



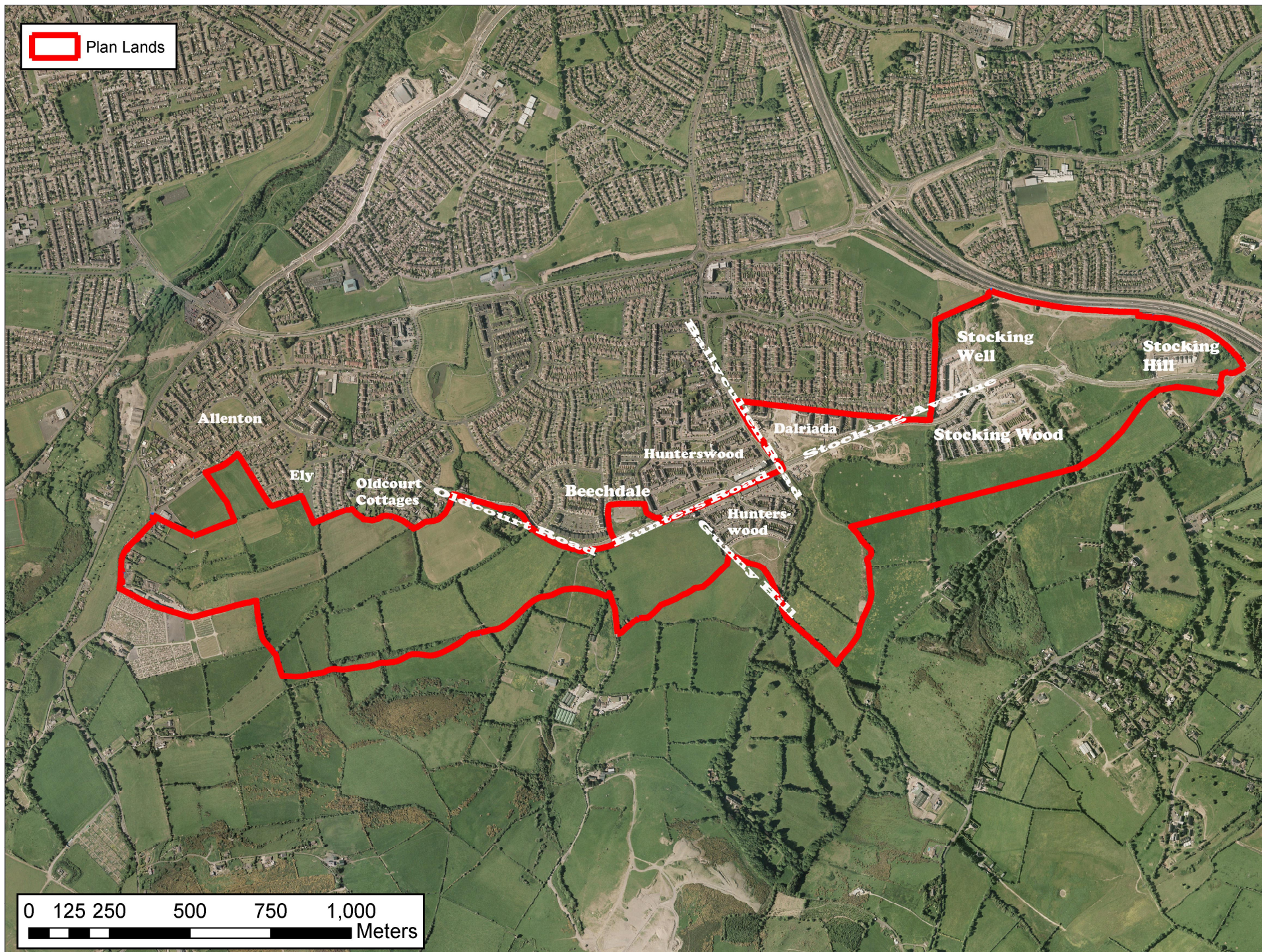
Special Meeting of County Council

28th January 2014

Ballycullen-Oldcourt
Draft Local Area Plan
2013



 Plan Lands



Need for Plan

- 90 Hectares (222 acres) of A1 zoned undeveloped lands
- No existing LAP
- 1,800 dwellings permitted (640 built)
- Permitted developments are no longer viable under existing conditions
- Education, community and recreational facilities required
- Surface water drainage problems downstream

Plan Strategy

- Three Density Zones
 - Medium 32 – 38 dwellings per Ha.
 - Low 22 – 28 dwellings per Ha.
 - Very Low 12 – 18 dwellings per Ha.
- Two Neighbourhood Centres
- Two School Sites
- SuDS Network to counter Flood Risk
- Integrate wayleaves into Green Infrastructure
- Provides for 1600 additional dwellings

Overview of Public Consultation

- Six week period from 18th Oct to 28th Nov 2013
- 107 people attended the public information sessions
- 186 written submissions were received and summarised (8 additional late submissions)
- A petition was received from the Stocking Wood Estate Resident's Committee, with 207 signatures

Summary of Issues Raised

A total of 35 issues were identified. The primary issues raised included:

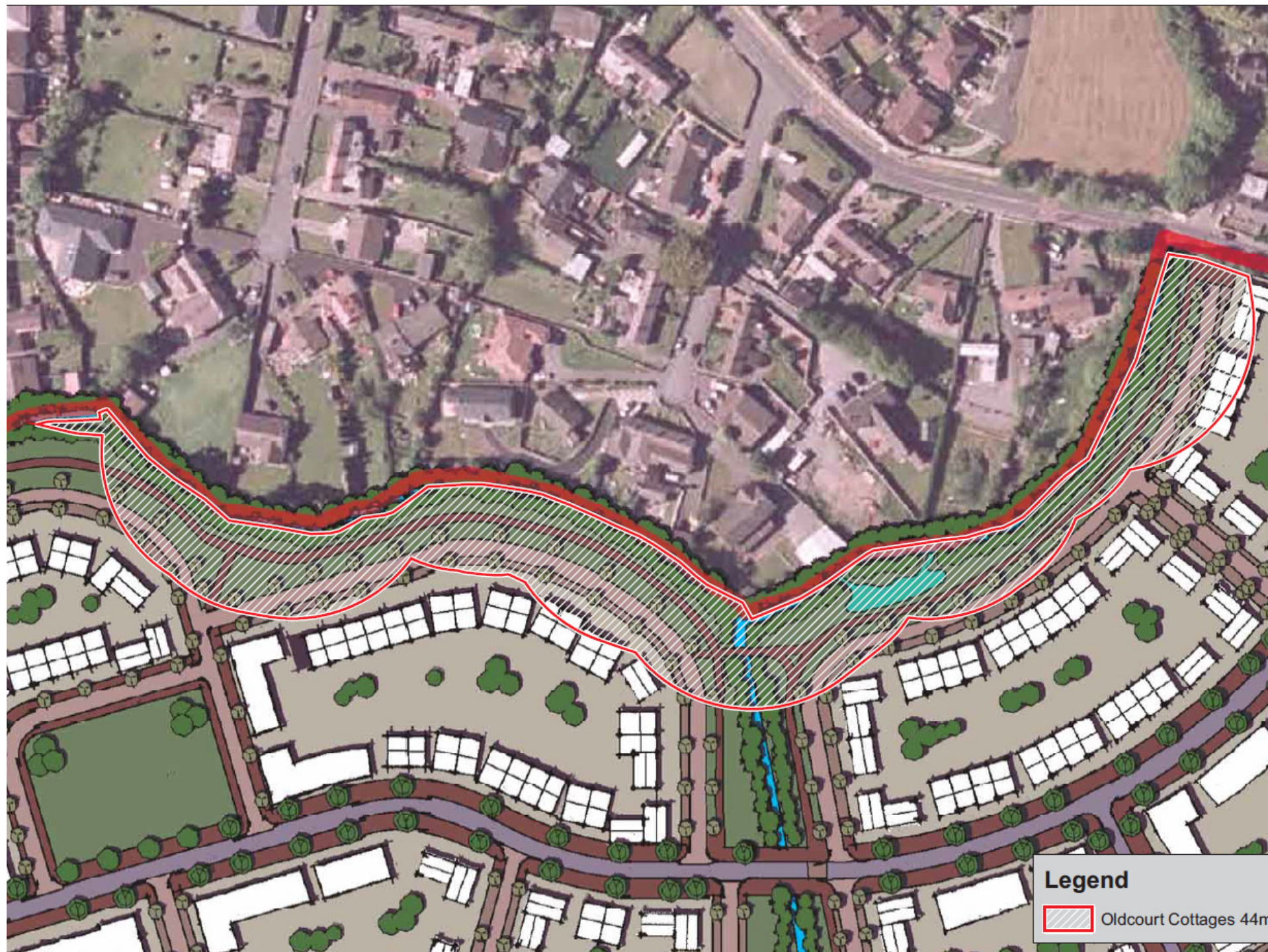
- Access
- Zoning
- Flood Risk
- Open Space and Recreation Facilities
- School Provision
- The Phasing Strategy

Recommended Changes arising from submissions

- Replace vehicular link street from Stocking Wood with a cycle and pedestrian link
- Strengthen Flood Risk Objectives
 - Oldcourt low lying land
 - Ballycullen Stream Catchment Development Restriction
- Minor amendments and clarifications including inter alia:
 - Signage required to clarify the temporary nature of cul-de-sacs
 - Upgrade of streets as part of permeability projects with agreement of residents
 - Costs and construction of green buffers to be borne by developers
 - Safe drop off and queuing facilities at proposed Primary Schools
 - Children's play equipment to be of low maintenance and weather resistant materials
 - Allow for provision of floodlighting at the replacement pitches, subject to mitigation measures to protect habitat and eco-systems

Proposed Order of Motions:

Green	
Motion 4	Remove Stocking Wood Vehicular Link
Motion 8	Playground locations
Motion 9	5 Year Review of Plan
Orange	
Motion 3	Development heights in vicinity of Oldcourt
Motion 5	Consultants employed to assess flood risk
Motion 11	Bus Lay-by
Motions 7, 13	Ballycullen Catchment
Red	
Motions 2, 10, 14	Stocking Wood Access
Motion 12	Oldcourt Cottages Access
Motions 1, 6	School Location

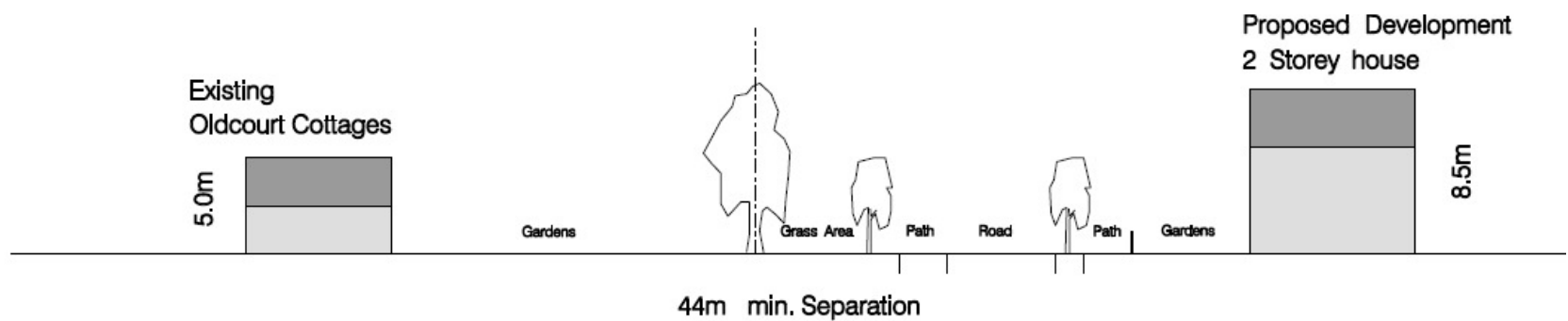


Legend

 Oldcourt Cottages 44m



Section 1 – Standard Development (22m min. separation)



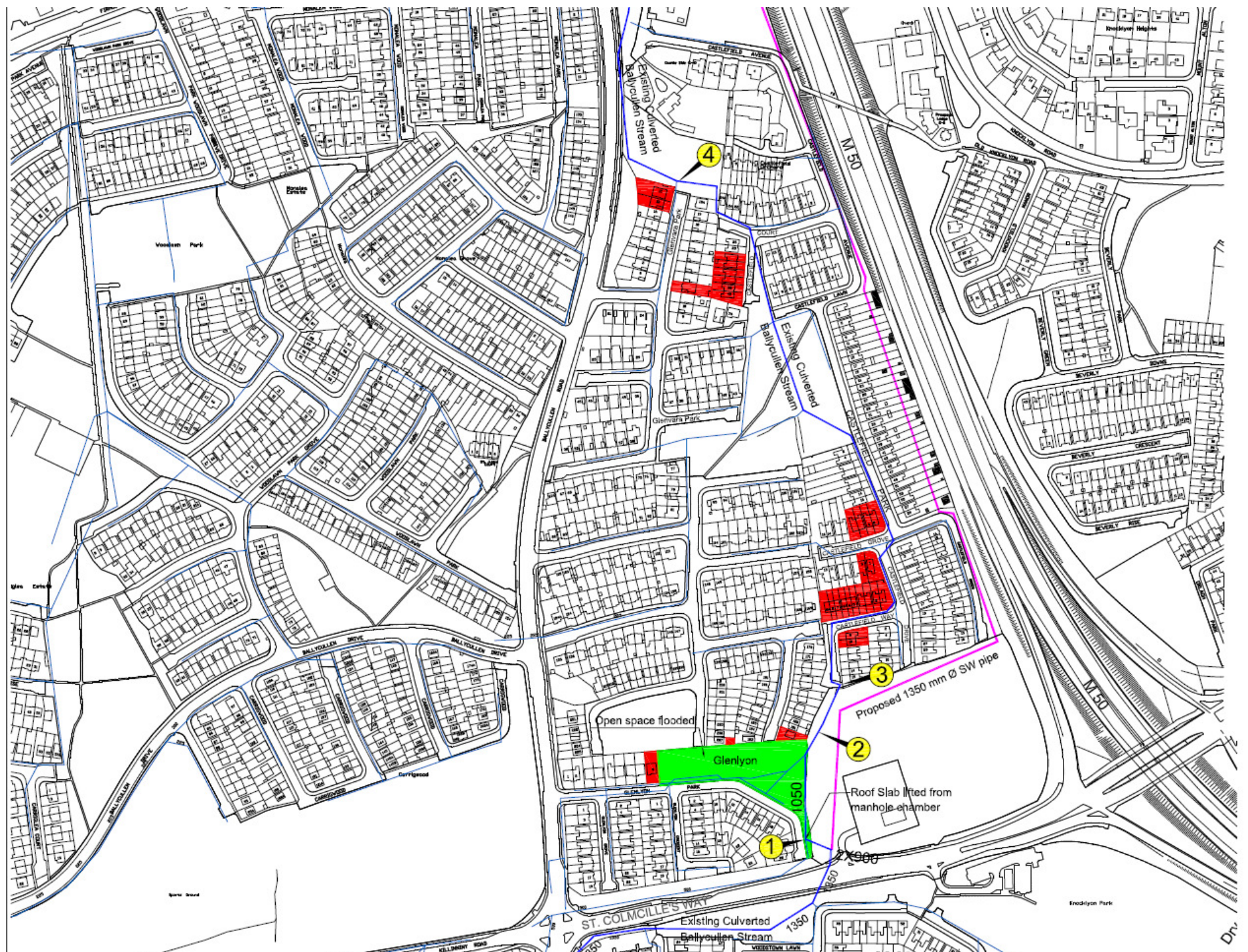
Section 2 – Oldcourt Cottages and Proposed Development (44m min. separation)

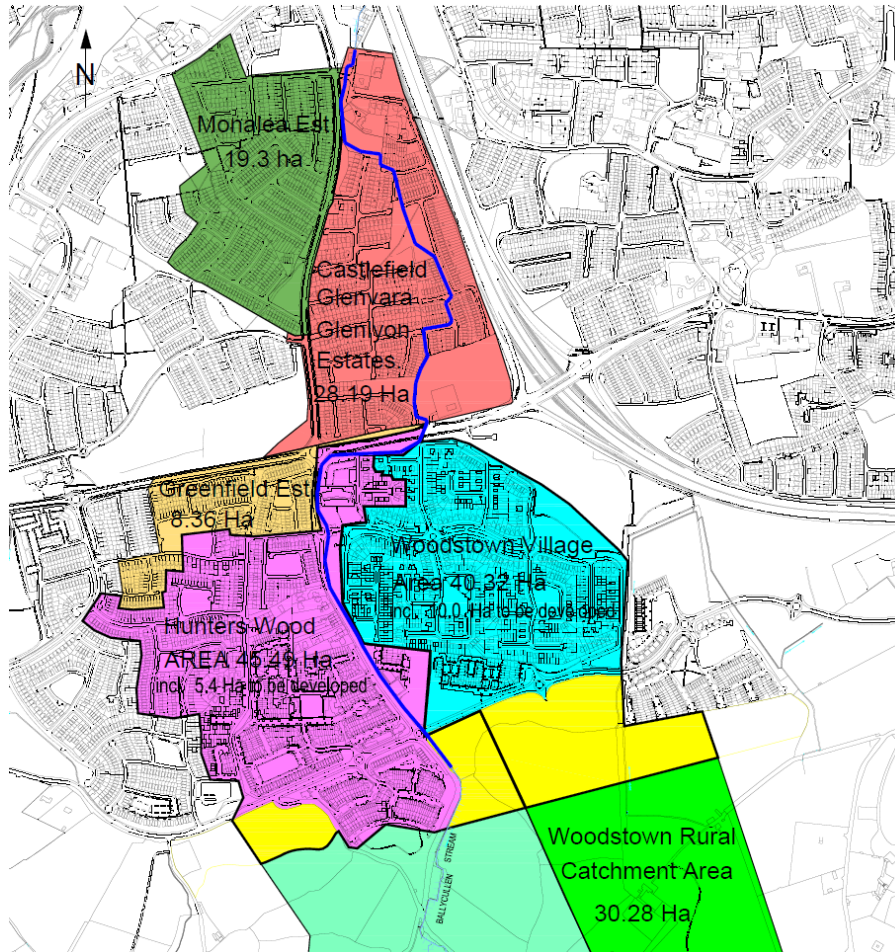
Suitably Qualified Consultants

- Alter 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 **carried out by suitably qualified and independent hydrological consultants that are acceptable to the Council**

Bus Lay-by

- 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.





Ballycullen Stream Catchment LAP Undeveloped Lands in Yellow

Ballycullen Stream Catchment

Recommendation to 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 a Ballycullen Stream Flood Alleviation scheme is in place.
- Accommodate a possible attenuation area that will help intercept and absorb storm water flows from the upper-catchment of the Ballycullen Stream

Ballycullen Stream Catchment

Recommendations Continued

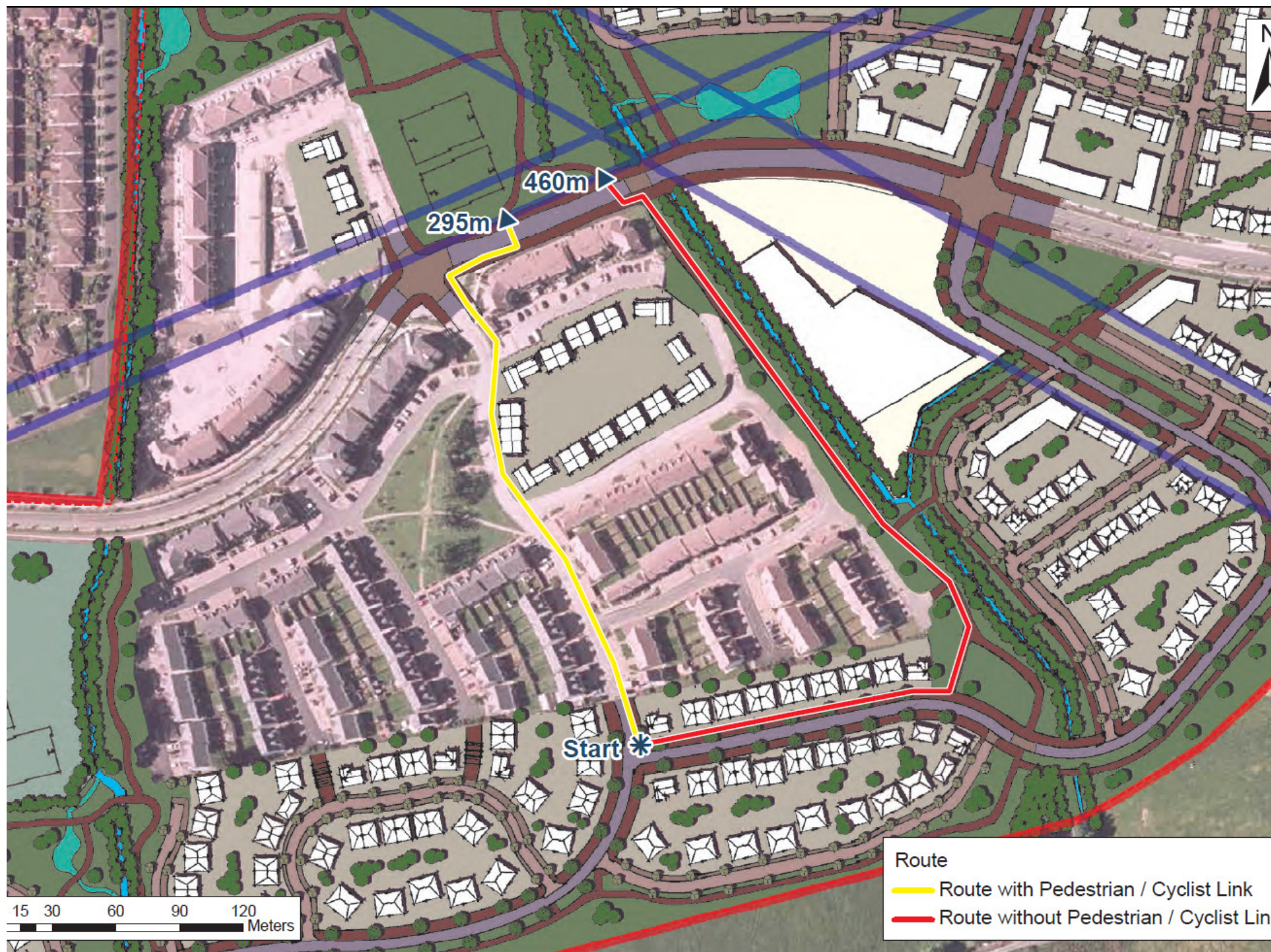
- **Any additional works required to upgrade or replace existing drainage systems or channels (such as culverts) shall be borne by the developer and shall adhere to SUDS principles.**
- **state that any required works to upgrade or replace existing drainage systems or channels (such as culverts) upstream or downstream of a development shall be borne by the developer and shall adhere to SUDS principles.**
- **Any required works to upgrade or replace existing drainage systems or channels (such as culverts) upstream or downstream of a development shall be borne by the developer and shall adhere to SUDS principles.**

Vehicular Movement

- 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 and the Illustrated Layout for the Plan Lands accordingly.







Oldcourt Access

- 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.
- 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.



Manager's Report presented to Members for their consideration – today 28th January 2014

What Happens Next?

- Possible adoption of Local Area Plan (assuming no material amendments) today
- Or
- Further Public Display, Managers Report and adoption in April / May 2014 if material amendments are adopted