

ADDENDUM TO

Ballycullen - Oldcourt Local Area Plan Manager's Report on Submissions Received on Proposed Material Alterations



**April 2014
Planning Department
South Dublin County Council**

Introduction

This Addendum accompanies the *Ballycullen - Oldcourt Draft Local Area Plan Manager's Report on Submissions Received on Proposed Material Alterations*, which was submitted to the Members of South Dublin County Council on the 3rd of April 2014. The additions/clarifications have arisen following discussion at a briefing meeting held with the Members of the Tallaght and Rathfarnham Area Committees on the 8th of April 2014 and at the County Council Meeting held on the 14th of April 2014.

Material Alteration 1 – Relates to Stocking Wood Drive Only

The proposed Material Alterations placed on public display between the 13th of February 2014 and the 13th of March 2014 sought to **DELETE** Objective SSP35 (Stocking Wood Permeability). This proposes the removal of both vehicular and pedestrian/cyclist access between Stocking Wood Drive and the lands zoned for new residential communities to the south, by **DELETING** the following text from the LAP and removing any reference to it on LAP maps as follows:-

(Red text indicates deletion)

Stocking Wood Permeability

- It is an objective of this Local Area Plan to require a through street to be created between Stocking Wood Drive and lands zoned for residential development to the south (in accordance with extant permissions) as part of the development of said lands. This local access street should be carefully designed with emphasis on pedestrian movement, activity and good place making. (Objective SSP35)

It is now open to the elected members of the Council to **approve, amend or reject** the proposed material alteration, as displayed in public above.

Following consideration of the submissions on the proposed Material Alteration, the Manager's Report presented to the Members on the 3rd of April 2014 *recommended* that Objective SSP35 be **amended** as below. This is the Manager's *recommendation* and it remains open to the Council to approve the amendment as above, amend as below or otherwise, or to reject the amendment.

(Red text indicates deletion, green indicates insertion).

Stocking Wood Permeability

- It is an objective of this Local Area Plan to require a through street pedestrian and cycle links to be created between Stocking Wood Drive and lands zoned for residential development to the south (in accordance with extant permissions) as part of the development of said lands. This local access street Pedestrian and cyclist links should be carefully designed with emphasis on pedestrian movement, passive surveillance, activity and good place making. (Objective SSP35)

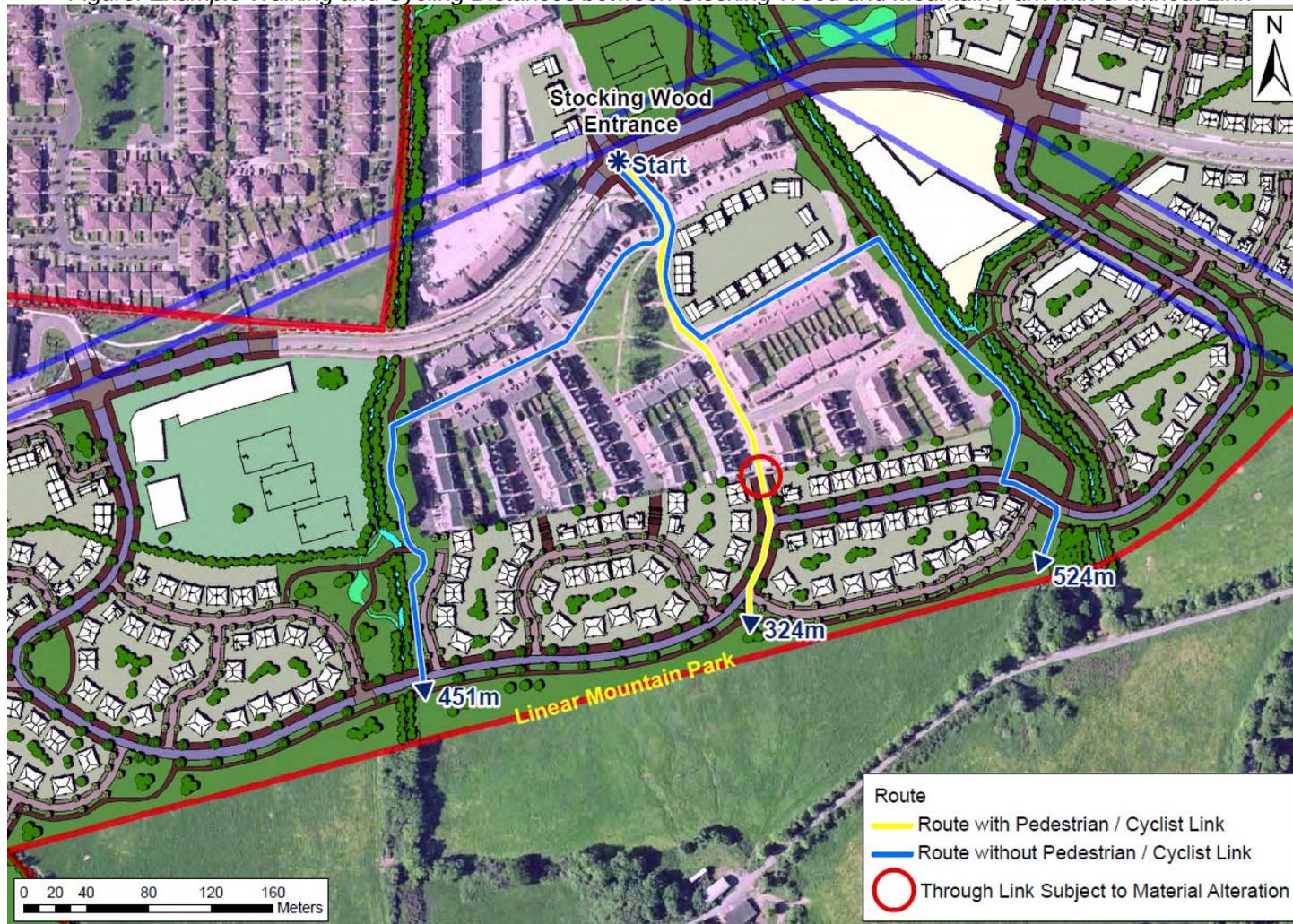
The Manager's *recommendation* would alter the Draft Local Area Plan and Material Alteration in a manner that retains pedestrian and cyclist connections between Stocking Wood and the residential zoned lands to the south via the centre of Stocking Wood (Stocking Wood Drive) with the removal of vehicular access. This would be provided in addition to tracks and trails that are planned via Green Corridors located either side of Stocking Wood (adjacent to Stocking Wood Copse on the western side and Stocking Wood Manor on the eastern side). These Green Corridors and tracks/trails formed part of the Draft Plan presented to the Members at the January 2014 Special Council Meeting on the Draft Plan and the provision of such was reiterated in a Motion passed on the subject Material Alteration. This aspect of the Motion did not give rise to a Material Alteration given that the routes proposed on either side of Stocking Wood were already in the Draft Plan.

The recommendation on the proposed Material Alteration as presented in the Manager's Report (3rd April 2014) includes example alternative walking and cycling routes that would be available without a pedestrian/cyclist link via Stocking Wood Drive (in accordance with the

proposed Material Alteration) and with a pedestrian and cyclist link via Stocking Wood Drive (as recommended by the Manager).

In the interest of clarity additional example walking/cycling routes are presented overleaf, which details distances between the entrance of Stocking Wood and the proposed Linear Mountain Route/Green Buffer to the south with and without the recommended pedestrian/cyclist link via Stocking Wood Drive.

Figure: Example Walking and Cycling Distances between Stocking Wood and Mountain Park with & without Link



Material Alteration 2 – Proposed Additional School Site

The proposed Material Alteration that was on public display from 13th February to 13th March was to **AMEND** Section 5.4.8, Objective LUD12 and Objective SSP15 (School Provision) by way of increasing the Oldcourt/Gunny Hill school site (south of Oldcourt Road and west of Hunters Wood) by approximately 1.2 acres to allow for two primary schools on the site i.e. the provision of a third school on the Plan Lands as follows:-

(Green text indicates addition)

5.4.8 School Provision

The Department of Education and Skills indicate that there is currently a need for a new primary school facility to serve existing populations in the surrounding area of the Plan Lands and that development of the Plan Lands will generate the need for a second new primary school facility.

The *South Dublin County Council Development Plan, 2010 – 2016*, designates a primary school site adjacent to Stocking Wood. A second primary school site is designated under this Local Area Plan between Gunny Hill and Oldcourt Lane adjacent to a planned park and playing fields. Objectives on each of the two designated sites are set out in Appendix 1 of this LAP.

Further to a Special Meeting of South Dublin County Council held in January 2013, it is proposed to increase the Oldcourt/Gunny Hill School Site designated on land zoned Objective B (to protect and improve Rural Amenity and provide for the development of Agriculture) by approximately 1.2 acres to allow for two primary schools on this site i.e. the provision of a third school site on the Plan Lands. See Figure 5.3 (Land Use and Density Framework Strategy) for Alternative Sites A and B.

School Provision

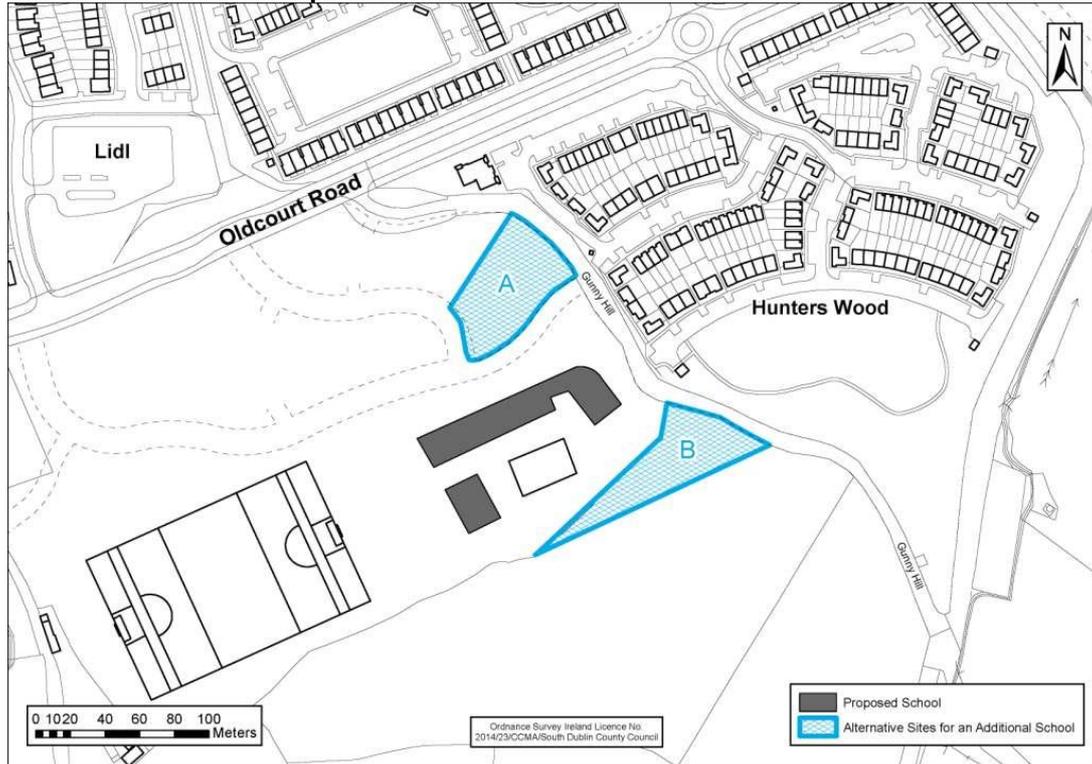
- Planning applications for 100 or more dwellings shall be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of schools in the vicinity to cater for such demand. (**Objective LUD11**)
- Each of the two primary school sites designated under this LAP shall measure at least 1.8 hectares and shall each be set aside for the development of a primary school. **Further to a Special Meeting of South Dublin County Council held in January 2013, it is proposed to increase the Oldcourt/Gunny Hill School Site designated on land zoned Objective B (to protect and improve Rural Amenity and provide for the development of Agriculture) by approximately 1.2 acres to allow for two primary schools on this site i.e. the provision of a third school site on the Plan Lands. See Figure 5.3 (Land Use and Density Framework Strategy) for Alternative Sites A and B. (Objective LUD12)**

Oldcourt School Site & Replacement Playing Pitches – Gunny Hill

- A primary school site of at least 1.8 hectares shall also be reserved on the 'Objective B' zoned lands located within the Plan Lands between Gunny Hill and Oldcourt Lane. **Further to a Special Meeting of South Dublin County Council held in January 2013, it is proposed to increase the Oldcourt/Gunny Hill School Site designated on land zoned Objective B (to protect and improve Rural Amenity and provide for the development of Agriculture) by approximately 1.2 acres to allow for two primary schools on this site using Alternative Sites A or B. (Objective SSP15)**

This proposed Material Alteration was accompanied by map changes (akin to that presented overleaf) outlining two alternative sites A & B, adjoining the school site at Gunny Hill/Oldcourt.

Proposed Additional Alternative School Sites



Following consideration of submission received on the proposed Material Alterations, the Manager's Report presented on the 3rd of April 2014 *recommended* that the subject material alteration is unnecessary as it will not be possible to secure additional schools on the Plan Lands other than those initially designated to serve the Plan Lands and environs in consultation with the Department of Education and Skills by reason of:-

- The absence of a demographic need for a third school site on the Plan Lands;
- Indication from the Department of Education and Skills that they do not intend to pursue a third school site on the Plan Lands;
- The peripheral and semi-rural location of the proposed alternative school sites (Site A and B) off a rural road;
- Contravention of guidelines on Sustainable Residential Development (2009) and on the Provision of Schools and Planning (2008), which seek to locate schools within cycling and walking distances of the areas that they are intended to serve;
- Location of 'Site B' on lands not bound by the Phasing Strategy of the LAP;
- Effective sterilisation of 'Site A' (1.2 acres zoned for residential communities), which is owned by the same landowner of the Oldcourt school site proposed under the draft plan and who objects to the Material Alteration;
- The sloping topography of 'Site B' well above the 120 metre contour on a site bound by mature hedgerows and that is at risk of flooding adjacent to a section of Gunny Hill Road that has a history of flooding.

It is therefore the Manager's *recommendation* that the Local Area Plan should be adopted without the proposed amendment of Section 5.4.8, Objective LUD12 and Objective SSP15. It remains open to the Council to **approve, amend or reject** the amendment.