain and secure this sterile piece of land. The Department of Education indicated after a recent valuation that it will not proceed with the purchase of the site. It is presumed that the Council will designate an alternative site for education and our clients' site will revert to a residential zoning. It is requested that this presumption be reflected in the forthcoming LAP. ([Tony Manahan](#))
- Additional school places will be required for the rising population. ([Cathryn Kendal](#))
- There is a definite requirement for another secondary school in the area. ([Louise Purcell](#))
- Additional school places are required. ([Marita O'Callaghan](#))
- The 2011 Census confirms the need for two new schools, which should be sited on lands adjacent to Hunterswood on the south side of the Oldcourt Road rather than in Firhouse. ([Eamon Maloney, T.D.](#))
- A school should be constructed on Stocking Avenue. ([Linda Walsh](#))
- Additional school places are required. ([Christine Corcoran](#))
- The Plan should provide for local schools to serve Woodstown and Stocking Wood areas. ([Councillor Paddy Cosgrave](#))
- An additional primary school or land for the existing Knocklyon Gaelscoil to expand is required. ([Cathy Murray](#))
- Additional school places are required. ([Lynda Ní Cheallacháin](#))
- New primary schools should go ahead in an area that is not already built up and where there will be less traffic problems. ([Áine O'Riordan](#))

## Phasing

- The necessary community and local service facilities should be provided before any further development. ([Gillian Hughes](#))
- No further development should take place until community facilities/community centre is in situ. ([Michelle Slattery](#))

- Playgrounds, schools, shops, community/health/service centre as and recreational areas should be developed in tandem with further residential development. ([Eamon Ó Deagha](#))
- There area urgently requires schools and community facilities. Young families have been moving into the area without a corresponding provision in shops, local amenities and community facilities, which should be addressed and there are obvious arguments for this development to be carried out in tandem with other housing development. The immediate focus should be on the existing current requirement for shops, schools and community facilities. ([Henry O'Reilly](#))
- Unfinished housing estates in the area, and Tallaght in general, should be completed prior to the building of dwellings on the Plan lands. ([Marita O'Callaghan](#))
- If retail expansion is to occur at the vacant site beside Beechdale then such developments should be completed in tandem with any further residential development and cater adequately for traffic. ([William Scally](#))
- Unfinished housing developments should be completed prior to the construction of housing on the Plan Lands. ([Linda Walsh](#))
- Consideration should be given to promote the completion of existing developments (e.g. Dalriada, Stocking Wood/Well) ahead of the development of new lands. This could be achieved through introducing phasing in the Plan. ([Michael Tinsley](#))
- The completion of unfinished developments should be a priority before any new houses are built. ([Patrick Leonard](#))
- Community facilities should be provided for at the same time as the residences are constructed. ([Patrick Leonard](#))
- There are empty units in Woodstown Shopping Centre – these should be filled prior to the provision of more units in the area. ([Ian McKee](#))
- The first priority in any future Local Area Plan should be to address the serious shortage in community facilities before any residential development is considered. ([Charles Cullen](#))
- If a phasing scheme is to be included, the subject lands (in the ownership of Ladbuzz Ltd) should be considered as part of the initial phases. Phasing does not necessarily need to be in the form of consecutive phase that may preclude one landowner from proceeding with development. ([Tracy Armstrong](#))
- The delivery of housing in the first instance will provide the funding and population to sustain supplementary services such as roads, schools, public open spaces, neighbourhood centres. The high cost of social and physical infrastructural items should be considered within the Plan. ([Tracy Armstrong](#))
- The LAP should take into account land ownership, legal rights of way and wayleaves. Individual landowners should not be tied to other landowners in developing their lands – being tied may make the Plan non-implementable. No land locking of individual ownerships should occur. ([Tracy Armstrong](#))
- No further development should be even considered until existing housing estates are completed and the hoarding either removed or made safe. ([Lynda Ní Cheallacháin](#))
- All roads, services and public transport needs should be completed before any further development commences. ([Karen Needham](#))
- Request that, having regard to the serviceability of the subject lands (Ryan Nowlan Consulting), their location and their ability to deliver necessary infrastructure, that they be included in the primary phasing of development. ([Robert Nowlan](#))
- The lands to the south of the ESB power lines and the DCC watermain should be developed as an entity of its own and take access from the Bohernabreena Road.

The lands to the north of the ESB power lines and the DCC watermain should be developed initially. ([Tracy Armstrong](#))

- It is essential that no further developments are built until the current residents of Stocking Avenue are catered for including green spaces, play areas and public open spaces. No more family housing until the area is more family friendly. ([Lynda Ní Cheallacháin](#))

### **Principle of Development or Development Plan Zoning**

- Request for lands to the west of Old Court to remain undeveloped and in their natural state given that they provide a great local amenity for hill walking. ([Barbara Murphy](#))
- Concern expressed in relation to further large scale residential development. ([Neill Reid](#))
- Concern expressed in relation to western section of LAP lands and their future. ([Neill Reid](#))
- A large part of the plan area to the south of the Oldcourt Road should be rezoned as parkland to reflect its high amenity potential. ([Stephen Nolan](#))
- Request that a public park be developed in West Oldcourt in lieu of residential development. ([Barbara Murphy](#))
- Considered that there is no need for further buses, shops or schools. ([Anna Doyle](#))
- Ballycullen-Oldcourt is not a preferred location for large-scale residential development due to its remoteness from high quality rail and bus services and from services provided in South Dublin's District and Town Centres. ([Owen Shinkwin](#))
- The extent of lands zoned for residential development should reflect the area's remoteness from high quality rail and bus services and from services provided in South Dublin's District and Town Centres. The extent of zoned lands should also take account of more favourably located development areas in other parts of South Dublin. ([Owen Shinkwin](#))
- Would like to see green spaces and fewer plans for further development. ([Eileen Goulden](#))
- Concern that stretch of land from Hunterswood to Bohernabreena remains eligible for development, which has the potential to spoil the mountain amenity and hill walkers. Development should be prohibited beyond the 110 metre contour line and the area south of the Ely Estate and Oldcourt Cottages should be kept free of development. Stocking Avenue is more appropriately landscaped for housing. Demand for additional housing questioned in the context of pending planning permissions for development. ([Councillor Chris Bond](#))
- The plan area to the south of the Oldcourt Road should be rezoned for parkland to reflect its high amenity potential. ([Pat Rabbitte T.D](#))
- The natural amenity in the area of the Dublin Mountains should be protected from residential development, which should be restricted to below the 100 metre contour line. ([Éamon Ó Deagha](#))
- There should be a halt on further housing estate development in the area. Serious consideration should be given to rowing back on land zoned for development. ([Henry O'Reilly](#))
- Objects to any further development on the Orlagh College side of the Dublin Mountains. It would be more appropriate to remedy the mistakes made in relation to rezoning of lands rather than making the situation worse with further rezonings. ([Michael McCoy](#))
- In the context of unfinished development and the area's location at the base of Montpelier Hill, which is a valuable scenic and amenity area, as much as possible of the land to the south of the Oldcourt Road should be rezoned as parkland and

development above the 110 contour should be prohibited. Development south of Ely and Oldcourt Cottages should be prohibited so as to prevent deterioration of heavy traffic at the Old Mill Crossroads. ([Eamon Maloney, T.D.](#))

- The development zoning which took place in 1998 should be reversed and limited to the completion of already commenced site or building works. There are different economic and demographic circumstances now. ([William Scally](#))
- The rezoning of lands for recreation is proposed to protect natural heritage and Dublin Mountains. ([Tom McMahon](#))
- The swathe of undeveloped agricultural lands, which is zoned for residential development, to the south of Oldcourt Road should be returned to its original greenbelt planning status. ([Councillor Paddy Cosgrave](#))
- Consideration should be given to dezoning lands at higher elevations, if possible. ([Michael Tinsley](#))
- Any further development up the side of the hills/mountains would be cause of concern. ([Charles Cullen](#))
- Request for the rezoning of additional agricultural lands (Ryan Nowlan Consulting – Site No.1 as stated in submission map) for residential development (A1 Zoned lands). This additional land will provide for a coherent design and layout of future development which can have regard to the presence and amenity potential of the Dublin Mountains. ([Robert Nowlan](#))
- The LAP study area clearly breaches the 120m contour line above the Holy Well. This is an unacceptable precedent for the cycle of unsustainable development to continue uphill. ([Angela O'Donoghue](#))
- The development of the lands (in the ownership of Ladbuzz Ltd) is restricted due to four constraints: 1) the 220kv power lines, 2) Dublin City Council watermain, 3) Contours, hedgerows and biodiversity items, 4) Views to the mountains to the south. Taking all this into consideration the lands to the west of the Plan Lands are well placed to cater for the delivery of housing in the future, given their location and topography. ([Tracy Armstrong](#))
- The northern section of the subject lands (in the ownership of Ladbuzz Ltd) are the most suitable to cater for future housing and achievable residential densities. Housing would be sustainable, suburban and will not have an adverse impact on the environs. Housing does not attract management companies – this should be taken into consideration in the LAP. ([Tracy Armstrong](#))

### **Extent of Plan Lands**

- Extent of Plan Lands queried in relation to exclusion of developed lands with exception of Hunterswood. ([Niall Ryan](#))

### **Strategic Environmental Assessment**

- Consideration should be given on the Environmental Assessment to the potential for significant impact on fisheries with respect to habitats, fish lies/spawning areas and fish passage. The SEA does not consider the consequential impacts of the Dodder River on Dublin Bay's aquaculture and fisheries. ([Noel O'Connor](#))
- Guidance on the SEA Scoping Process and an SEA Pack on the EPA website should be considered in the preparation of the SEA. Amending SEA Regulations should be referenced and integrated into the Plan and SEA process as appropriate. The EU's Common Implementation Strategy for the Water Framework Directive (2000/60/EC) – Guidance Document No. 20 should be taken into account. The SEA and Plan making processes should address drinking water supply capacity, leakage and quality in the Plan area. ([Cian O'Mahony](#))
- Key aspects to be taken into account in the SEA: - Eastern River Basin Management Plan (and associated Programme of Measures), Greater Dublin Regional Planning Guidelines, Greater Dublin Area Transport Strategy and the Draft Dodder CFRAMS. - The Flood Risk Management Guidelines. Ensure that

land use / development are appropriate to the level of flooding identified. Vulnerable land uses (such as residential) should be avoided in areas of significant flood risk (Flood Zones A & B). - Appropriate protection of designated conservation sites of national and international importance (NHA's and Natura 2000 sites) and key ecological linkages / corridors. - Protected views in the South Dublin County Development Plan 2004-2010. - Environmentally sustainable development linked to adequate and appropriate critical service infrastructure (drinking water, waste water, waste). ([Cian O'Mahony](#))

- The Plan should be subject to Appropriate Assessment (AA). ([Cian O'Mahony](#))
- The SEA omits a number of issues such as the extent of the removal of hedgerow, the extent of culverting, a history of enforcements amongst others. ([Angela O'Donoghue](#))

#### **Land Ownership**

- Ownership of lands queried. ([Neill Reid](#))

#### **Extant Planning Permissions**

- Existing planning permissions and extent of duration of permissions queried. ([Neill Reid](#))
- Application to extend duration of permission for SD04A/0393 queried. ([Neill Reid](#))
- Do not extend any further planning permissions until facilities/open spaces are provided for residents already in situ. ([Michelle Slattery](#))
- Existing planning permissions should not be extended unless density is decreased otherwise permission should be revoked. ([Linda Walsh](#))
- Queries if the extant permissions can be managed in accordance with the prepared plan. Concerned that extant permissions will be built without Council control. ([Ian McKee](#))
- All applications for extension of permission should be subjected to this Local Area Plan and refused due to their unsustainable density. ([Angela O'Donoghue](#))

#### **Acknowledgement of Pre-Draft Consultation**

- Acknowledgement of the preparation of the Plan. ([Tanya Murray](#))
- Compliments to South Dublin County Council with regard to the public consultation programme. ([Éamon Ó Deagha](#))
- SDCC staff commended for producing extensive documentation for making a submission. ([Henry O'Reilly](#))

#### **Links to Dublin Mountains**

- A public park should link Ballycullen/Oldcourt with the Hell Fire Club and incorporate amenities for cycling, hill walking, horse riding, walking dogs and so on. ([Martina Merren](#))
- Parkland should link the area to the Hell Fire Club Park. ([Stephen Nolan](#))
- It is recommended that a network of pedestrian and cycle paths be set up to link important destinations and places of heritage with the mountains in order to keep the area as rural and close to nature as possible. ([Anna Doyle](#))
- The Area Plan should seek to maximise the unique amenity value of the area by creating a public park to the Coillte pathways on Montpelier Hill and incorporating sections of the Dublin Mountains Partnership route. ([Eamon Maloney, T.D.](#))
- Concerned that the LAP study has not proposed how it can provide access to the Dublin Mountains. ([Angela O'Donoghue](#))
- Request that a 'Way Project' to the Dublin Mountains be developed in a similar way as the 'Green Way' has been developed by Mayo County Council and the 'Wicklow Way' has been developed by Dun Laoghaire Rathdown County Council. The Dodder Valley Linear Park should link with the 'Way Project'. ([Angela O'Donoghue](#))

### Details of Local Area Plan

- Plans for development on either side of Stocking Lane queried. ([Neill Reid](#))
- The land should be planned in two sections with each provided with their own shops, schools, community facilities and local activities. ([Patrick Leonard](#))
- The NRA request that regard be had to the Department of the Environment, Community and Local Government's 'Spatial Planning and National Roads, Guidelines for Planning Authorities'. ([Olivia Morgan](#))
- Agreement with Emerging Objectives highlighted in pre-draft documentation. ([Charles Cullen](#))
- The primary area of the subject lands (in the ownership of Ladbuzz Ltd) that can accommodate housing should not be identified for major infrastructure or open spaces. Sketches have been submitted outlining proposed layout. ([Tracy Armstrong](#))
- The LAP should take into consideration the watermain and ESB powerlines. In order to achieve sustainable densities of 35-50 units per hectare, the lands taken up with wayleaves should be used for the delivery of critical items such as open spaces, roads, schools, neighbourhood centres in terms of car parking, play pitches. The optimum lands should be reserved for housing. ([Tracy Armstrong](#))
- The Plan should include reference and environmental policy on the Water Framework Directive; Drinking Water/Water Supply; Waste Water Treatment; Groundwater Protection; Water Conservation; Water Services Act 2007- Strategic Water Services Plans; Flood Prevention and Management; Hydrometrics; Integration of infrastructure; zoning and development; Habitats Directive; Birds Directive; Appropriate Assessment; Water Framework Directive; Fisheries; Nationally Designated Habitats and Species; Buffer Zones / Linkages; Green Infrastructure; Habitat Mapping; Biodiversity Action Plans; Alien Species & Noxious Weeds; Management Plans for Designated Areas; Air & Climatic Factors; Radon; Energy Conservation/Renewable Energy; Landscape Character Assessment; Geology / Geomorphology; Human Health / Quality Of Life; Transportation; Tourism; Infrastructure Planning; Urban Waste Water Discharge Licensing; Waste Management; Environmental Impact Assessment; Strategic Environmental Assessment and the; EPA Report: Ireland's Environment 2012: Main Environmental Challenges. ([Cian O'Mahony](#))
- The LAP should take into consideration the impacts that the build out of the Plan Lands will have on the wider hinterland, such as the impact it will have on Tallaght. ([Angela O'Donoghue](#))
- An Asset Analysis is required of the entire site, which should be the basis for the LAP and create opportunities for sustainable development. ([Angela O'Donoghue](#))
- Specific policies and objectives are required for 1) the existing unsustainable high density development built in the area, 2) extant permissions and 3) for lands not yet developed. ([Angela O'Donoghue](#))
- A comprehensive history of the planning history of the Plan Lands is required. ([Angela O'Donoghue](#))
- Utility lines should be kept below ground where possible. ([Éamon Ó Deagha](#))

### Housing Density, Tenure and Mix

- There is a lack of social housing in the Knocklyon and Firhouse area. Consideration should be given to building additional social housing in the Stocking Avenue area. ([Stephen Nolan](#))
- High density apartments in the area are unsuited to families with children. ([Sarah Carter](#))
- There should be provision of a mix of dwelling types to facilitate and encourage mixed residential communities. ([Owen Shinkwin](#))

- Duplex and multi storey apartments should be kept to a minimum and the majority of housing units should be detached or semi-detached to reflect the suburban and semi-rural character of the area. ([Councillor Chris Bond](#))
- Incomplete housing developments to the east of Ballycullen Road should be completed with low density housing that reflects the semi-rural character of the area. ([Pat Rabbitte T.D](#))
- Any further residential development should be low density and low rise. ([Éamon Ó Deagha](#))
- Housing types should be varied in order to be suitable for people of all stages of life and this should encourage inter-generational cohesiveness. ([Éamon Ó Deagha](#))
- The plan should have a sustainable framework to complete existing developments with a bias towards family sized houses. ([Councillor Paddy Cosgrave](#))
- Densities should be reduced along the boundary fringe to protect views and to acknowledge the unique position of these lands as a buffer between the Dublin Mountains and the suburbs. ([Michael Tinsley](#))
- The Plan should ensure that there is a good range of house types and sizes to ensure a good mix of young and older families and social classes. ([Patrick Leonard](#))
- Development in recent years has been inappropriate in terms of density and dwelling types. Too many apartments have been built, which are unsuited to family living. Additional residential development should be carried out at a lower density with no more apartments and building heights of no more than 2 storeys. ([Charles Cullen](#))
- Only low density housing should be built; apartment blocks are not required. ([Louise Purcell](#))

### **Built Form and Building Heights**

- Objection to development that would be more than 2/3 stories and would block views of city. ([Sarah Carter](#))
- There is a lack of storage/sheds for apartment dwellers, which should be provided. ([Sarah Carter](#))
- The lack of alternative forms of green energy limits sustainability. Solar panels and insulation of dwellings should be incentivised. ([Sarah Carter](#))
- The excessive wind in the area due to its elevated position has been overlooked and is unsuited to high rise buildings with balconies. ([Sarah Carter](#))
- Water and energy conservation should be an integral part of every building constructed to include for rain water tanks, water meters and renewable energy sources etc. ([Éamon Ó Deagha](#))
- Encroaching cityscapes should blend into the landscape as much as possible with low building heights especially where development might form part of a scenic landscape, be silhouetted against the sky or site alone surrounded by countryside. Building heights should be no more than three storeys including converted upper storeys. ([Henry O'Reilly](#))
- New building should be low rise in the interest of visual amenity. ([Cathryn Kendal](#))
- Sensitive building heights should be considered – buildings should not block out views. ([Louise Purcell](#))
- New buildings should be low-rise and match units already built in the area. ([Marita O'Callaghan](#))
- No high rise blocks should be allowed in the Dublin Mountains to preserve the views. ([Linda Walsh](#))

- Building heights should be kept low - apartment complexes should not be repeated. ([Christine Corcoran](#))
- New buildings should be low rise. ([Lesley Anne Kelly](#))
- The provision of multi-storey apartment buildings at these elevations is somewhat incongruous and inappropriate (e.g. Hunterswood). ([Michael Tinsley](#))
- High rise developments could blight the Dublin Mountains asset. If high rise buildings have to be allowed for apartments, they should be so grouped to allow open vistas to the mountains between blocks. ([Patrick Leonard](#))
- Integration of housing developments within the countryside should be considered under the Plan. For example Hunter's Wood facing Hunter's Meadow. ([Ian McKee](#))
- In relation to SLO87 (d) of the County Development Plan, the LAP should take into consideration the likely separation distances that will be provided between new and existing development. There should not be a prescriptive requirement to have only single storey dwellings in any development – such matters should be responded as part of the design solution as opposed to being a pre-requisite. ([Tracy Armstrong](#))
- Should further building commence, low-rise units would be preferable to preserve the natural beauty of the area. ([Lynda Ní Cheallacháin](#))
- Any properties built behind Oldcourt cottages should be single storey in height and any properties beyond should be no more than two storeys in the interest of visual amenity and preserving views. Concerned that development akin to Hunterswood will take place which is considered to be unattractive, high rise and detracts from the character of the area. ([Karen Needham](#))
- Development at the foothills of the Dublin Mountains should be one or two storeys in height. ([Áine O'Riordan](#))
- Building heights should be restricted to protect the Dublin Mountains and its views. ([Angela O'Donoghue](#))

### **Unfinished Estates**

- The Dalriada estate should be a priority under the area plan and its unsightly appearance should be addressed. ([Susan Molloy](#))
- The open space at Hunter's Meadow should be completed. ([Stephen Nolan](#))
- There are many incomplete housing developments. ([Stephen Nolan](#))
- All unfinished housing should be completed. ([Michelle Slattery](#))
- Nearby abandoned building site creates an eyesore and attracts anti-social behaviour. It is requested that the land be returned to its original condition until further development/decisions. ([Sarah Carter](#))
- Estates at the north-west of Stocking Avenue including Dalriada and the adjacent site should be completed. ([Robert Bray](#))
- Dalriada has the potential to be a nice development but is unfinished and poses a health and safety hazard. ([Susan Molloy](#))
- Unsightly hoarding and refuse from abandoned development has created an eyesore and poses a danger to local people particularly children. Hoarding has collapsed onto roads and steel containers and pallets have been abandoned. Abandoned developments should be levelled off and tidied up for aesthetic and health and safety reasons. ([Henry O'Reilly](#))
- Unfinished part of Dalriada estate could become an area for anti-social behaviour and a danger to health and safety. ([Rachel Bowden](#))
- Development has not been completed under previous permissions. ([Michael McCoy](#))
- The removal of blue hoarding from Stocking Well is required. ([Marita O'Callaghan](#))

- Unfinished estates have unfinished open space – these open spaces should be provided for children to play on. ([Linda Walsh](#))
- The blue hoarding around Stocking Well should either be replaced or removed as it is unsafe. ([Christine Corcoran](#))
- Hoarding in the Stocking Well area should be removed. ([Lesley Anne Kelly](#))
- Unfinished estates should be completed and if not, the lands should be levelled and cleared to make them safe and attractive. Questions the legality of the unfinished sites being left with builders' rubbish and equipment and questions whether the Council can do anything to intervene. ([Ian McKee](#))
- The bulk of lands within the area is undeveloped and could become a magnet for anti social behaviour. ([Fergal Daly](#))
- Ensure that Dalriada estate is finished to include housing, green areas and tree planting. ([Audrey Molloy](#))

### **Pedestrian, Bicycle Routes and Facilities**

- In the interest of social integration, efforts should be made to ensure that no housing is gated or cut off from surrounding areas. ([Éamon Ó Deagha](#))
- Remove barriers and improve accessibility between estates, schools and existing facilities with pedestrian and cycle pathways. ([Michelle Slattery](#))
- Oldcourt Road should be pedestrianised from Gunny Hill to the junction with Hunter's Road. The roadway adjacent to Hunter's Meadow could be narrowed and integrated into the open space while the remainder should be secured against illegal encampments and retained in use as a right of way for hill walkers. ([Stephen Nolan](#))
- Pedestrian routes to bus stops are hindered by a lack of access points thus necessitating longer journeys by foot. ([Sarah Carter](#))
- The inclusion of policies that maximise the potential for walking, cycling and public transport use for current and future residents is recommended. ([Owen Shinkwin](#))
- Local services such as convenience stores, doctor's surgeries and schools should be located in areas that are accessible by walking and cycling routes that are direct, safe and convenient. All development areas should be internally permeable for walking and cycling. Direct pedestrian and cyclists routes should be provided for existing development areas. ([Owen Shinkwin](#))
- The green area near Woodtown Abbey is used by residents on both sides of Stocking Avenue and for access to Stocking Avenue including its buses. Access should be improved with kissing gates, lighting and a walkable surface. ([Eileen Goulden](#))
- Any new school should be accompanied by a pedestrian crossing and traffic calming measures. ([Councillor Chris Bond](#))
- The section of Ballycullen Road between Gunny Hill and Hunters Road should be realigned and upgraded with footpaths and cycle tracks. The section of the Oldcourt Road from Gunny Hill to the junction of Hunters Road should be pedestrianised and integrated with Hunters Meadow. ([Councillor Chris Bond](#))
- The section of Ballycullen Road between Gunny Hill and Hunters Road should be realigned and upgraded with footpaths and cycle tracks. The section of the Oldcourt Road from Gunny Hill to the junction of Hunters Road should be pedestrianised and integrated with Hunters Meadow. ([Pat Rabbitte T.D](#))
- Cycle lanes in the area have improved but their quality remains inconsistent. A cycle lane should be constructed along Killinenny Road and in the vicinity of any existing or proposed schools, clubs, community centres or shops. A green route similar to that between Westport and Achill could be constructed along the Dublin Mountains to include the Oldcourt Road, Dublin Mountains, Bohernabreena and Gunny Hill. ([Éamon Ó Deagha](#))

- There are no footpaths or cycle lanes along Stocking Lane or Killakee Road resulting in car parking difficulties at local landmarks. Dedicated paths or lanes would do much to alleviate this and add to the attractiveness of the area for residents and visitors. ([Henry O'Reilly](#))
- Walkways and cycle paths that connect Stocking Avenue with Knocklyon and create shortcuts to shops might ease traffic congestion. ([Cathryn Kendal](#))
- Development in Ballycullen and Oldcourt has a lack of cohesion ([Michael McCoy](#))
- A formalised pedestrian/cyclist route (with good lighting) is required to connect the Stocking Well Estate with the adjoining estate of Woodstown; the existing informal pathway is unsafe. ([Linda Walsh](#))
- A formalised pedestrian/cyclist route (with good lighting) is required to connect the Stocking Well estate with adjoining lands - at present there is no short cut and residents have to walk/cycle greater distances to shops and schools than is actually necessary. Cycle paths should be continued from Stocking Avenue to local schools. ([Christine Corcoran](#))
- Better connectivity to public transport facilities. ([Councillor Paddy Cosgrave](#))
- The Plan should provide for a footpath/cycle way connecting the greater Knocklyon area from St. Colmcille's Way through Woodstown Estate to Stocking Avenue leading to the Dublin foothills. ([Councillor Paddy Cosgrave](#))
- A pedestrian/cycle way (with lighting) is required between Stocking Well and Woodstown to give safe access to playing fields and shopping centre. ([Lesley Anne Kelly](#))
- Pedestrian/cycling linkage between developments: The current pattern and style of development inhibits this e.g. access from Stocking Wood to Knocklyon Park playing fields is via formal and informal gaps in fences/walls and across green areas. This should be greatly improved and avoided in future developments. Pedestrian linkages should be open, overlooked and well-lit to avoid congregation and potential anti-social behaviour. ([Michael Tinsley](#))
- Walks, 'runs' and trails for the whole community should be marked out within the Plan. ([Ian McKee](#))
- Linked walking and cycling routes that allow access to existing and future facilities and the hills/mountains should be incorporated. ([Charles Cullen](#))
- More street lighting is required. ([Cathy Murray](#))
- The provision of a pathway and cycle track (which is lit and has litter bins) from Stocking Avenue through to Woodstown to access Knocklyon by Colmcille's Way. ([Cathy Murray](#))
- New access routes for pedestrians from Stocking Avenue to local schools and shops might improve the current traffic congestion. ([Lynda Ní Cheallacháin](#))
- Existing Roads lined with block wall and railings, unkempt bike lanes and grass verges, cellular housing developments with single accesses are all poorly designed. ([Ian McKee](#))

## APPENDIX ITEM 2: INFORMATION LEAFLET

### Front Cover

# 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

Comhairle Contae  
Átha Cliath Theas  
South Dublin County Council

### Pages 2 and 3

#### 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

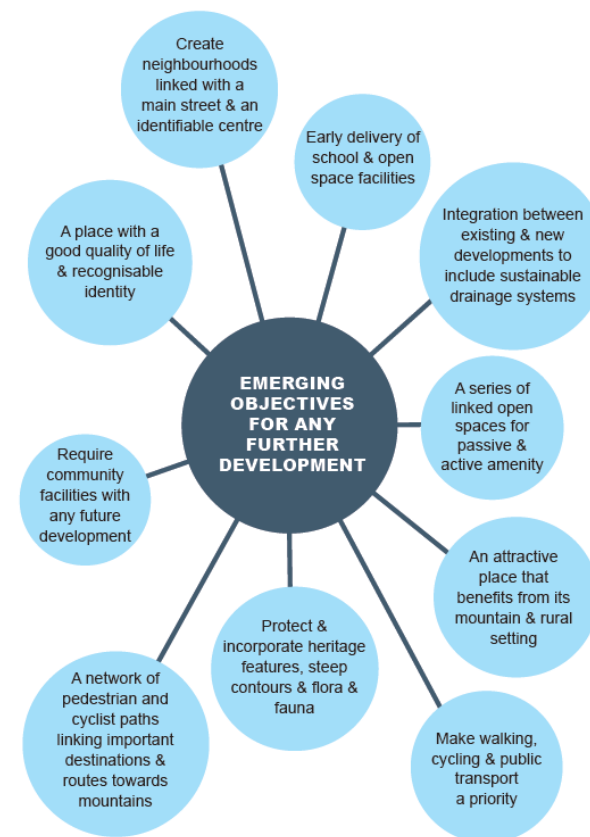
- Mountain & semi-rural setting
- Surviving heritage features
- Access to M50
- Nearby employment
- Existing public transport
- Choice of dwelling types
- Young population
- Improve pedestrian & cycle access
- Provide community facilities, school, open spaces & shop
- Retain biodiversity

##### HOW DO WE BUILD ON THE STRENGTH AND OPPORTUNITIES?

##### 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 OVERCOME THE CHALLENGES AND THREATS?



## Back Cover

### TO FIND OUT MORE AND MAKE A SUBMISSION:

Public consultation will take place until 4:00pm Friday 10<sup>th</sup> of May 2013. This leaflet and other information can be viewed on the Council's website [www.sdcc.ie](http://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 <sup>th</sup> April | 4:00 - 7:00 pm |
| Thursday  | 25 <sup>th</sup> April | 1:00 - 4:00 pm |
| Tuesday   | 30 <sup>th</sup> April | 4:00 - 7:00 pm |
| Friday    | 3 <sup>rd</sup> 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 10<sup>th</sup> of May 2013.

Only submissions received by 4.00pm Friday 10<sup>th</sup> 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@sdublincoco.ie](mailto:ballycullenoldcourt@sdublincoco.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@sdublincoco.ie](mailto:jphelan@sdublincoco.ie) or Dara Larkin at 4149000 extension 2391 [dlarkin@sdublincoco.ie](mailto:dlarkin@sdublincoco.ie)

## Middle Page

### 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?



## WHAT DO YOU THINK?



### 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?



## APPENDIX 3: NEWSPAPER NOTICE - *TALLAGHT ECHO* 11<sup>th</sup> APRIL 2013



### **SOUTH DUBLIN COUNTY COUNCIL NOTICE OF PRE-DRAFT PUBLIC CONSULTATION FOR PROPOSED BALLYCULLEN - Oldcourt LOCAL AREA PLAN**

Pursuant to Section 20 (1) of the Planning and Development Act, 2000 (as amended), notice is hereby given that South Dublin County Council is undertaking pre-draft consultation for a local area plan for Ballycullen - Oldcourt from Monday 15th April 2013 until Friday 10th May 2013 inclusive.

A draft local area plan will be prepared for further consultation at a later stage and this will be accompanied by an Environmental Report prepared as part of a Strategic Environmental Assessment under Planning and Development (Strategic Environmental Assessment) Regulations, 2004 - 2011. The Draft Local Area Plan will also be subject to an Appropriate Assessment Screening under the Habitats Directive (92/43/EEC).

**Pre-draft consultation information for the Local Area Plan can be viewed during normal opening hours (excluding public holidays) at the County Library and County Hall, Tallaght and at Whitechurch Library, Ballyboden. A leaflet, posters and a Strategic Environmental Assessment (SEA) Scoping Report can be viewed on the Council's website at [www.sdcc.ie](http://www.sdcc.ie).**

Council staff will be available to answer general queries and provide guidance on the Pre-Draft Consultation at Quaker House, Stocking Lane at the following times:

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

Staff will also be available to provide general guidance and answer queries on the Pre-Draft Consultation every Wednesday afternoon between 2.00pm and 4.00pm at County Hall, Tallaght, during the public consultation period.

**Submissions and observations in relation to the Pre-Draft Local Area Plan Consultation and the SEA Scoping Report can be made in writing to the Planning Authority until 4.00pm Friday 10th May 2013 through the following addresses:**

**By e-mail:** [ballycullenoldcourt@sdublincoco.ie](mailto:ballycullenoldcourt@sdublincoco.ie)  
**By Post:** Administration Officer, Forward Planning  
Section, Development, Economic & Transport  
Planning Department, South Dublin County  
Council, County Hall, Tallaght, Dublin 24.

**Submissions or observations 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. All submissions and observations that are received before 4.00pm Friday 10th May 2013 and that are addressed correctly and in the prescribed format will be taken into consideration before the making of the Draft Local Area Plan and its Environmental Report, which will be subject to further consultation at a later stage.**

**Frank Nevin  
Director  
Development, Economic & Transport Planning Department**

**Web:** [www.sdcc.ie](http://www.sdcc.ie)