

Motions Booklet: Special Meeting on Draft Ballycullen – Oldcourt Local Area Plan

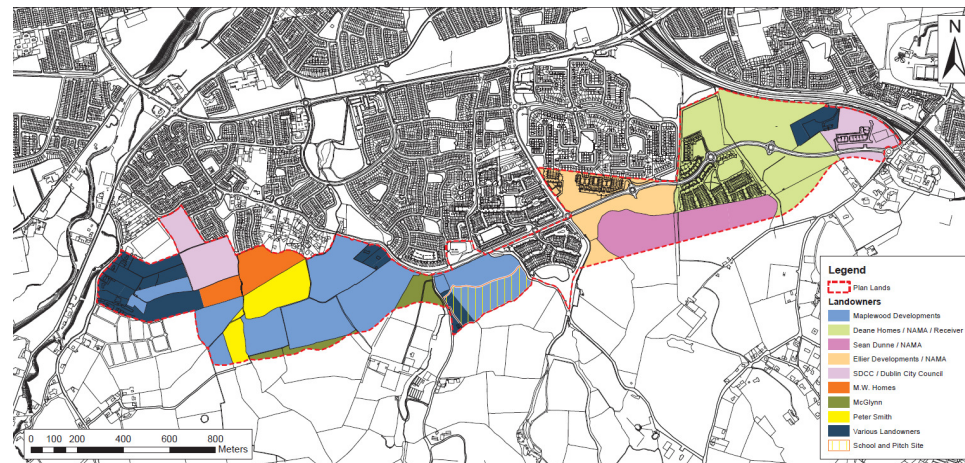
28th January 2014

Motion No.	Councillor(s)	Motion	Managers Response and Recommendation
Motion 1	Councillor B. Lawlor	That the Oldcourt School site, on Gunny Hill in landed zoned B1 of the Local Area Plan, should be increased by approx 1.2 Acres to allow for two primary schools on the site.	<p>Response</p> <p><i>Rationale for Two School Sites</i></p> <p>During the making of the Draft Local Area Plan, the Department of Education and Skills were consulted with regards to the requirements for school places both in the immediate area of the Plan Lands and within the Plan Lands themselves. Further to this consultation, the submission of the Department of Education on the Draft LAP confirmed the need for two primary school sites to serve existing and proposed dwellings on the Plan Lands (2,200).</p> <p>The Draft LAP includes for the primary school site designated under the <i>South Dublin County Council Development Plan 2010 -2016</i> on the eastern side of the Plan Lands off Stocking Avenue and designates a second school site at Oldcourt in accordance with the requirements of the Department of Education and Skills. There is no confirmed need to provide a third primary school site within the Plan Lands. The combined capacity of the two designated school sites is likely to exceed the future population needs of the Plan Lands.</p> <p>The Oldcourt School Site was selected on the basis of (inter alia) its flat topography, its location within the same field boundary and ownership of adjacent lands zoned for residential development (Objective A1) and its ability to accommodate a school with level playing pitches to replace pitches zoned for residential development in Oldcourt. This approach accords with recommendations of the County Development Plan and <i>The Provision of Schools and the Planning System: A Code of Practice For Planning Authorities</i> (2008) to co-locate schools with sports and recreational amenities including playing pitches that can be shared with the local community.</p> <p><i>Peripheral Location & Access</i></p> <p>The designated Oldcourt Site is located on the rural-suburban edge of the Plan Lands to serve existing and future residents of Oldcourt and its environs. The site designated on the eastern side of the Plan Lands off Stocking Avenue is located to serve existing and future residents of Ballycullen and its environs. Both sites are located within or adjacent to the existing or planned residential areas that they are intended to serve.</p>

			<p>The provision of a second school site at Oldcourt/Gunny Hill (third on Plan Lands), that is surplus to the needs of the Plan Lands, would need to serve a catchment that goes beyond the environs of Ballycullen and Oldcourt from a site that is peripherally located in a semi-rural area and currently served by a semi-rural road network. Such a site would therefore be isolated from the catchment that it is intended to serve. This would be at variance with the principles of proper planning and sustainable development as set out under the County Development Plan and the <i>Guidelines for Planning Authorities Sustainable Residential Development in Urban Areas</i> (2009) in terms of promoting sustainable communities, promoting sustainable travel patterns, integrating schools with housing development and directing walking and cycle routes between housing and schools.</p> <p>The provision of a school site that is isolated from its intended catchment would also be at variance with <i>The Provision of Schools and the Planning System: A Code of Practice For Planning Authorities</i> (2008) in terms of the requirements for Planning Authorities to ensure that:</p> <ul style="list-style-type: none"> • School sites are fit for purpose in terms of location and access to services • Schools are situated within an existing/proposed catchment that will aid ease of access from surrounding areas and encourage sustainable mobility by walking, cycling and public transport • Lands reserved for educational purposes are located close to the areas of greatest residential expansion. <p><i>Land Ownership and Zoning</i></p> <p>The majority of the ownership of the site designated for a school and playing pitches in Oldcourt corresponds with the ownership of substantial parcels of lands zoned for residential development (Objective A1) within the boundary of the Plan Lands including the existing zoned playing pitches off the Oldcourt Road (see image below). These lands are subject to the Phasing Strategy of the Draft Local Area Plan, which links the construction of housing to the construction of schools.</p> <p>The designated Oldcourt Site is within the same field boundary and ownership of one such parcel of land zoned for residential development and forms a natural extension of the Plan Lands.</p> <p>A map has not been submitted with the subject motion, however, extending the Oldcourt</p>
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			<p>School Site further onto lands zoned for rural and agricultural development (Objective B) would necessitate encroachment onto third party lands outside the boundary and ownership pattern of the Plan Lands and encroachment onto a landowner not bound by the Phasing Strategy of the Draft Local Area Plan for which there would be no mechanism to deliver a school.</p> <p>Educational and recreational uses are listed as open for consideration under the zoning objective (B – protect and improve rural amenity and provide for the development of agriculture) of the proposed Oldcourt School site. It is considered that the provision of two school sites on such lands would be excessive and would no longer be in keeping with the spirit of the zoning objective.</p> <p>Such an alteration would also constitute a Material Alteration of the Draft Local Area Plan.</p> <p>Recommendation No alteration(s) to Draft Local Area Plan recommended.</p>
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Motion 1 Response – School Site & Land Ownership Map

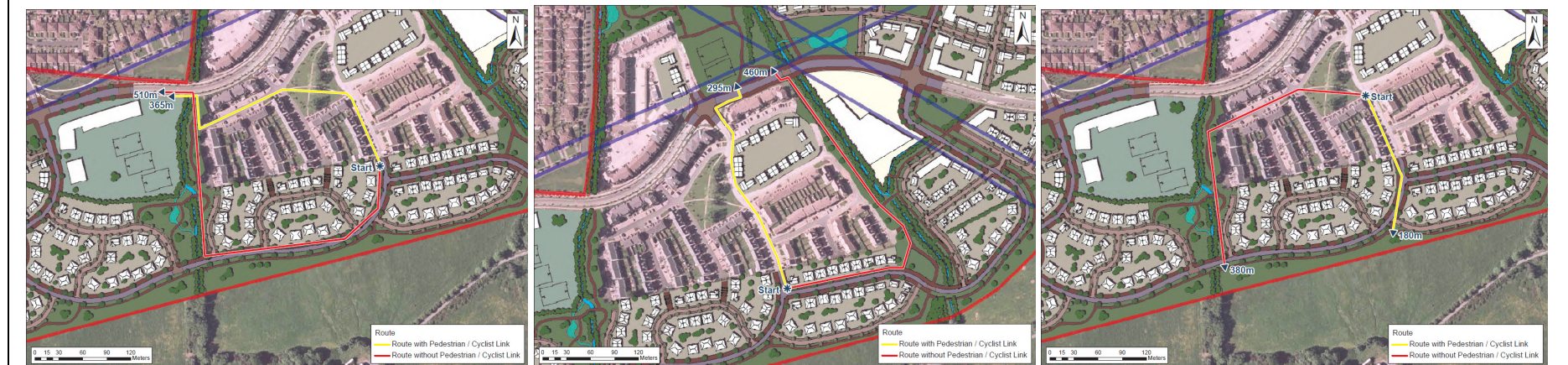


Motion 2	Councillor P. Cosgrave	<p>That the Manager material change the Ballycullen/Oldcourt LAP to delete the pedestrian and cycle access to the Lands above Stocking Wood, proposed in the Managers Draft report via Stocking Wood at Stocking Wood Drive and include instead two pedestrian and cycle access to the lands above at Stocking Wood Manor and Stocking Copse.</p>	<p>Response</p> <p><i>Accessibility and Movement Strategy</i> The Accessibility and Movement Strategy that has been formulated for the Plan Lands sets out to (inter alia) reduce car dependency and the impact of development on traffic volumes by way of providing for a choice of convenient and direct pedestrian and cyclist movement between residential development, community facilities, open space (including parks and playgrounds), local shopping facilities, schools and public transport.</p> <p>The Plan's Accessibility and Movement Strategy complies with the requirements on sustainability, land use and transport planning and street design as set out under Ministerial and Local Authority Guidelines including (inter alia) the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas</i> (2009), the <i>Design Manual for Urban Roads and Streets</i> (2013) and <i>Smarter Travel</i> (2009).</p> <p><i>Pedestrian and Cyclist Permeability Including for Children & those with Disabilities</i> The Draft Plan promotes cycling and walking at a local level by providing integrated streets for convenient vehicular, pedestrian and cyclist movement that will link existing and planned housing with schools, community facilities, shops and bus stops. The Draft Plan also sets out to maximise public transport accessibility in order to help sustain, improve and support the viability of bus services.</p> <p>This is supported by the submission of the National Transport Authority (NTA) on the Draft Local Area Plan, which discourages the provision of physical barriers to pedestrian and cyclist movement between the plan area and surrounding residential developments and states that existing barriers should be removed.</p> <p>The Draft Local Area Plan already provides for tracks and trails either side of Stocking Wood via Green Corridors adjacent to Stocking Wood Copse and Stocking Wood Drive. The Draft Plan also initially proposed vehicular access via Stocking Wood Drive. It is accepted under the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) that Stocking Wood has become an established housing area and that the provision of a vehicular access to lands to the south via Stocking Wood Drive would increase vehicular traffic through this established residential area. The Manager's Report therefore proposes to replace the proposed vehicular link via Stocking Wood Copse with a pedestrian and cyclist link.</p>
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			<p>It should be noted that access via Stocking Wood Drive to lands to the south is clearly annotated and provided for on the permitted layout plans for the Stocking Wood Development (Reg. Refs. SD04A/0393, SD05A/1013, SD08A/0105 including amendment permissions) and the development that was permitted on the lands to the south (Reg. Ref. SD07A/1035,</p> <p>The removal of pedestrian and cyclist access between Stocking Wood Drive and the lands zoned for new residential communities to the south (Objective A1) would limit pedestrian and cyclist permeability in a manner that significantly increases walking and cycling distances to proposed recreational and education amenities including the Knocklyon Park Extension, recreational facilities, children's play facilities and the Stocking Avenue School particularly for future residents to the south of Stocking Wood Drive and for children and those with disabilities. Walking distances to the proposed green buffer with the Dublin Mountains including proposed tracks and trails and links towards the Dublin Mountains would also be increased for residents of Stocking Wood Drive, Stocking Wood Way and Stocking Wood Hall. (See distances indicated on images below).</p> <p><i>Guidelines on Sustainable Residential Development</i></p> <p>A reduction in choice of pedestrian and cyclist routes and reduction in permeability including for those with disabilities would be at variance with the principles of proper planning and sustainable development as set out under the County Development Plan and the <i>Guidelines for Planning Authorities Sustainable Residential Development in Urban Areas</i> (2009) in terms of promoting sustainable communities, promoting sustainable travel patterns, limiting the need for car parking, integrating communities and directing walking and cycle routes between housing, shopping, public transport and schools and parks. This would also be at variance with specific requirements of the guidelines that set out to:</p> <ul style="list-style-type: none"> • Provide access for people with disabilities. • Ensure that designs for the development of backlands seek to maximise permeability for pedestrians and connectivity to existing streets and roads rather than creating cul-de-sacs and dead-ends. • Ensure good pedestrian and cycle facilities within residential areas to facilitate higher levels of physical activity among young people, particularly in relation to school trips, where perceptions about traffic safety among parents and children are a key factor. • Provide convenient access between and within areas with routes that are accessible for everyone and are as direct as possible with permeability for pedestrians and
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			<p>cyclists taking precedence over permeability for vehicles.</p> <ul style="list-style-type: none"> • Provide greater consideration of pedestrians, cyclists and public transport users where all users can comfortably share the same street network. • Provide direct walking and cycling routes to local facilities such as shops, schools, public transport and open spaces. • Maximise permeability for pedestrians and cyclists. • Prioritise connectivity for pedestrians and cyclists and the potential for car-free developments. <p>Recommendation Retain recommendation of the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) to alter Draft Local Area Plan (Accessibility and Movement Strategy, Land Use and Density Strategy and Artist's Impression) to replace the proposed vehicular link street to zoned lands to the south of Stocking Wood via Stocking Wood Drive with a pedestrian and cyclist link. Amend Accessibility and Movement Framework (Fig 5.1), Landuse and Density Framework (Fig 5.3) and the Illustrated Layout for the Plan Lands (Fig. 5.6) accordingly.</p>
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Motion 2 Response – Walking & Cycling Distances with & without Stocking Wood Drive Pedestrian/Cycle Link



Motion 3	Councillor J. Lahart	<p>That the Local Area Plan for Ballycullen/Oldcourt reflect the County Development Plan in respect of Oldcourt Cottages and Ely Manor. The wording in the County Development Plan SLO is as follows: In any such development, single storey dwellings only will be permitted in the area of the site(s) facing existing residential development at Oldcourt Cottages and Ely Manor.</p>	<p>Response</p> <p>The predominant building height in Ely Manor is two storeys. Existing two storey housing (10 no.) in Ely Manor back directly onto the rear gardens of single storey housing on the western side of Oldcourt Cottages. No. 19 Ely Drive is located within 15 metres of No. 5a Oldcourt Cottages. The predominant building height of dwellings in Ferncourt, on the northern side of Oldcourt Cottages, is also two storeys.</p> <p>It is noted that SLO 87 of the County Development Plan requires dwellings on sites facing existing residential development to be single storey in height. Within this context the Draft Local Area Plan provides for the preservation of the old hedgerow and ditch along the rear boundary of Oldcourt Cottages and the Plan Lands followed by a continuous Green Buffer (minimum 15 metres in width) and a Local Link Street, which will ensure that new dwellings will not back onto or face directly onto Oldcourt Cottages including rear gardens.</p> <p>These elements together with the minimum requirements of the Local Area Plan on front gardens/privacy streets will ensure a <u>minimum</u> separation in excess of 44 metres between the front elevations of new housing and the rear elevations of the nearest dwellings in Oldcourt Cottages. This equates to more than double the standard separation distance of 22 metres between dwellings as set out under the County Development Plan. Furthermore, the lands to the rear (south and south-east) of Oldcourt Cottages plateau at approximately 98 metres over datum slightly below the level of Oldcourt Cottages thus ensuring that the nearest dwellings to the cottages will not be elevated. This will ensure that there is no overlooking, overshadowing or overbearing of dwellings in Oldcourt Cottages.</p> <p>To provide for a more gradual visual transition of building heights in the Lower Slopes of the Plan Lands, the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) recommends that the Draft LAP restriction of no more than two storeys for new housing backing onto or adjacent to single storey housing or sharing a common boundary (Section 5.5.4) should be extended to include new housing in the vicinity of Oldcourt Cottages.</p> <p>It is accepted that this amendment could be strengthened to require houses located within 44 metres (double the required separation distance between the rear of houses under the County Development Plan) of the rear elevations of single storey cottages in Oldcourt Cottages to be no more than single storey in height with dormer level accommodation.</p>
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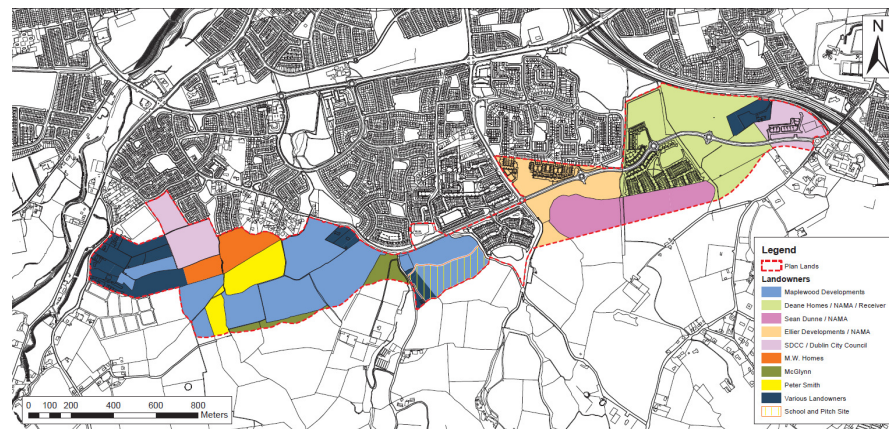
			Recommendation <ul style="list-style-type: none"> Retain recommendation of the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) to extend Draft LAP restriction of no more than two storeys for new housing backing onto or adjacent to single storey housing or sharing a common boundary (Section 5.5.4) to include new housing in the vicinity of single storey dwellings on the Lower Slope Lands such as Oldcourt Cottages and Ely Drive. Include requirement for houses located within 44 metres of the rear elevations of single storey cottages in Oldcourt Cottages to be no more than single storey in height with an allowance for dormer level accommodation.
Motion 4	Councillor J. Lahart	That the Council confirms the removal of the vehicular link within Stocking Wood to the undeveloped lands to the south of Stocking Wood as requested by residents.	Response It is accepted under the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13 th January 2014) that Stocking Wood has become an established housing area and that the provision of a vehicular access to lands to the south via Stocking Wood Drive would increase traffic through this established residential area. The Manager's Report therefore proposes to replace the proposed vehicular link via Stocking Wood Copse with a pedestrian and cyclist link. Recommendation Retain recommendation of the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13 th January 2014) to alter Draft Local Area Plan (Accessibility and Movement Strategy, Land Use and Density Strategy and Artist's Impression) to replace the proposed vehicular link street to zoned lands to the south of Stocking Wood via Stocking Wood Drive with a pedestrian and cyclist link. Amend Accessibility and Movement Framework (Fig 5.1), Landuse and Density Framework (Fig 5.3) and the Illustrated Layout for the Plan Lands (Fig. 5.6) accordingly.
Motion 5	Councillor J. Lahart	That the Council ensures that the most robust steps possible are included in the plan to ensure that: (i) any consultants employed by	Response <i>Approval of Consultants</i> The Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13 th January 2014) recommends the alteration of Objective GI7 of the Draft Local Area Plan to state that site specific flood risk assessment of lands identified as being at risk of flooding will entail Stage 3 Detailed Risk Assessment (as prescribed under the

		<p>developers to independently assess the flooding risk of lands or areas of lands within the curtilage of this Area Plan, meet with the approval of this Council - whether those consultants be employed independently as part of any planning application or as part of planning conditions (ii) that applicants are able at a minimum to demonstrate that there is no arms length connection between the applicant and any independent consultant employed as part of any planning application</p>	<p><i>Planning System and Flood Risk Management Guidelines (2009)).</i> It is accepted that this objective could be further strengthened to ensure that such flood risk assessments are carried out by suitably qualified hydrological consultants. It is therefore recommended that Objective G17 be further amended to require Stage 3 Detailed Flood Risk Assessment to be carried out by suitably qualified and independent hydrological consultants that are acceptable to the Council.</p> <p><i>Relationship between Applicants and Consultants</i> It is extremely difficult under planning and development legislation to assess planning applications in terms of connections between independent expert consultants and applicants for development.</p> <p>Recommendation Further amend Objective G17 of the Draft Local Area Plan (as recommended in the Manager's Report on the Draft Local Area Plan Consultation submitted to the Members on 13th January 2014) to require Stage 3 Detailed Flood Risk Assessment to be carried out by suitably qualified and independent hydrological consultants that are acceptable to the Council.</p>
Motion 6	Councillor J. Lahart	<p>That the Oldcourt School site on lands within the Ballycullen Oldcourt Area Plan should allow for two primary schools on the site.</p>	<p>Response <i>Rationale for Two School Sites</i> During the making of the Draft Local Area Plan, the Department of Education and Skills were consulted with regards to the requirements for school places both in the immediate area of the Plan Lands and within the Plan Lands themselves. Further to this consultation, the submission of the Department of Education on the Draft LAP confirmed the need for two primary school sites to serve existing and proposed dwellings on the Plan Lands (2,200).</p> <p>The Draft LAP includes for the primary school site designated under the <i>South Dublin County Council Development Plan 2010 -2016</i> on the eastern side of the Plan Lands off Stocking Avenue and designates a second school site at Oldcourt in accordance with the requirements of the Department of Education and Skills. There is no confirmed need to provide a third primary school site within the Plan Lands. The combined capacity of the two designated school sites is likely to exceed the future population needs of the Plan Lands.</p>

			<p>The Oldcourt School Site was selected on the basis of (inter alia) its flat topography, its location within the same field boundary and ownership of adjacent lands zoned for residential development (Objective A1) and its ability to accommodate a school with level playing pitches to replace pitches zoned for residential development in Oldcourt. This accords with recommendations of the County Development Plan and <i>The Provision of Schools and the Planning System: A Code of Practice For Planning Authorities</i> (2008) to co-locate schools with sports and recreational amenities including playing pitches that can be shared with the local community. The uses that are listed as open for consideration under the current zoning (Objective B) of the proposed Oldcourt School site also includes educational and recreational uses.</p> <p><i>Peripheral Location & Access</i></p> <p>The designated Oldcourt Site is located on the rural-suburban edge of the Plan Lands to serve existing and future residents of Oldcourt and its environs. The site designated on the eastern side of the Plan Lands off Stocking Avenue is located to serve existing and future residents of Ballycullen and its environs. Both sites are located within or adjacent to the existing or planned residential areas that they are intended to serve.</p> <p>The provision of a second school site at Oldcourt/Gunny Hill (third on Plan Lands), that is surplus to the needs of the Plan Lands, would need to serve a catchment that goes beyond the environs of Ballycullen and Oldcourt from a site that is peripherally located in a semi-rural area and currently served by semi-rural road network. Such a site would therefore be isolated from the catchment that it is intended to serve.</p> <p>The provision of two schools on the same Oldcourt Site designated under the Draft Plan would require the construction of a multi-storey urban school building that would not be in keeping with the semi-rural setting of the subject site and location within the foothills of the Dublin Mountains. It is noted that educational and recreational uses are listed as open for consideration under the zoning objective (B – protect and improve rural amenity and provide for the development of agriculture) of the proposed Oldcourt School site. It is considered that the provision of two school sites on such lands would be excessive and would no longer be in keeping with the spirit of the zoning objective.</p> <p>This would also be at variance with the principles of proper planning and sustainable development as set out under the County Development Plan and the <i>Guidelines for Planning Authorities Sustainable Residential Development in Urban Areas</i> (2009) in terms</p>
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			<p>of promoting sustainable communities, promoting sustainable travel patterns, integrating schools with housing development and directing walking and cycle routes between housing and schools.</p> <p>The provision of a school site that is isolated from its intended catchment would also be at variance with <i>The Provision of Schools and the Planning System: A Code of Practice For Planning Authorities</i> (2008) in terms of the requirements for Planning Authorities to ensure that:</p> <ul style="list-style-type: none"> • school sites are fit for purpose in terms of location and access to services • schools are situated within an existing/proposed catchment that will aid ease of access from surrounding areas and encourage sustainable mobility by walking, cycling and public transport • lands reserved for educational purposes are located close to the areas of greatest residential expansion. <p>Such an alteration would also constitute a Material Alteration of the Draft Local Area Plan.</p> <p>Recommendation No alteration(s) to Draft Local Area Plan recommended.</p>
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Motion 6 Response – School Site & Land Ownership Map



Motion 7	Councillor J. Lahart	That this Council confirms that no development within the catchment of the Ballycullen Stream shall take place until flood mitigation measures designed to eliminate flooding downstream at Castlefield, Glenvara and Glenlyon, have been put in place.	<p>Response</p> <p><i>Castlefield, Glenvara, Glenlyon & Homeville Flooding from Developed Lands</i></p> <p>There is an existing downstream surface water issue in the Ballycullen Stream catchment, with four recorded events since 2008. This is reported to be due to the Ballycullen Stream being culverted into an inadequately sized pipe downstream in the existing estates (Castlefield Manor, Glenlyon and Glenvara) located north of St. Colmcille's Way (M50 Scholarstown junction access road) that were granted planning permission up to 1990.</p> <p>The issue appears to arise as a result of subsequent development in the catchment further to the south, i.e. post 1990 permissions (Daletree - 1992/93, Woodstown - Material Contravention 1995, Hunterswood - 2000). The last piece of development within the catchment comprised the Dalriada residential development, which is only part constructed (2003/06 permissions, updated in 2013). The most recent 2013 Dalriada permission requires surface water from the southernmost zoned lands within the catchment to be diverted towards the M50, in recognition of the pipe constraint issue. The flooding problem therefore appears to be generated by developed lands outside of the Plan Lands.</p> <p>A solution to the downstream issue was identified and costed by SDCC in 2012 and requires a larger, duplicate surface water pipe to be laid. In July 2013 the OPW declined to fund this proposal but follow up discussions between the Council and the OPW to secure a solution are ongoing.</p> <p><i>Limited Extent of Plan Lands within Ballycullen Stream Catchment</i></p> <p>A 500 metre section of the Ballycullen Stream flows through the eastern side of the Plan Lands upstream of the residential areas that have experienced flooding. Approximately 350 metres of this stream that runs through the Plan Lands has already been culverted beneath undeveloped land, Stocking Avenue and the partially completed Dalriada housing development leaving approximately 150 metres of open stream within the Plan Lands.</p> <p>Approximately 14 hectares of undeveloped lands within the Plan Lands (11% of the Plan Lands) are located within the catchment of the Ballycullen Stream; the majority (approx 11 hectares) of which are subject to extant planning permissions for medium density development. The Draft Local Area Plan suggests a lower density development (approximately 260 dwellings) set amongst an open space network that will occupy 20% -</p>
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			<p>30% of the lands and accommodate SUDS features including wet ditches, swales and attenuation ponds. This will ensure that development of the Plan Lands does not further contribute to storm water flows that drain via the Ballycullen Stream.</p> <p><i>Prevention of Run-Off from Plan Lands</i></p> <p>It will be a requirement for all development permitted under the Draft Local Area Plan to integrate with the SUDS network and augment this with components that will further minimise on-site run-off such as porous grass paviers, soakaways and rainwater harvesters.</p> <p>The Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) recommends that this be strengthened by altering Section 5.3.2 of the Draft LAP (Water Courses and Water Management) to require any development proposed within the catchment of the Ballycullen Stream to demonstrate that the majority of surface water generated by the development will be dealt with on-site and that any additional run-off will be directed to a surface water drainage system outside of the Ballycullen Stream catchment.</p> <p>This will require the submission and assessment of detailed SUDS proposals and engineering drawings at planning application stage based on (inter alia) the nature and extent of development, site topography, site location, extent of development, sub soil type, hydrological surveys and potential run off (if any). If it is proposed to discharge surface water run-off via the private drainage system that serves Stocking Avenue and Stocking Wood to the east of the Ballycullen Road, this swill need to be accompanied by documentation that demonstrates consent to access and utilise the private drainage system. No development that proposes to discharge additional surface water run-off to the Ballycullen Stream will be allowed to occur until such time as an appropriate Ballycullen Stream Flood Alleviation Scheme in place.</p> <p>It is also recommended under the Manager's Report that the Draft Local Area Plan be altered to address 8.5 hectares of lands zoned for open space (objective F under County Development Plan) around Saint Colmcille's Well in LAP drawings (Green Infrastructure Strategy, Land Use and Density and Artists' impression). This will provide a potential opportunity to include an attenuation area within the rural and upper catchment of the Ballycullen Stream that will help intercept and absorb some of the storm water flows from an open section of the stream before it reaches the problematic culverted sections of the</p>
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			<p>stream.</p> <p>Recommendation</p> <p>Retain recommendation of the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) to:</p> <ul style="list-style-type: none"> • Alter Draft Local Area Plan in a manner that requires any development proposed within the catchment of the Ballycullen Stream to demonstrate that the majority of surface water generated by the development will be dealt with on-site and that any additional run-off will be directed to a surface water drainage system outside of the Ballycullen Stream catchment. If it is proposed to discharge surface water via the private drainage system that serves Stocking Avenue and Stocking Wood to the east of the Ballycullen Road, this shall be accompanied by documentation that demonstrates consent to access and utilise the private drainage system. No development that proposes to discharge additional surface water run-off to the Ballycullen Stream shall occur until such time as an appropriate Ballycullen Stream Flood Alleviation Scheme is in place. • Include a map that illustrates the extent of the catchment of the Ballycullen Stream. • Incorporate 8.5 hectares of lands zoned for open space (objective F under County Development Plan) around Saint Colmcille's Well in LAP drawings (Green Infrastructure Strategy, Land Use and Density and Artists' impression) to accommodate a possible attenuation area that will help intercept and absorb storm water flows from the upper catchment of the Ballycullen Stream.
Motion 8	Councillor J. Lahart	That the Ballycullen Oldcourt LAP sets aside specific locations for play space and playgrounds.	<p>Response</p> <p>Children's play facilities are provided for under the Draft Local Area Plan including within the Green Infrastructure Strategy (Table 5.3), the Phasing Strategy (Tables 6.3.1 – 6.3.2) and the Standards and Design Criteria Section (Appendix 2)</p> <p>A minimum of one Neighbourhood Equipped Area for Play (NEAP) with a minimum activity area of 1,000 sq.m and play facilities for a wide range of age groups is required within Phase One on both the eastern and western sides of the Plan Lands.</p> <p>Local Equipped Areas for Plan (LEAP) with a minimum activity area of 400 sq.m and play facilities for children up to 8 years of age are also required within the Neighbourhood Parks that are planned under the Draft LAP. Furthermore, Young Children's Areas for Play (YCAP) with a minimum activity area of 100 sq.m and play facilities for children up to 6</p>

			<p>years of age are required within local pocket parks.</p> <p>The precise location of children's play facilities will be determined at planning application stage. In the interest of clarity the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) recommends that the Draft Plan's Green Infrastructure Strategy (Section 5.3) be altered to include a heading with text that reiterates the requirements of the Draft Plan to provide for children's play facilities in the form of NEAPS, LEAPS and YCAPS within neighbourhood parks and local pocket parks.</p> <p>Recommendation Retain recommendation of the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) to alter the Draft Plan's Green Infrastructure Strategy (Section 5.3) to include a heading with text that reiterates the requirements to provide children's play facilities in the form of NEAPS, LEAPS and YCAPS within neighbourhood parks and local pocket parks with reference to requirements of Table 5.3 of the Draft Plan, the Phasing Strategy (Section 6.0) and the Standards and Design Criteria Section (Appendix 2).</p>
Motion 9	Councillor J. Lahart	That the Council agrees to review the Ballycullen Oldcourt LAP in five years to assess its out-working and specifically to assess post-primary school needs within the area of the plan at that time.	<p>Response Planning and Development Legislation requires all Local Area Plans to be made, amended or revoked at least 6 years after the making of a local area plan. Any decision to extend the lifetime of the Local Area Plan would have to be undertaken before the end of the fifth year after the making of the Plan. Demographic changes in the area of the Plan Lands including the need for a post-primary school will therefore be assessed within five years of the making of the Plan.</p> <p>Recommendation No alteration(s) to Draft Local Area Plan required.</p>
Motion 10	Councillor J. Lahart	That the Manager confirms the removal of the pedestrian and cycling access through Stocking Wood to the undeveloped lands to the south	<p>Response <i>Accessibility and Movement Strategy</i> The Accessibility and Movement Strategy that has been formulated for the Plan Lands sets out to (inter alia) reduce car dependency and the impact of development on traffic volumes by way of providing for convenient and direct pedestrian and cyclist movement between</p>

		<p>of Stocking Wood and proposes alternative cycling and pedestrian routes in place of these routes.</p>	<p>residential development, community facilities, open space (including parks and playgrounds), local shopping facilities, schools and public transport.</p> <p>The Plan's Accessibility and Movement Strategy complies with the requirements on sustainability, land use and transport planning and street design as set out under Ministerial and Local Authority Guidelines including (inter alia) the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas</i> (2009), the <i>Design Manual for Urban Roads and Streets</i> (2013) and <i>Smarter Travel</i> (2009).</p> <p><i>Pedestrian and Cyclist Permeability Including for those with Disabilities</i></p> <p>The Draft Plan promotes cycling and walking at a local level by providing integrated streets for convenient vehicular, pedestrian and cyclist movement that will link existing and planned housing with schools, community facilities, shops and bus stops. The Draft Plan also sets out to maximise public transport accessibility in order to help sustain, improve and support the viability of bus services.</p> <p>This is supported by the submission of the National Transport Authority (NTA) on the Draft Local Area Plan, which discourages the provision of physical barriers to pedestrian and cyclist movement between the plan area and surrounding residential developments and states that existing barriers should be removed.</p> <p>The Draft Local Area Plan already provides for tracks and trails either side of Stocking Wood via Green Corridors adjacent to Stocking Wood Copse and Stocking Wood Drive. The Draft Plan also initially proposed vehicular access via Stocking Wood Drive. It is accepted under the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) that Stocking Wood has become an established housing area and that the provision of a vehicular access to lands to the south via Stocking Wood Drive would increase vehicular traffic through this established residential area. The Manager's Report therefore proposes to replace the proposed vehicular link via Stocking Wood Copse with a pedestrian and cyclist link.</p> <p>It should be noted that access via Stocking Wood to lands to the south is clearly annotated and provided for on the permitted layout plans for the Stocking Wood Development and the development that was permitted on the lands to the south.</p> <p>The removal of pedestrian and cyclist access between Stocking Wood and the lands zoned</p>
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			<p>for new residential communities to the south (Objective A1) would limit pedestrian and cyclist permeability in a manner that increases walking and cycling distances to proposed recreational and education amenities including the Knocklyon Park Extension, recreational families, children's play facilities and the Stocking Avenue School particularly for future residents and those with disabilities. Walking distances to the proposed green buffer with the Dublin Mountains including proposed tracks and trails and links towards the Dublin Mountains would also be increased for residents of Stocking Wood.</p> <p><i>Guidelines on Sustainable Residential Development</i></p> <p>A reduction in choice of pedestrian and cyclist routes and reduction in permeability would be at variance with the principles of proper planning and sustainable development as set out under the County Development Plan and the <i>Guidelines for Planning Authorities Sustainable Residential Development in Urban Areas</i> (2009) in terms of promoting sustainable communities, promoting sustainable travel patterns, limiting the need for car parking, integrating communities and directing walking and cycle routes between housing, shopping, public transport and schools and parks. This would also be at variance with the specific requirements of the guidelines on Sustainable Residential Development that set out to:</p> <ul style="list-style-type: none"> • Provide access for people with disabilities. • Ensure that designs for the development of backlands seek to maximise permeability for pedestrians and connectivity to existing streets and roads rather than creating cul-de-sacs and dead-ends. • Ensure good pedestrian and cycle facilities within residential areas to facilitate higher levels of physical activity among young people, particularly in relation to school trips, where perceptions about traffic safety among parents and children are a key factor. • Provide convenient access between and within areas with routes that are accessible for everyone and are as direct as possible with permeability for pedestrians and cyclists taking precedence over permeability for vehicles. • Provide greater consideration of pedestrians, cyclists and public transport users where all users can comfortably share the same street network. • Provide direct walking and cycling routes to local facilities such as shops, schools, public transport and open spaces. • Maximise permeability for pedestrians and cyclists. • Prioritise connectivity for pedestrians and cyclists and the potential for car-free developments.
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			<p>Recommendation</p> <p>Retain recommendation of the Manager’s Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) to alter Draft Local Area Plan (Accessibility and Movement Strategy, Land Use and Density Strategy and Artist’s Impression) to replace the proposed vehicular link street to zoned lands to the south of Stocking Wood via Stocking Wood Drive with a pedestrian and cyclist link. Amend Accessibility and Movement Framework (Fig 5.1), Landuse and Density Framework (Fig 5.3) and the Illustrated Layout for the Plan Lands (Fig. 5.6) accordingly.</p>
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Motion 10 Response – Walking & Cycling Distances with & without Stocking Wood Drive Pedestrian/Cycle Link



Motion 11	Councillor C. Bond	<p>That this plan will include an appropriate turning point and Lay off area to facilitate the extension of the 15 and/or 15b bus routes into the planned area.</p> <p>Council will examine the possibility of locating such a facility opposite the LIDL store in Ballycullen as an interim measure with a view to ultimately extending it down to the Bohernabreena road upon completion of the proposed housing units in the western part of the planned area.</p> <p>This Council will open discussions with Dublin bus to work towards this objective.</p>	<p>Response</p> <p>The Draft local Area Plan suggests, encourages and demonstrates a possible bus route extension that would serve the undeveloped lands on the western side of the Plan Lands. A possible bus lay-by is indicated along the proposed Oldcourt Road extension near the Bohernabreena Road on Figure 5.1 of the Draft LAP. This could allow for the extension of the 15 and/or 15b bus route into the western side of the Plan Lands. The funding, viability and extension of these Dublin Bus Routes are, however, outside the control of the Council.</p> <p>Proposals in relation to the provision and viability of by lay-bys and bus stops will be a matter for consideration by bus service providers and will subsequently be assessed by the Council at planning application stage.</p> <p>The prescribed provision of a bus terminus opposite the Discount Foodstore Site could require the removal of proposed medium density housing and/or a section of a proposed neighbourhood park and may not be considered to be an optimum location by public transport providers. The suggested location of an interim bus lay-by at this location, midway along the Oldcourt Road, could also undermine the extension of a bus route across the remaining plan lands to the west and south-west toward Bohernabreena Road. It is noted that Section 5.2.5 (Public Transport Accessibility) omits reference to the provision of a bus lay-by on the western side of the Plan Lands and it is recommended that the Local Area Plan be amended to include such a reference.</p> <p>Recommendation</p> <p>Clarify under Section 5.2.5 of the Local Area Plan (Public Transport Accessibility) that bus lay-bys are proposed on the eastern and western sides of the Plan Lands with reference to Figure 5.1 of the Plan and Site Specific Policy in Appendix 1.</p>
Motion 12	Councillor J. Lahart	<p>That the Ballycullen Oldcourt Area Action plan should recognise and seek to give effect to the expressed wishes of residents of Oldcourt Cottages, whose properties adjoin the Plan lands, to make provision for vehicular access</p>	<p>Response</p> <p>Submissions on the Draft Local Area Plan from residents of Oldcourt Cottages have raised concerns in relation to the flooding of lands to the rear of the Oldcourt Cottages and the development of rural lands with requests that no development takes places or that development is restricted. Conversely, some residents of Oldcourt Cottages have requested that vehicular access be provided to allow for the development of existing rear garden sites.</p>

		<p>from their rear gardens to the proposed new access road</p>	<p>There are approximately 5 to 6 garden sites to the rear of Oldcourt Cottages that have potential for additional residential development subject to access and adherence to the requirements of the County Development Plan.</p> <p>A ditch is located along the rear boundary of Oldcourt Cottages with the Plan Lands and there are slight variations in levels between and the gardens to Oldcourt Cottages and the Plan Lands. This ditch joins the central branch of the Oldcourt Stream close to where the stream meets a culvert between the Oldcourt Stream and Oldcourt Road on the eastern side of Oldcourt Cottages and western side of GAA pitches. Evidence of extensive flooding around the ditch, the central branch of the stream, the GAA pitches and culvert has been submitted to the Planning Authority.</p> <p>The Draft Local Area Plan proposes to utilise the ditch and Oldcourt Stream as part of its Sustainable Urban Drainage System and network of swales and attenuation ponds (see Figures 5.2 and 5.6 of the Draft Plan). It is proposed to set the ditch within a green buffer that will help sustain its carrying capacity and frame it within a linear flood management and biodiversity corridor. In response to reports of flooding in the area of Oldcourt Cottages it is also proposed under the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) to alter flood risk identification maps and identify the central branch of the Oldcourt Stream and adjacent GAA pitches as being at risk of flooding and insert an specific objective to require Site Specific Stage 3 Detailed Flood Risk Assessment to be carried out on these lands.</p> <p>The provision of access to gardens to the rear of Oldcourt Cottages would require the culverting and levelling of sections of the ditch to the rear of Oldcourt Cottages and the central branch of the Oldcourt Stream together with the fragmentation of the proposed green buffer, open spaces, biodiversity corridor and attenuation ponds to the rear of Oldcourt Cottages. This would reduce the carrying capacity and function of the ditch, stream and SUDS system in an area already subject to an historic flood event while potentially speeding up the flow of water in a manner that would further increase and exacerbate the potential for flooding of the Oldcourt Cottages and new residential development.</p> <p><i>The Green Cities Guidelines - Advice for the Protection and Enhancement of Biodiversity in Medium to High-Density Urban Developments (2008) and the Greater Dublin Strategic Drainage Study (2005) recommend that the culverting of ditches and watercourses should</i></p>
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			<p>be restricted and instead of culverting ditches, they should be converted to a watercourse. This is reflected under the <i>South Dublin County Council Development Plan 2010 – 2016</i>, which discourages the culverting of streams and states that water bodies should be used as landscapes features and should form part of a Sustainable Urban Drainage System.</p> <p>Such an alteration would therefore be at variance with the Green Infrastructure and Flood Risk Management strategy and objectives of the Draft Local Area Plan, the recommendations of the Flood Risk Management Guidelines, the County Development Plan, the GDA Strategic Drainage Study and the Green City Guidelines.</p>
Motion 13	Councillor A.M. Dermody	<p><u>Castlefield, Glenlyon and Glenvara</u></p> <p>That before the adoption of the Ballycullen/Oldcourt Local Area Plan that a fixed timeframe be given as to when the remedial work to the Ballycullen steam culvert be carried out. It is accepted by the Manager that there has been four instances of flooding in the estates of Castlefield, Glenlyon and Glenvara between 2008 and 2012, with reports of residents no longer able to insure their homes against such risk.</p> <p>The Manager has put forward a solution to the problem and the recommendation in the Manager's Report is that there be no feed into the Ballycullen stream until the necessary works have been completed. Instead, the Manager</p>	<p>Response</p> <p><i>Castlefield, Glenvara, Glenlyon & Homeville Flooding from Developed Lands</i></p> <p>There is an existing downstream surface water issue in the Ballycullen Stream catchment, with four recorded events since 2008. This is reported to be due to the Ballycullen Stream being culverted into an inadequately sized pipe downstream in the existing estates (Castlefield Manor, Glenlyon and Glenvara) located north of St. Colmcille's Way (M50 Scholarstown junction access road) that were granted planning permission up to 1990. The flooding problem therefore appears to be generated by developed lands outside of the Plan Lands.</p> <p>The issue appears to arise as a result of subsequent development in the catchment further to the south, i.e. post 1990 permissions (Daletree - 1992/93, Woodstown - Material Contravention 1995, Hunterswood - 2000). The last piece of development within the catchment comprised the Dalriada residential development, which is only part constructed (2003/06 permissions, updated in 2013). The most recent 2013 Dalriada permission requires surface water from the southernmost zoned lands within the catchment to be diverted towards the M50, in recognition of the pipe constraint issue.</p> <p><i>Timeframe for Flood Alleviation</i></p> <p>A solution to the downstream flooding from the Ballycullen Stream was identified and costed by SDCC in 2012 and requires a larger, duplicate surface water pipe to be laid. In July 2013 the OPW declined to fund this proposal but follow up discussions between the Council and the OPW to secure a solution are ongoing. It is therefore not possible to provide precise details in relation to the timeframe for the delivery of a flood alleviation pipe and the timeframe is outside the control of this Local Area plan making process.</p>

	<p>recommends that any future development in the subject lands will drain into the private drainage system but without the details of such private drainage system, leaving it instead that this detail be provided by the Developer, to the satisfaction of the Planner. I would argue that this recommendation is far too vague and uncertain, as it offers no real and immediate solution to the residents of Castlefield, Glenlyon and Glenvara.</p> <p>If I am to support the Manager's recommendations then I will need precise details to when the replacement pipe will be laid. My point is that the Manager concedes this work needs to be done – postponing the necessary works only serves to expose residents to further instances of flooding. There is now a legal duty of care on the Manger to provide the funding to complete such works as a matter of urgency and without delay.</p> <p>Furthermore, I would argue that in accepting the source of the problem and in recommending the solution this Council is now leaving itself exposed to</p>	<p><i>Limited Extent of Plan Lands within Ballycullen Stream Catchment</i></p> <p>A 500 metre section of the Ballycullen Stream flows through the eastern side of the Plan Lands upstream of the residential areas that have experienced flooding. Approximately 350 metres of this stream that runs through the Plan Lands has already been culverted beneath undeveloped land, Stocking Avenue and the partially completed Dalriada housing development leaving approximately 150 metres of open stream within the Plan Lands.</p> <p>Approximately 14 hectares of undeveloped lands within the Plan Lands (11% of Plan Lands) are located within the catchment of the Ballycullen Stream; the majority (approx 11 hectares) of which are subject to extant planning permissions for medium density development. The Draft Local Area Plan suggests a lower density development (approximately 260 dwellings) set amongst an open space network that will occupy 20% - 30% of the lands and accommodate SUDS features including wet ditches, swales and attenuation ponds. This will ensure that development of the Plan Lands does not further contribute to storm water flows that drain via the Ballycullen Stream.</p> <p><i>Prevention of Run-Off from Plan Lands</i></p> <p>It will be a requirement for all development permitted under the Draft Local Area Plan to integrate with the SUDS network and augment this with components that will further minimise on-site run-off such as porous grass paviers, soakaways and rainwater harvesters.</p> <p>The Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) recommends that this be strengthened by altering Section 5.3.2 of the Draft LAP (Water Courses and Water Management) to require any development proposed within the catchment of the Ballycullen Stream to demonstrate that the majority of surface water generated by the development will be dealt with on-site and that any additional run-off will be directed to a surface water drainage system outside of the Ballycullen Stream catchment.</p> <p>This will require the submission and assessment of detailed SUDS proposals and engineering drawings at planning application stage based on (inter alia) the nature and extent of development, site topography, site location, extent of development, sub soil type, hydrological surveys and potential run off (if any). If it is proposed to discharge surface water run-off via the private drainage system that serves Stocking Avenue and Stocking</p>
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		<p>multiple claims by residents of Castlefield, Glenlyon and Glenvara in the event of future flooding before such works are completed. The legal element of foreseeability having been conceded and accepted by this Council.</p>	<p>Wood to the east of the Ballycullen Road, this swill need to be accompanied by documentation that demonstrates consent to access and utilise the private drainage system. No development that proposes to discharge additional surface water run-off to the Ballycullen Stream will be allowed to occur until such time as an appropriate Ballycullen Stream Flood Alleviation Scheme in place.</p> <p>The Council is not, therefore, not allowing any further development that would as acerbate the issue of flooding from the Ballycullen Stream.</p> <p>It is also recommended under the Manager's Report that the Draft Local Area Plan be altered to address 8.5 hectares of lands zoned for open space (objective F under County Development Plan) around Saint Colmcille's Well in LAP drawings (Green Infrastructure Strategy, Land Use and Density and Artists' impression). This will provide a potential opportunity to include an attenuation area within the rural and upper catchment of the Ballycullen Stream that will help intercept and absorb storm water flows from an open section of the stream before it reaches the problematic culverted sections of the stream in Castlefield, Glenvara, Glenlyon and Homeville.</p> <p><i>Approval of Consultants</i></p> <p>The Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) recommends the alteration of Objective G17 of the Draft Local Area Plan to state that site specific flood risk assessment of lands identified as being at risk of flooding will entail Stage 3 Detailed Risk Assessment (as prescribed under the <i>Planning System and Flood Risk Management Guidelines</i> (2009)).</p> <p>It is accepted that this objective could be further strengthened to ensure that such flood risk assessments are carried out by suitably qualified hydrological consultants. It is therefore recommended that Objective G17 be further amended to require Stage 3 Detailed Flood Risk Assessment to be carried out by suitably qualified and independent hydrological consultants that are acceptable to the Council.</p> <p>Recommendation</p> <p>Retain recommendation of the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) to:</p> <ul style="list-style-type: none"> • Alter Draft Local Area Plan in a manner that requires any development proposed within
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			<p>the catchment of the Ballycullen Stream to demonstrate that the majority of surface water generated by the development will be dealt with on-site and that any additional run-off will be directed to a surface water drainage system outside of the Ballycullen Stream catchment. If it is proposed to discharge surface water via the private drainage system that serves Stocking Avenue and Stocking Wood to the east of the Ballycullen Road, this shall be accompanied by documentation that demonstrates consent to access and utilise the private drainage system. No development that proposes to discharge additional surface water run-off to the Ballycullen Stream shall occur until such time as an appropriate Ballycullen Stream Flood Alleviation Scheme in place.</p> <ul style="list-style-type: none"> • Include a map that illustrates the extent of the catchment of the Ballycullen Stream. • Incorporate 8.5 hectares of lands zoned for open space (objective F under County Development Plan) around Saint Colmcille's Well in LAP drawings (Green Infrastructure Strategy, Land Use and Density and Artists' impression) to accommodate a possible attenuation area that will help intercept and absorb storm water flows from the upper catchment of the Ballycullen Stream. <p>Further amend Objective G17 of the Draft Local Area Plan (as recommended in the Manager's Report on the Draft Local Area Plan Consultation submitted to the Members on 13th January 2014) to require Stage 3 Detailed Flood Risk Assessment to be carried out by suitably qualified and independent hydrological consultants that are acceptable to the Council.</p>
Motion 14	Councillor A.M. Dermody	<p><u>Stocking Wood</u></p> <p>That before this Council supports the adoption of the Manager's recommendations that there be a further recommendation so as to supports wishes of the 207 residents of Stocking Wood, that there be a further alteration which I understand necessitating an amendment/alteration to the Development plan be made,</p>	<p>Response</p> <p><i>Accessibility and Movement Strategy</i></p> <p>The Accessibility and Movement Strategy that has been formulated for the Plan Lands sets out to (inter alia) reduce car dependency and the impact of development on traffic volumes by way of providing for a choice of convenient and direct pedestrian and cyclist movement between residential development, community facilities, open space (including parks and playgrounds), local shopping facilities, schools and public transport.</p> <p>The Plan's Accessibility and Movement Strategy complies with the requirements on sustainability, land use and transport planning and street design as set out under Ministerial and Local Authority Guidelines including (inter alia) the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas</i> (2009), the <i>Design Manual for Urban Roads and Streets</i> (2013) and <i>Smarter Travel</i> (2009).</p>

		<p>such as to locate the pedestrian access at each end of Stocking Wood via the green areas at Stocking Wood Manor and Stocking Wood Copse.</p>	<p><i>Pedestrian and Cyclist Permeability Including for those with Disabilities</i></p> <p>The Draft Plan promotes cycling and walking at a local level by providing integrated streets for convenient vehicular, pedestrian and cyclist movement that will link existing and planned housing with schools, community facilities, shops and bus stops. The Draft Plan also sets out to maximise public transport accessibility in order to help sustain, improve and support the viability of bus services.</p> <p>This is supported by the submission of the National Transport Authority (NTA) on the Draft Local Area Plan, which discourages the provision of physical barriers to pedestrian and cyclist movement between the plan area and surrounding residential developments and states that existing barriers should be removed.</p> <p>The Draft Local Area Plan already provides for tracks and trails either side of Stocking Wood via Green Corridors adjacent to Stocking Wood Copse and Stocking Wood Drive and also initially proposed vehicular access via Stocking Wood Drive. It is accepted under the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) that Stocking Wood has become an established housing area and that the provision of a vehicular access to lands to the south via Stocking Wood Drive would increase vehicular traffic through this established residential area. The Manager's Report therefore proposes to replace the proposed vehicular link via Stocking Wood Copse with a pedestrian and cyclist link.</p> <p>It should be noted that access via Stocking Wood Drive to lands to the south is clearly annotated and provided for on the permitted layout plans for the Stocking Wood Development and the development that was permitted on the lands to the south.</p> <p>The removal of pedestrian and cyclist access between Stocking Wood Drive and the lands zoned for new residential communities to the south (Objective A1) would limit pedestrian and cyclist permeability in a manner that significantly increases walking and cycling distances to proposed recreational and education amenities including the Knocklyon Park Extension, recreational facilities, children's play facilities and the Stocking Avenue School particularly for future residents to the south of Stocking Wood Drive and for those with disabilities. Walking distances to the proposed green buffer with the Dublin Mountains including proposed tracks and trails and links towards the Dublin Mountains would also be increased for residents of Stocking Wood Drive, Stocking Wood Way and Stocking Wood Hall. (See distances indicated on images below).</p>
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			<p><i>Guidelines on Sustainable Residential Development</i></p> <p>A reduction in choice of pedestrian and cyclist routes and reduction in permeability including for those with disabilities would be at variance with the principles of proper planning and sustainable development as set out under the County Development Plan and the <i>Guidelines for Planning Authorities Sustainable Residential Development in Urban Areas</i> (2009) in terms of promoting sustainable communities, promoting sustainable travel patterns, limiting the need for car parking, integrating communities and directing walking and cycle routes between housing, shopping, public transport and schools and parks. This would also be at variance with the specific requirements of the guidelines on Sustainable Residential Development that set out to:</p> <ul style="list-style-type: none"> • Provide access for people with disabilities. • Ensure that designs for the development of backlands seek to maximise permeability for pedestrians and connectivity to existing streets and roads rather than creating cul-de-sacs and dead-ends. • Ensure good pedestrian and cycle facilities within residential areas to facilitate higher levels of physical activity among young people, particularly in relation to school trips, where perceptions about traffic safety among parents and children are a key factor. • Provide convenient access between and within areas with routes that are accessible for everyone and are as direct as possible with permeability for pedestrians and cyclists taking precedence over permeability for vehicles. • Provide greater consideration of pedestrians, cyclists and public transport users where all users can comfortably share the same street network. • Provide direct walking and cycling routes to local facilities such as shops, schools, public transport and open spaces. • Maximise permeability for pedestrians and cyclists. • Prioritise connectivity for pedestrians and cyclists and the potential for car-free developments. <p>Recommendation</p> <p>Retain recommendation of the Manager's Report on the Draft Local Area Plan Consultation (submitted to the Members on 13th January 2014) to alter Draft Local Area Plan (Accessibility and Movement Strategy, Land Use and Density Strategy and Artist's Impression) to replace the proposed vehicular link street to zoned lands to the south of Stocking Wood via Stocking Wood Drive with a pedestrian and cyclist link. Amend Accessibility and Movement Framework (Fig 5.1), Landuse and Density Framework (Fig</p>
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5.3) and the Illustrated Layout for the Plan Lands (Fig. 5.6) accordingly.

Motion 14 Response – Walking & Cycling Distances with & without Stocking Wood Drive Pedestrian/Cycle Link

