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| COMHAIRLE CONTAE ÃTHA CLIATH THEASSOUTH DUBLIN COUNTY COUNCILMinutes of South Dublin County Council Development Plan Meeting held on 4th February 2016.PRESENT

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| **Councillors** |  | **Councillors** |
| Bonner, B.Brophy, C.Casserly, V. |  | Lahart, J.Lavelle, W.Leech, B. |
| Coules, N. |  | Looney, D. |
| Dermody, A-M. |  | McMahon, R. |
| Devine, M. |  | Mahon, K. |
| Donovan, P.  |  | Murphy, M. |
| Duff, M. |  | Nolan,R. |
| Duffy, F. |  | O’Brien, D. |
| Dunne, L.Egan, K. |  | O’ Brien, E.Ó’Broin, E. |
| Ferron, B. |  | O’Connell, G. |
| Foley, P.Genockey, M. |  | O’Connor, C.O’Donovan,D. |
|  Gilligan, T. |  | O’Toole,L.  |
| Gogarty, P. |  | Richardson, D. |
| Graham, J. |  | Timmons, F. |
| Higgins, E.Holland, S.  |  | Warfield, F. |
| Kenny, G. |  |  |
| King, C. |  |  |
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 **OFFICIALS PRESENT** Chief Executive D. McLoughlin Directors/Head of Functions E. Taaffe Senior Planners B. Keaney Heritage Officer R. Dwyer Senior Executive Officer L. Leonard Senior Executive Planner A.Hyland Administrative Officer B. Martin Chief Technician L. McEvoy  Executive Planners J.Phelan, J.Taylor, N. Conlan Senior Executive Technician P. Larkin Assistant Planners A. Fahey, B. Coyne, E. Burke   Senior Staff Officer E. Colgan Assistant Staff Officer S. Beatty Clerical Officer E. De Courcy IT R. HerronThe Mayor, Councillor S. Holland, presided. DPM1/0216 Item ID:47698Proposed by Land Use Planning & Transportation **Chief Executive's Report and Presentation**[HI 1 - CE Report](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50902)[HI 1 - Errata to CE Report](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50903)Headed Item 1 was NOTED.DPM2/0216 Item ID:48261Proposed by Land Use Planning & Transportation **Chief Executive's Proposed Amendments to Draft Plan**[HI 2 - a). CE Proposed Amendments to Draft Plan](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50904)[HI 2 - Castlegate Zoning map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50932)[HI 2 - Clonburris Boundary map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50930)[HI 2 - Clonburris Zoning map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50929)[HI 2 - Replacement Wind Energy Analysis Figure](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50931)[HI 2 - Rosse Court Zoning map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50934)[HI 2 - Tullyhall Zoning map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50933)[SDCC SFRA](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50979)Headed Item 2 was NOTED.DPM3/0216 Item ID:48265Proposed by Land Use Planning & Transportation **Environmental Assessment of the Proposed Motions**[HI 3 - Environmental Assessment](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50983) Headed Item 3 was NOTED.DPM4/0216 Item ID:48266Proposed by Land Use Planning & Transportation **Resolution to next stage**Core StrategyDPM1/0216 Item ID:47867It was proposed by Councillor W. Lavelle and seconded by Councillor V. Casserly**Lands adjoining Finnstown Castle Hotel, Lucan**To oppose the request in submission DRAFTDEVPLAN0353 for rezoning of green belt lands adjoining Finnstown Castle Hotel for housing.Co-sponsored by Cllr. Casserly**REPORT:**Noted.**Recommendation**It is recommended that the motion is adopted.[M1 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50824)[M1 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50826)The Motion was **AGREED**DPM2/0216 Item ID:47883It was proposed by Councillor W. Lavelle and seconded by Councillor V. Casserly**Lands south of Adamstown**To oppose the requests in submissions DRAFTDEVPLAN0090 &DRAFTDEVPLAN0276 for the rezoning of agricultural lands south of Adamstown SDZ for additional housing.Co-sponsored by Cllr. Casserly**REPORT:**Noted.**Recommendation**It is recommended that the motion is adopted.[M2 - Flood Mapping Coolscudan](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50822)[M2 - Flood Mapping Gollierstown](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50815)[M2 - Location Map (Sub 276)](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50606)[M2 - Location Map (Sub 90)](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50605)The Motion was **AGREED**DPM3/0216 Item ID:48029It was proposed by Councillor F.N. Duffy and seconded by Councillor S. HollandOn page 6 include additional text in 1.4.2: This Plan has been drawn up to be consistent with this Strategy.**REPORT:**Noted**Recommendation**It is recommended that this motion is adopted.The Motion was **AGREED**DPM4/0216 Item ID:48081It was proposed by Councillor D. Looney and seconded by Councillor M. DuffTo rename the local area plan referred to in the Chief Executive's Report from the "Walkinstown-Greenhills Local Area Plan" to the "Ballymount Local Area Plan," while retaining the boundaries specified in CS6 SLO 1. Co-Sponsored by Cllr F N Duffy**REPORT:**Noted.**Recommendation**It is recommended that this motion is adopted.[M4 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50785)[M4 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50683)The Motion was **AGREED**DPM5/0216 Item ID:48086It was proposed by Councillor J. Graham and seconded by Councillor M. DuffThat following on from the infill project in [St Mark's Green](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=a6d92c09-eaa1-4f1f-bdaa-a5a10113adc9), the zoning of the remaining land parcel be changed from residential to open space**REPORT:**The subject lands are already zoned objective ‘OS’ under the Draft County Development Plan.**Recommendation**It is recommended that this motion is adopted.[M5 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50781)[M5 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50945)The Motion was **AGREED**DPM6/0216 Item ID:48087It was proposed by Councillor J. Graham and seconded by Councillor T. GilliganThat following on from the construction and subsequent works in relation to the [North Clondalkin library](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=a5538a35-1154-4677-a535-a5a101157c88), that the remaining land parcel is rezoned from residential to open space**REPORT:**The subject lands are already zoned objective ‘OS’ under the Draft County Development Plan.**Recommendation**It is recommended that this motion is adopted.[M6 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50946)The Motion was **AGREED**DPM7/0216 Item ID:48017It was proposed by Councillor L. O'Toole and seconded by Councillor G. O’Connell**Motion: Cllr L O’Toole, Cllr G. O’Connell, Cllr P. Gogarty**As the minister has officially signed off on the extension of the Clonburris SDZ lands to include the land “south of the railway line and North of the Grand Canal adjacent to the Newcastle/Lock road be zoned (commonly known as Beattie’s Field”, that this be designated and colour coded as SDZ alongside the rest of the extended Clonburris lands”**REPORT:**Noted.**Recommendation**It is recommended that this motion is adopted.[M7 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50745)[M7 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50652)The Motion was **AGREED**DPM8/0216 Item ID:47996It was proposed by Councillor P. Gogarty and seconded by Councillor E. Ó’Broin**Motion: Cllr P. Gogarty Cllr L. O’Toole, Cllr G. O’Connell**To remove the RES-N zoning objective at [Beattie's field,](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=f510970f-fc3f-4d2a-95a9-a59f00b151c6) off the Newcastle Road Lucan, and beside the Grand Canal, pending a scheme being drawn up for these lands as part of the extended Clonburris SDZ process"NB - Because of problems doing up your own maps and attaching them here and because this area has been referenced extensively in Draft Development Plan submissions, I am taking it that the Council already has a map of this location.**REPORT:**Noted.**Recommendation**It is recommended that this motion is adopted.[M8 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50787)[M8 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50712)The Motion was **AGREED**DPM9/0216 Item ID:47863It was proposed by Councillor W. Lavelle and seconded by Councillor V. Casserly**Clonburris SDZ**Noting the designation of an extended Clonburris SDZ by Government under SI 604 of 2015; and further noting that under S.169(9) of the Planning & Development Act the preparation of an SDZ planning scheme can override and revoke zonings outlined in the Development Plan; it is proposed that the future use of all these lands in the now-designated and extended Clonburris SDZ should be separately considered in the context of the preparation of the SDZ planning scheme, including with reference to detailed transport assessments; and therefore, in the interim, all lands in the extended SDZ should be zoned as ‘SDZ’, with the following exceptions;* - [the lands making up Lucan Pitch & Putt should be zoned as ‘OS’ (map attached)](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=df816d5e-8fa5-49ae-a4f6-a59300a59ffc)
* - the lands identified for the extension of Griffeen Valley Park southwards to the Grand Canal should retain their existing ‘0S’ zoning;
* - the entire sites of [Kishogue Community College](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=077769f7-d016-4e6d-9a2b-a59300a23f37) and [Lucan East Educate Together NS](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=5dea1350-df04-4996-8837-a59300a6d0f2) should be zoned as ‘Res’ (maps attached), in the same manner that as-built areas of Adamstown SDZ are zoned ‘Res’;

Furthermore, it will the policy of South Dublin County Council to seek to adhere to all local objectives contained in the Development Plan by including them in any future planning scheme, including, for example, C12 SLO 1 requiring the provision of public open space, including at least one full size playing pitch.Co-sponsored by Cllr. Casserly**REPORT:**The Planning and Development Act 2000 (Designation of Strategic Development Zone: Balgaddy-Clonburris South Dublin County) Order 2015 (S.I. No. 604 of 2015) establishes a revised designated area for the Balgaddy-Clonburris Strategic Development Zone (SDZ) in accordance with Part IX of the said legislation. It is accepted that Development Plan maps should be amended to reflect the Order and that the designated lands should be identified. The application of development plan zonings and specific local objectives to lands that are now within the designated area is, however, no longer appropriate and would be at variance with the SDZ Order and planning and development legislation.As stated in the Order, the area is designated for the establishment of a strategic development zone and the making of a draft planning scheme under the Planning and Development Act 2000 (as amended), which is a separate reserved function to the making of a Development Plan.Section 168 of the Planning and Development Act 2000 (as amended) requires each draft planning scheme to indicate (inter alia) the type or types of development which may be permitted, the extent of such development and proposals relating to transportation. It is a requirement for this reserved plan making function to be subject to a comprehensive public consultation process and to consider the proper planning and sustainable development of the area such as transportation and the need for recreational amenity lands. This rules out the need to prescribe land uses and specific local objectives prior to the making of a planning scheme.Section 169 of the Planning and Development Act 2000 (as amended) comprehensively prescribes the process for making a draft planning scheme. It is stated that, in considering a draft planning scheme, the provisions of the development plan and the effect on neighbouring land shall (inter alia) be considered together with the proper planning and sustainable development of the area. These provisions ensure that a planning scheme can be comprehensively considered without onerous restriction while at the same time ensuring that the broader and strategic provisions of the development plan are considered including proper planning.The prescribed application of Development Plan zoning objectives and specific local objectives to designated SDZ lands prior to the making of a Planning Scheme would pre-empt and undermine the separate plan making process in an inappropriate manner.**Recommendation**It is recommended that this motion is adopted with amendment:Amend all Development Plan Maps (Nos. 1,2,4 and 5) to reflect the Planning and Development Act 2000 (Designation of Strategic Development Zone: Balgaddy-Clonburris South Dublin County) Order 2015 by identifying all lands that are subject to the SDZ Order and replacing the zoning objectives and specific local objectives of the lands affected with an SDZ identification.[M9 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50833)**Following contributions from Councillors W. Lavelle, G. O’Connell and E. Ó’Broin, Mr E.Taaffe, Director Land Use Planning and Transportation responded to queries raised.**Councillor W. Lavelle AGREED to WITHDRAW the motion.DPM10/0216 Item ID:47958It was proposed by Councillor J. Lahart and seconded by Councillor P. GogartyThat the Development Plan 2016-2022 reflects the need for a blueprint/Masterplan/Area Plan for the CityWest Saggart area which outlines the future development plans for the area and takes all stakeholders views into account.  Such a plan to cover the educational, security, transportation, leisure and community facilities required in such a developing area (to name just a few)**REPORT:**Previous MotionThe provision of sites for post primary schools in Citywest was the subject of Motion 99 (Item 45165) of the June 2015 Development Plan Meeting.Fortunestown LAPThe Fortunestown Local Area Plan was adopted in May 2012 by South Dublin County Council having undergone an extensive public consultation programme. Council staff spoke to some 538 people at public information sessions and 90 submissions were received. The Local Area Plan relates to an extensive area of lands that are undeveloped and zoned for development in the Citywest and Saggart area (144 hectares – 356 acres).The statutory Local Area Plan incorporates a comprehensive series of strategies and objectives in relation to Accessibility and Movement; Green Infrastructure; Land use; and Built form. These strategies are based around maximising accessibility and use of the Red Luas Line and identifies school sites (3 primary schools and 2 secondary schools), a Garda Station, a Library and the required community floorspace. These facilities form key elements of the LAP phasing requirements.It is accepted that Development Plan maps could be amended to reflect to identification of schools sites under the LAP.**Recommendation**It is recommended that the principle of the motion has been fulfilled and that the motion should not be adopted.[M10 - Fortunestown LAP](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50907)[M10 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50783)The Chief Executive’s recommendation was **AGREED**DPM11/0216 Item ID:48030It was proposed by Councillor F.N. Duffy and seconded by Councillor G O’ConnellOn page 6  include additional text in 1.4.3: This Plan has been drawn up to be consist with the RPG and development proposals shall be subject to Regional strategies**REPORT:**The Draft Plan has been drawn up to be consistent with the Regional Planning Guidelines and it is within this context that Draft Development Plan policies and objectives have been framed. It is not considered appropriate or correct to indicate that all individual development proposals will be assessed against the regional planning guidelines.**Recommendation**It is recommended that this motion is adopted with amendment:State under Section 1.4.3 that the Development Plan has been drawn up to be consistent with the Regional Planning Guidelines.The Chief Executive’s recommendation was **AGREED**DPM12/0216 Item ID:48031It was proposed by Councillor F.N. Duffy and seconded by Councillor G. O’Connell On page 6  include additional sub sections:1  Mandatory Development Plan ObjectivesInclude a complete list of these taken from Sec 10 of the 2000 Planning (Amendment) Act as amended by Sec 7 of the 2010 Planning (Amendment) Act.2  Strategic Framework This Plan has been drawn up to be, as far as practicable,  consistent  with National and Regional Plans, Policies and Strategies which relate to proper planning and development and is also required to have regard to Guidelines by the Minister for the Environment, Community and Local Government.3  DoECLG Guidelines This Plan has been drawn up to be, as far as practicable, consistent with the DoECLG Guidelines and relevant strategies, guidelines, plans, policies and objectives of other Departments. Development proposals shall be subject to National guidance and policy.4    Adjoining countiesThis Plan has been drawn up to be consistent with the plans of adjoining counties.  **REPORT:**National Legislation, Ministerial Policy and GuidelinesThe statutory legislative requirements for County Development Plans in terms of compliance with national and regional strategies and ministerial guidelines are already stated in Sections 1.1.0, 1.4.0 and 2.1.0 of the Draft Plan 2016-2022. Reference is also made to various national policy documents and guidelines throughout the Draft Plan.The Planning and Development Act is a piece of national legislation that is readily accessible to the public and it is not considered necessary or appropriate to list out sections of the legislation in a manner that would add to volume and complexity of the Development Plan, which is a strategic land use document. The statutory contents of a Development Plan as set out under Section 10 of the said act are lengthy and in some cases quite technical and complex. The wording of Section 10 runs to some 2,200 words.It is also not considered necessary to make a further statements in relation to consistency with ministerial policy or guidelines or to exhaustively list or strategies, guidelines, plans, policies and objectives of various government departments. This would also needlessly add to the volume of the County Development Plan.National and Regional PlansThe section of the motion that relates to consistency with national and regional plans largely repeats Motion ID 48029 and 48030 and it is recommended that the Plan be amended in accordance with the recommendations of the Chief Executive in relation to the said motions.Adjoining CountiesIt is a statutory requirement for a planning authority to have regard to the development plans of adjoining planning authorities under Planning and Development Legislation.The Development Plans of adjoining counties have been drawn up at different times and within different contexts and It is not considered appropriate or correct to state that the South Dublin County Council Development has been drawn to be consistent with the plans of other counties.**Recommendation**It is recommended that this motion is adopted with amendment:State under Section 1.4.2 that the Development Plan has been drawn up to be consistent with the National Spatial Strategy.State under Section 1.4.3 that the Development Plan has been drawn up to be consistent with the Regional Planning Guidelines.The Chief Executive’s recommendation was **AGREED**DPM13/0216 Item ID:48032It was proposed by Councillor M. Duff seconded by Councillor S. HollandThat this Council calls on the Manager to amend the wording of SLO 45 which refers to Kingswood Village, to remove " within the period of the Development Plan" and replace with " within two years" **REPORT:**The subject motion and reference relates to the wording of a Specific Local Objective contained to the current South Dublin County Council Development (2010 – 2016), which cannot be amended under the plan making process for the Draft Plan.CS6 SLO 2 of the Draft Plan relates to the initiation of a Local Area Plan for Kingwood and it is recommended that the motion be amended to relate to the SLO contained in the Draft Plan.**Recommendation**It is recommended that this motion is adopted with amendment:Amend CS6 SLO 3 to initiate the preparation of a Local Area Plan for Kingswood within two years of the adoption of the Development Plan.[M13 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50703)The Chief Executive’s recommendation was **AGREED**DPM14/0216 Item ID:47959It was proposed by Councillor E. Higgins seconded by Councillor W. LavelleThat Chapter 2 include provision for Housing Survey of Brittas as per the wishes of the Brittas and Districts Community AssociationCo-Sponsored: Cllr. William Lavelle**REPORT:**Previous MotionsA request for the preparation of a study/area plan for Brittas Village and the designation of the area for development was the subject of a number of motions at the June 2015 Development Pan Meeting (Motion nos. 15, 16, 17, 18, 19). The motions were taken together at the meeting and it was agreed to amend the motion in line with the recommendations of the Chief Executive.CS6 SLO 3 was subsequently inserted in the Draft County Development Plan, which supports the preparation of a planning study for Brittas Village, in consultation with local residents and representatives with a view to (inter alia) the long term viability of the local community.Purpose and Type of SurveyThe type of housing survey requested under the subject motion is unclear and the purpose of such a survey is also unclear. It is standard practice to include an analysis of population and housing data during the preparation of any planning study. It is therefore recommended that the motion be adopted with amendment and that CS6 SLO 3 be amended to make reference to the inclusion of analysis of population and housing data.**Recommendation**It is recommended that this motion is adopted with amendment:Amend CS6 SLO 3 (Brittas Village Planning Study) to make reference to the inclusion of analysis on population and housing data.[M14 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50778)The Chief Executive’s recommendation was **AGREED**DPM15/0216 Item ID:48113It was Proposed by Councillor D. Richardson seconded by Councillor L. Dunne**Brittas** While CS6 SLO 3 (Core Strategy 6 Strategic Local Objective 3) is welcomed with respect to Brittas, a similar objective has been included in the two previous County Development Plans 2004-2010 and 2010-2016 yet no planning study has been carried out. While the population of South Dublin has grown by 33% between 1986 and 2011 (+65659 persons) the population of Brittas has declined over the same 25 year period by 11% from 192 to 176 persons. The local pub (Blue Gardenia) and shop have both closed and the positive policies and objectives with respect to housing and tourism which are contained in the current Development Plan have come to nothing.The objective of the planning study will be to ensure the survival of the village in the first place and then to facilitate controlled growth so that Brittas becomes a self-sustaining settlement incorporating the development of the tourism potential of the Brittas Ponds as an Angling venue as well as investigating the development of tourism facilities that can benefit from location of the village at within the Dublin mountains.It is therefore considered that while objective CS6 SLO3 is positive in light of the inaction that has occurred in the past, Brittas needs more certainty and for that reason it is proposed that a new objective be included to complement CS6 SLO3: -**It is the objective of the Council that the Brittas Planning Study will commence within 3 months of the adoption of the County Development Plan 2016-2022 and will be completed within a period of 12 months.** **The study boundary will be defined in consultation with local residents, landowners and local representatives.****Upon completion the Planning Study will be incorporated into the Development Plan by way of a variation to the plan and will include a written statement setting out development objectives and policies for Brittas and associated maps.** Co Signature: Cllr Louise Dunne **REPORT:**It is noted that it is an objective of the current County Development Plan (2010 – 2016) to carry out a planning study of the Brittas Village.It is advised, however, that the prescription of a short or rigid time frame for the production of a planning study in accordance under CS6 SLO 3 would not take staff resources into consideration and would prejudice and inhibit the outcome and quality of the study particularly in relation to the comprehensiveness of research, public consultation, plan formulation, map production, peer review and desktop publication. This would particularly be the case in relation to Brittas where a wide range of issues require consideration.Area Plans and Local Area Plans must be consistent with the policies and objectives of the County Development Plan. In terms of the hierarchy of plans, County Development Plans are strategic documents that relate to the development at a Countywide level and not at a local level. It is therefore not considered necessary or appropriate to incorporate any of the numerous local area plans or area plans  into the County Development Plan. This would significantly add to the complexity and volume of the County Development Plan.It is accepted that the study boundary for Brittas Village should be defined in consultation with local residents, landowners and representatives.**Recommendation**It is recommended that this motion is adopted with amendment:Amend CS6 SLO 3 to commence the preparation of the planning study for Brittas within 6 months of the adoption of the County Development Plan and for the study boundary to be defined in consultation with local residents, landowners and representatives.[M15 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50732)The Chief Executive’s recommendation was **AGREED**DPM16/0216 Item ID:48044It was proposed by Councillor E. Higgins seconded by Councillor W. LavelleWith reference to Chapter 2, that [Brittas](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=697c1f35-8d12-4447-ad6e-a59a01088e95) be designated as a rural Village and be zoned accordingly in order to accommodate reasonable sustainable development “in the same manner as all other towns and villages in the County”. Modest development in keeping with the rural nature of Brittas is encouraged in order to reverse the population decline, preserve the viability of the local community and ensure that the local national school, shop, pub & restaurant survive and flourish. Evidence of the decline may be seen in the fact that Brittas can’t field a GAA team at any level and as a result have lost their playing field. The closure of the Blue Gardenia pub & restaurant further emphasises this point. Consideration should be given to relaxing the regulations governing one-off housing with respect to local people and we recommend that a further area immediately outside of the Village currently be rezoned from current zoning, an area extending to about 2km. This remains of primary concern and the renewal of ‘protected views’ status on local roads militates against any such relaxation as we feel that it may become yet another planning obstacle. The Brittas and Districts Community Association feel that the consequence of the current zoning of their area is a recipe for the gradual erosion of the community as it is exceptional to be able to demonstrate “a genuine need to live in the area”. There is a natural desire for people who are native to Brittas to settle there and we earnestly request a softer interpretation of this “need” rule to apply in our particular area. The combination of Village-centred modest development together with some sensible one- off housing is the reasonable housing balance proposed.Co-Sponsored: Cllr. William Lavelle**REPORT:**Previous Motions and CS6 SLO 3Motions 17 (ID 45171) and 18 (ID 45275) of the June 2015 Development Plan meeting similarly sought the identification of Brittas as a development settlement in the Draft County Development Plan and the definition of a development boundary together with the zoning of lands for residential development.The motions were taken with other motions in relation to the preparation of a planning study and Local Area Plan for Brittas Motion nos. 15, 16, 19). It was agreed to amend the motion in line with the recommendations of the Chief Executive.CS6 SLO 3 was subsequently inserted in the Draft County Development Plan, which supports the preparation of a planning study for Brittas Village, in consultation with local residents and representatives with a view to (inter alia) the long term viability of the local community.It is considered that CS6 SLO3 is the best vehicle for dealing with issues in relation to preserving a sustainable local community in Brittas and addressing housing need. In this regard, the Planning Department will deliver a study in accordance with the proper planning and sustainable development of the village.Development BoundaryThe wording of the proposed motion and the associated map would suggest the designation and zoning of a large settlement that would accommodate significant housing numbers and a population that would exceed that of both the villages of Newcastle and Rathcoole combined. Such population and housing numbers would greatly exceed the definition of a village and would be at variance with the evidence based approach of the County Development Plan Core Strategy and the settlement hierarchy identified under the Regional Planning Guidelines.The proposed development boundary of approximately 2 sq. kilometres includes areas of lands outside the County and encompasses a number of flood zones, lakes (including pNHA), rivers, water courses and the preferred route of the N81 alignment, all of which are significant environmental and planning constraints to development. The proposed motion will more than likely trigger a Stage 2 Appropriate Assessment.It is also likely that the identification of a development boundary for Brittas would also be premature pending the determination of the final route of the N81 alignment and upgrade by the NRA.Local and Community FacilitiesThe Draft County Development Plan recognises the local needs of the rural community and tourism potential of the Dublin Mountains including Brittas. This is reflected by the list of uses that are identified as being open for consideration under the zoning objective that applies to Brittas. These uses include education, childcare, community, cultural, healthcare, hotel, public house, recreational, restaurant, rural industry and shop – local uses.The Draft Development Plan also includes a number of policies that would allow for the development of tourism infrastructure and facilities around Brittas that would help support a viable and sustainable community.PopulationThe latest CSO Census information for the Electoral Division of Ballinascorney in which Brittas is located indicates that the population of the area grew from 742 people to 804 people representing an increase in population of 8%. This is ahead of the County average and compares favourably to population stagnation and decline in other established areas of the County during the same period including parts of Tallaght, Clondalkin, Palmerstown, Walkinstown, Templeogue and Rathfarnham.There is no evidence based requirement or rationale for such a significant increase in population and housing capacity in Brittas during the lifetime of the Draft Development Plan.**Recommendation**It is recommended that this motion is not adopted.[M16 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50735)[M16 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50633)**Following a contributions from Councillor E. Higgins, Mr E.Taaffe, Director Land Use Planning and Transportation responded to queries raised.**Councillor E. Higgins **AGREED** to **WITHDRAW** the Motion.DPM17/0216 Item ID:48072It was proposed by Councillor E. Higgins seconded by Councillor W. LavelleThat the lands at  Cornerpark, Newcastle marked on the attached maps are zoned ‘[Res-N](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=b6a28528-9909-4f7d-ba1c-a594012141ad)’ and [‘OS’](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=47f528e2-8e87-466f-85c6-a59401208f11) respectively as indicated and that a local objective be applied requiring, firstly provision of public parkland and play space on the lands to be zoned ‘OS’; and secondly to require preparation of new Newcastle LAP to include these lands or an alternative approved plan for these lands before any residential development is permitted.Co-Sponsored: Cllr. William Lavelle & Kenneth EganMap Here.**REPORT:**Location of Lands Within Rural Metropolitan AreaA similar request in relation into the subject lands was made under a submission (Ref. 0357) on the Draft Development Plan and it is recommended under the Chief Executives Report that the Draft County Development Plan should not be amended.The subject lands are located within the Rural Metropolitan Area of the County beyond the edge of the settlements defined under the Chapter 1 Core Strategy and settlement hierarchy of the Draft County Development Plan.It is a requirement under the Planning and Development Act 2000 (as amended) for the County Development Plan, including its Core Strategy, to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. This is supported by the DECLG Planning Policy Statement 2015 key principles, which states that that planning shall be plan-led and evidence based.The Core Strategy including its settlement strategy has been prepared in accordance with the Regional Planning Guidelines and ensures that there are sufficient zoned lands in the County to provide for housing need and that such lands are located appropriately within a defined settlement hierarchy.As indicated in Tables 1.8, 1.9 and 1.10 of the Draft Plan, provision has been made for 1,188 Hectares of lands that are zoned for residential development within the County. These are sufficient to provide for the housing needs of the County up to circa 2025 (40,273 dwellings). The subject lands would therefore be surplus to the housing needs of the County during the lifetime of the Draft Plan and beyond are also not appropriate to housing development by reason of their location beyond the edge of a defined settlement.Zoning of sites such as the subject lands would allow for piecemeal development and shift the emphasis of consolidation away from the Metropolitan Consolidation Areas of the County (Palmerstown, Terenure, Templeogue, and Rathfarnham etc.), the Metropolitan Consolidation Towns of Tallaght, Lucan and Clondalkin, the Moderate Sustainable Growth Town of Saggart-Citywest and other Small Towns such as Rathcoole. This would undermine the consolidation of such settlements including their existing social and physical infrastructure, services and facilities and would promote lower density development and agglomerations across greenfield sites that are more difficult to serve by such infrastructure, services and facilities.The zoning of the subject lands would therefore be at variance with the Core Strategy and would undermine its settlement hierarchy including its consistency with the Regional Planning Guidelines for the Greater Dublin Area.Newcastle’s Role as a Small TownNewcastle has been designated as a Small Town under the Draft Plan’s Core Strategy. It is stated under the Regional Planning Guidelines that levels of growth in all small towns shall be managed in line with the ability of local services to cater for any growth, responding to local demand. The guidelines on ‘Sustainable Residential Development in Urban Areas’ (2009) also advise that Small Towns should be developed as compact towns and should prioritise the development of brownfield and backland sites and expansion should be based on a number of well integrated sites.The Draft Plan already provides for a housing land capacity of 28 hectares or approx. 700 houses for Newcastle, which will cater for Newcastle’s housing needs up to 2025. Furthermore, the subject lands are not appropriate to housing development by reason of their location beyond the edge of a defined settlement and Local Area Plan boundary in a rural area that is not served by existing or planned social and physical infrastructure, services and facilities.Having undergone extensive public consultation, a comprehensive Local Area Plan (LAP) for Newcastle was adopted in December 2012. The LAP ensures that the existing zoned lands in Newcastle are developed in a co-ordinated manner that links the provision of social and physical infrastructure including parks and open spaces to housing. The LAP sets out a hierarchy of parks and open spaces within designated neighbourhoods under a Green Infrastructure Strategy; this includes a village park of approx. 6 hectares. The LAP Phasing Strategy prescribes the quantum of open spaces that is required under a series of phases that is linked to housing numbers.The subject lands are located outside of the LAP boundary and would not be subject to the phasing strategy or the detailed standards that are applicable to lands within the LAP. This would significantly undermine the development of lands within the LAP boundary and undermine the realisation of the various strategies that have been incorporated into the LAP including those that seek the provision of parks and opens spaces, the creation of a sustainable urban drainage system, the incorporation of built heritage (including ancient burgage plots) and renewal of a village core.Furthermore, the proposed RES-N zoning of the subject lands would increase land capacity in Newcastle by approx. 26% to 35 hectares increasing housing capacity in Newcastle to approx. 875 additional dwellings. The zoning of the subject lands would therefore be surplus to the housing needs of Newcastle within the lifetime of the Draft Plan and beyond 2025 and there is no evidence base for such an increase in housing lands.This would undermine the sustainable development of Newcastle, the co-ordinated approach of its Local Area Plan and would be at variance with the Development Plan Core Strategy, the Regional Planning Guidelines and Planning and Development Legislation.**Recommendation**It is recommended that this motion is not adopted.[M17 - Location map OS](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50743)[M17 - Location map RES-N](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50748)[M17 - Newcastle LAP Open Space Strategy](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50937)[M17 - Newcastle LAP Overall Layout](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50938)**Following contributions from Councillors E. Higgins, E. Ó’Broin, F. Timmons, P. Gogarty, J. Graham, W. Lavelle and B. Bonner, Mr D. McLoughlin, Chief Executive , Mr E.Taaffe, Director Land Use Planning and Transportation and Mr B. Keaney, Senior Planner responded to queries raised.** A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 6(SIX)****AGAINST: 21(TWENTY ONE)****ABSTAIN: 2(TWO)**The Motion FELLDPM18/0216 Item ID:47836It was proposed by Councillor F. Timmons seconded by Councillor S. Holland That the lands (about 5.7 hectares or 17.5 acres at [Cornerpark, Newcastle](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=f9d73cc5-6216-4435-8f05-a59300c49f3c)), shown cross-hatched on the attached map which is signed and dated, shall be zoned with objective RES-N “To provide for new residential communities in accordance with approved action plans”.**REPORT:**Location of Lands Within Rural Metropolitan AreaA similar request in relation into the subject lands was made under a submission (Ref. 0357) on the Draft Development Plan and it is recommended under the Chief Executives Report that the Draft County Development Plan should not be amended.The subject lands are located within the Rural Metropolitan Area of the County beyond the edge of the settlements defined under the Chapter 1 Core Strategy and settlement hierarchy of the Draft County Development Plan.It is a requirement under the Planning and Development Act 2000 (as amended) for the County Development Plan, including its Core Strategy, to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. This is supported by the DECLG Planning Policy Statement 2015 key principles, which states that that planning shall be plan-led and evidence based.The Core Strategy including its settlement strategy has been prepared in accordance with the Regional Planning Guidelines and ensures that there are sufficient zoned lands in the County to provide for housing need and that such lands are located appropriately within a defined settlement hierarchy.As indicated in Tables 1.8, 1.9 and 1.10 of the Draft Plan, provision has been made for 1,188 Hectares of lands that are zoned for residential development within the County. These are sufficient to provide for the housing needs of the County up to circa 2025 (40,273 dwellings). The subject lands would therefore be surplus to the housing needs of the County during the lifetime of the Draft Plan and beyond are also not appropriate to housing development by reason of their location beyond the edge of a defined settlement.Zoning of sites such as the subject lands would allow for piecemeal development and shift the emphasis of consolidation away from the Metropolitan Consolidation Areas of the County (Palmerstown, Terenure, Templeogue, and Rathfarnham etc.), the Metropolitan Consolidation Towns of Tallaght, Lucan and Clondalkin, the Moderate Sustainable Growth Town of Saggart-Citywest and other Small Towns such as Rathcoole. This would undermine the consolidation of such settlements including their existing social and physical infrastructure, services and facilities and would promote lower density development and agglomerations across greenfield sites that are more difficult to serve by such infrastructure, services and facilities.The zoning of the subject lands would therefore be at variance with the Core Strategy and would undermine its settlement hierarchy including its consistency with the Regional Planning Guidelines for the Greater Dublin Area.Newcastle’s Role as a Small TownNewcastle has been designated as a Small Town under the Draft Plan’s Core Strategy. It is stated under the Regional Planning Guidelines that levels of growth in all small towns shall be managed in line with the ability of local services to cater for any growth, responding to local demand. The guidelines on ‘Sustainable Residential Development in Urban Areas’ (2009) also advise that Small Towns should be developed as compact towns and should prioritise the development of brownfield and backland sites and expansion should be based on a number of well integrated sites.The Draft Plan already provides for a housing land capacity of 28 hectares or approx. 700 houses for Newcastle, which will cater for Newcastle’s housing needs up to 2025. Furthermore, the subject lands are not appropriate to housing development by reason of their location beyond the edge of a defined settlement and Local Area Plan boundary in a rural area that is not served by existing or planned social and physical infrastructure, services and facilities.The Draft Plan already provides for a housing land capacity of 28 hectares or approx. 700 houses for Newcastle, which will cater for Newcastle’s housing needs up to 2025. Furthermore, the subject lands are not appropriate to housing development by reason of their location beyond the edge of a defined settlement and Local Area Plan boundary in an area that is not served by existing or planned social and physical infrastructure, services and facilities.Having undergone extensive public consultation, a comprehensive Local Area Plan (LAP) for Newcastle was adopted in December 2012. The LAP ensures that the existing zoned lands in Newcastle are developed in a co-ordinated manner that links the provision of social and physical infrastructure including parks and open spaces to housing. The LAP sets out a hierarchy of parks and open spaces within designated neighbourhoods under a Green Infrastructure Strategy; this includes a village park of approx. 6 hectares. The LAP Phasing Strategy prescribes the quantum of open spaces that is required under a series of phases that is linked to housing numbers.The subject lands are located outside of the LAP boundary and would not be subject to the phasing strategy or the detailed standards that are applicable to lands within the LAP. This would significantly undermine the development of lands within the LAP boundary and undermine the realisation of the various strategies that have been incorporated into the LAP including those that seek the provision of parks and opens spaces, the creation of a sustainable urban drainage system, the incorporation of built heritage (including ancient burgage plots) and renewal of a village core.Furthermore, the proposed RES-N zoning of the subject lands would increase land capacity in Newcastle by approx. 26% to 35 hectares increasing housing capacity in Newcastle to approx. 875 additional dwellings. The zoning of the subject lands would therefore be surplus to the housing needs of Newcastle within the lifetime of the Draft Plan and beyond 2025 and there is no evidence base for such an increase in housing lands.This would undermine the sustainable development of Newcastle, the co-ordinated approach of its Local Area Plan and would be at variance with the Development Plan Core Strategy, the Regional Planning Guidelines and Planning and Development Legislation.**Recommendation**It is recommended that this motion is not adopted.[M18 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50966)[M18 - Newcastle LAP Layout](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50940)[M18 - Newcastle LAP Open Space Strategy](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50939)A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 1(ONE)****AGAINST: 17(SEVENTEEN)****ABSTAIN: 7(SEVEN)**The Motion FELLDPM19/0216 Item ID:47838It was proposed by Councillor F. Timmons seconded by Councillor P. GogartyThat the lands (about 1.6 hectares or 3.95 acres at [Cornerpark, Newcastle](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=2dd1dbc6-607f-4a72-bfae-a59300c85548)),   shown hatched on the attached map which is signed and dated, shall be zoned with objective F "To preserve and provide for open space and recreational amenities" with specific local objective to provide for a play-space.**REPORT:**A similar request in relation into the subject lands was made under a submission (Ref. 0357) on the Draft Development Plan and it was recommended under the Chief Executive Report on the Draft Plan Public Consultation (December 2015) should not be amended. Motion Item 48736, which seeks to zone lands surrounding the subject site as RES-N, also refers.A comprehensive Local Area Plan (LAP) for Newcastle was adopted in December 2012 and ensures that the existing zoned lands in Newcastle are developed in a co-ordinated manner that links the provision of social and physical infrastructure, services and facilities including parks and open spaces to housing. The LAP sets out a hierarchy of parks and open spaces within designated neighbourhoods under a Green Infrastructure Strategy; this includes a village park of approx. 6 hectares. The LAP Phasing Strategy prescribes the quantum of open spaces that is required under a series of phases that is linked to housing numbers. The subject lands are located outside of the LAP boundary and would not, therefore, be subject to the phasing strategy or other detailed standards set out in the LAP. This zoning of the subject lands would undermine the development of lands within the LAP boundary and the realisation of the various strategies that have been incorporated into the LAP, including those that seek the provision of parks and opens spaces.It is also noted that the subject lands are subject to proposed zoning objective RU, under which Open Space use is permitted in principle.**Recommendation**It is recommended that this motion is not adopted.It was **AGREED** to **DEFER** this Motion to the next Development Plan meeting scheduled for 5th February 2016.DPM20/0216 Item ID:47985It was proposed by Councillor M. DuffThat the land at [Boherboy Road](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=88eafea7-80f1-4647-950a-a594012595da), as indicated in red on Map 3, currently zoned RU be rezoned RES-N in the Development Plan and/or that a SLO be inserted Saggart that restricts the development on the site to a mix of Social and Affordable Housing.**REPORT:**Proposed ZoningA submission seeking the zoning of the subject lands for residential development was made on the Draft County Development Plan (Ref. 0249).The subject lands are located along a narrow rural road within the Rural Metropolitan Area of the County beyond the edge of the settlements defined under the Chapter 1 Core Strategy and settlement hierarchy.It is a requirement under the Planning and Development Act 2000 (as amended) for the County Development Plan, including its Core Strategy, to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. The Core Strategy contained in the Draft Development Plan including its settlement strategy ensures that there are sufficient zoned lands in the County to provide for housing need and that such lands are located appropriately within a defined settlement hierarchy.As indicated in Tables 1.8, 1.9 and 1.10 of the Draft Plan, provision has been made for 1,188 Hectares of lands that are zoned for residential development within the County. These are sufficient to provide for the housing needs of the County up to circa 2025 (40,273 dwellings). This includes for 138 hectares or 4,196 additional dwellings at Saggart-Citywest.The proposed residential zoning of the subject lands would increase land capacity adjacent to Saggart-Citywest by an additional 53 dwellings and would be surplus to the housing needs of Saggart-Citywest and the County during the lifetime of the Draft Plan. The subject lands are also not appropriate to housing development by reason of their location outside the edge of a defined settlement and in an area not served by existing or planned social and physical infrastructure, services and facilities.Zoning of sites such as the subject lands would allow for piecemeal development and shift the emphasis of consolidation away from the Metropolitan Consolidation Areas of the County (Palmerstown, Terenure, Templeogue, and Rathfarnham etc.), the Metropolitan Consolidation Towns of Tallaght, Lucan and Clondalkin, the Small Towns of Newcastle and Rathcoole and, in particular, the Moderate Sustainable Growth Town of Saggart-Citywest. This would undermine the consolidation of such settlements including their existing social and physical infrastructure, services and facilities and would promote lower density development and agglomerations across greenfield sites that are more difficult to serve by such infrastructure, services and facilities.The zoning of the subject lands would therefore be inconsistent with the Regional Planning Guidelines for the Greater Dublin Area and the Core Strategy for the County and would undermine both strategies. This would undermine the sustainable development of Saggart -Citywest and would be at variance with Planning and Development Legislation.Proposed SLOFurther to the inappropriateness of the subject site for housing, the lands are within private ownership and therefore cannot be developed by the Council for the purpose of social or affordable housing.Affordable housing schemes have been stood down since 2011 and it is instructed under Circular: Housing 33 of 2015 (August 2015) that local authorities should now seek to fulfil Part V obligations in the form or direct transfer of completed social housing units in accordance with the requirements of the Urban Regeneration and Housing Act 2015. This undermines the viability of developing the subject site for the purpose of social housing.**Recommendation**It is recommended that this motion is not adopted.[M20 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50664)The Motion **FELL**DPM21/0216 Item ID:48114It was proposed by Councillor F. Timmons and seconded by Councillor To zone lands at Dublin City Services Sports and Social Club, Coldcut Road, Clondalkin, Dublin 22 as zoning object 'RES'; 'To protect and/or improve residential amenity'**REPORT:**A submission of the Draft Plan (Ref 0348) requesting the rezoning of a 10.73 ha site to REGEN or RES was received during the public consultation process and it is recommended under December 2015 Chief Executives Report that the Draft County Development Plan should not be amended.It is a requirement under the Planning and Development Act 2000 (as amended) for the County Development Plan, including its Core Strategy, to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. This is supported by the DECLG Planning Policy Statement 2015 key principles, which states that that planning shall be plan-led and evidence based.The Core Strategy already ensures that there are sufficient zoned lands in the County to provide for housing need and ensures that such lands are located appropriately within a defined settlement hierarchy. Provision has been made for 1,188 Hectares of lands that are zoned for residential development within the County and these are sufficient to provide for the housing needs of the County up to circa 2025 (40,273 dwellings).The subject lands are located within the Metropolitan Consolidation Town of Clondalkin. The Draft Plan, however, already provides for approx. 18,100 dwellings in the Metropolitan Towns of Lucan and Clondalkin. The zoning of the subject lands would therefore be additional to the estimated housing needs of the County for the lifetime of the Draft Plan and beyond 2025. In the absence of an evidence based requirement it is not considered appropriate to zone further lands for residential development at this point in time.**Recommendation**It is recommended that this motion is not adopted.[M21 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50755)[M21 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50676)Councillor F. Timmons **AGREED** to **WITHDRAW** the Motion.DPM22/0216 Item ID:48115It was proposed by Councillor F. Timmons and seconded by CouncillorInsert a Specific Local Objective'to develop lands at Coldcut road (Dublin City Services Sports and Social Club) in accordance with the masterplan to be agreed with the Council for residential development at an average density of not more than 35 units per Hectare, to retain a 30% of the overall area of these lands as public open space and support the provision of community and recreational facilities on the open space lands'**REPORT:**A submission of the Draft Plan (Ref 0348) requesting the rezoning of a 10.73 ha site to REGEN or RES was received during the public consultation process and it is recommended under the Chief Executive’s Report that the Draft County Development Plan should not be amended.It is a requirement under the Planning and Development Act 2000 (as amended) for the County Development Plan, including its Core Strategy, to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. This is supported by the DECLG Planning Policy Statement 2015 key principles, which states that that planning shall be plan-led and evidence based.The Core Strategy including its settlement strategy has been prepared in accordance with the Regional Planning Guidelines and ensures that there are sufficient zoned lands in the County to provide for housing need and ensures that such lands are located appropriately within a defined settlement hierarchy. As indicated in Tables 1.8, 1.9 and 1.10 of the Draft Plan, provision has been made for 1,188 Hectares of lands that are zoned for residential development within the County. These are sufficient to provide for the housing needs of the County up to circa 2025 (40,273 dwellings).The subject lands are located within the Metropolitan Consolidation Town of Clondalkin. The Draft Plan already provides for approx. 18,100 dwellings in the Metropolitan Towns of Lucan and Clondalkin. The zoning of the subject lands would therefore be additional to the estimated housing needs of the County for the lifetime of the Draft Plan and beyond 2025. In the absence of an evidence based requirement it is not considered appropriate to zone further lands for residential development at this point in time.**Recommendation**It is recommended that this motion is not adopted.[M22 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50750)[M22 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50666)Councillor F. Timmons **AGREED** to **WITHDRAW** the Motion.DPM23/0216 Item ID:47877It was proposed by Councillor W. Lavelle and seconded by Councillor**Cooldrinagh, Lucan**To support submission DRAFTDEVPLAN035 to clarify the zoning of a parcel of existing residential properties at Cooldrinagh Lane, Lucan to the south of the N4 as zoning ‘RES’.Co-sponsored by Cllr. Casserly**REPORT:**The subject residential properties are located within the Rural Metropolitan Area of the County beyond the edge of the settlements defined under the Chapter 1 Core Strategy and settlement hierarchy. These lands are zoned to prevent an intensification of development beyond the boundaries of the identified settlements in rural areas of the County that are not served by existing or planned infrastructure, services and facilities.Residential development is listed as open for consideration under the 'RU' zoning objective for the subject lands and the residential properties at Cooldrinagh Lane have been long established as low density residential developments. The 'RU' zoning of the subject lands will continue to allow for appropriate extension of these residential properties in line with recent planning permissions for such development.The application of a 'RES' zoning objective to the subject lands would establish the principle of additional dwellings in this rural area. This would shift the emphasis of consolidation away from the identified growth settlements in the County including the Metropolitan Consolidation Towns of Lucan and Clondalkin and would undermine the consolidation of such settlements including their existing social and physical infrastructure, services and facilities. The motion would promote agglomerations in rural lands that are more difficult to serve by infrastructure, services and facilities.The zoning of the subject lands for residential development would therefore be at variance with the Core Strategy and would undermine its settlement hierarchy.**Recommendation**It is recommended that this motion is not adopted.[M23 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50597)Councillor W. Lavelle **AGREED** to **WITHDRAW** the Motion.DPM24/0216 Item ID:48004It was proposed by Councillor R. McMahon and seconded by Councillor D. RichardsonOn Map 9 to rezone .3Ha from RU ro RES-N  on Kiltipper Road - Submission no 0111 dealt with on Page 366 of Chief Executives Report as the current zoning does not reflect the use nor the potential use - Map supplied with Submission 0111**REPORT:**It is considered that the zoning of the subject site could prejudice the development of the RES-N zoned lands in Killinarden – Kiltipper in terms of access arrangements, permeability and the use of existing constructed roads in accordance with that initially envisaged under the Killinardin – Kiltipper Action Area Plan**.**The subject site has already been developed with a residential dwelling and the RU zoning of the site under the Draft Plan will still allow for the subject dwelling to be extended/refurbished or replaced (in necessary) in accordance with proper planning and sustainable development.Furthermore, the zoning of the subject lands would be surplus to the housing needs of the County during the lifetime of the Draft Plan and beyond are also not appropriate to intensive housing development by reason of their location at the edge of the Rural Metropolitan Area of the County.In the context of the location of the site in an elevated position at the edge of the rural metropolitan consolidation area; its development status; the surplus requirement for additional residential zoned lands and potential access and road layout implications for other zoned lands, it is considered that the proposed zoning would neither be appropriate or necessary.**Recommendation**It is recommended that this motion is not adopted.It was **AGREED to DEFER this Motion to the next Development Plan meeting scheduled for 5th February 2016.**DPM25/0216 Item ID:47955It was proposed by Councillor J. Lahart and seconded by Councillor That the Development Plan removes the objective to rezone as residential the lands adjacent to Edmondstown Park, Edmondstown Road, Rathfarnham - this is the second development plan which has set the objective to re-zone this agricultural land to residential.  **REPORT:**Compliance with Core StrategyIt is a requirement under the Planning and Development Act 2000 (as amended) for the County Development Plan, including its Core Strategy, to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and to ensure that sufficient and suitable lands are zoned to meet the population and housing requirements for the County. The Core Strategy in Chapter 1 of the Draft Plan identifies a growth in population of over 26,300 people and a need for over 32,000 dwellings during the lifetimes of the County Development Plan and it is a requirement to ensure that enough lands are zoned for such need and in appropriate places.The subject lands are designated within the Metropolitan Consolidation Area of the Dublin Gateway as identified under the Regional Planning Guidelines. It is policy of the Regional Planning Guidelines (RPGs) to gain maximum benefit from existing assets in the Dublin Gateway, including public transport and social infrastructure, through consolidation within the exiting built footprint of the City and the Inner Suburbs. This is seen as particularly important as falling occupancy levels and aging populations are placing the viability of existing services and facilities such as schools across the Metropolitan Area at risk.The RPGs seek to direct a significant portion of anticipated population and economic growth for the Greater Dublin Area into the Metropolitan Consolidation Area of the Dublin Gateway and this is reflected in the Core Strategy contained in the Draft County Development Plan.The subject lands are ideally positioned to help meet the population and housing needs of the County in a manner that strengthens and consolidates the inner suburban area of the Dublin Gateway and prevents a sprawl of development beyond the boundaries of the identified settlements and into rural and high amenity areas of the County. The removal of the proposed RES zoning objective would significantly reduce the Draft Plan’s Housing Land Capacity within the Metropolitan Consolidation Area. This would be at variance with the Regional Planning Guidelines.Impact on Agricultural LandsAgriculture uses are all listed as open for consideration under the proposed ‘RES’ zoning objective of the subject lands and the proposed zoning does not affect the exemptions provided for agricultural development as prescribed under the Planning and Development Regulations, 2001 (as amended).It is considered that the proposed RES zoning objective will not impinge upon the continued operation or development of the existing agricultural uses on the subject lands. The proposed zoning objective increases the range of land uses that could be realised on the subject site including residential development.**Recommendation**It is recommended that this motion is not adopted.[M25 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50811)[M25 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50788)**Following a contribution from Councillor J. Lahart, Mr E.Taaffe, Director Land Use Planning and Transportation responded to queries raised.** A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 25(TWENTYFIVE)****AGAINST: 0(ZERO)****ABSTAIN: 3(THREE)**The Motion AS PUT was AGREED.It was AGREED to take Motions 26 in conjunction with Motion 27Councillor P. Foley absented himself from the Chamber for the Motions.DPM26/0216 Item ID:47989It was proposed by Councillor P. Gogarty and seconded by Councillor G. O’Connell**Motion: L. O’Toole, Cllr G. O’Connell, Cllr P. Gogarty**“That the lands at , Lucan, Co Dublin, off the Newcastle Road be rezoned OS”, given that they are adjacent to existing OS lands across the road at Finns town and any amenities provided off the road would be accessible.[NB attempted to attach map here but there is no simple way of attaching from your own computer through CMAS]Coolamber Map**REPORT:**The subject lands, which were zoned for residential development under the 1998 County Development Plan, are located within an established residential area and have a long established zoning history. The lands have also been subject to a planning permission for residential development in the past therefore further establishing the precedent for residential development.It is a requirement under the Planning and Development Act 2000 (as amended) for the County Development Plan, including its Core Strategy, to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and to ensure that sufficient and suitable lands are zoned to meet the population and housing requirements for the County. The Core Strategy contained in the Draft Plan identifies a growth in population of over 26,300 people and a need for over 32,000 dwellings during the lifetime of the County Development Plan. It is a requirement to ensure that enough lands are zoned for such need and in appropriate places.The subject lands are designated within the Metropolitan Consolidation Town of Lucan in an area where population and housing growth should be directed particularly the context of their location close to the Dublin – Kildare rail line. The Settlement Strategy contained within the Regional Planning Guidelines (RPGs) identifies Metropolitan Consolidation Towns as settlements that will continue to support such key public transport corridors and will be important locations for services, retail and economic activity. This is reflected by the Draft County Development Plan.The subject lands are ideally positioned to help meet the population and housing needs of the County and prevent a sprawl of development beyond the boundaries of the identified settlements and into rural and high amenity areas of the County that are not served by public transport. The use of these lands purely for open space purposes would represent an inefficient use of zoned lands located close to a high capacity public transport corridor particularly in the context of their long established zoning history and planning history. This is also particularly the case in the context that there is sufficient open space provision in the area of the subject lands.The removal of the proposed RES-N zoning objective from the lands would also reduce the Draft Plan’s Housing Land Capacity particularly for the Metropolitan Consolidation Town of Lucan and would be at variance with the Core Strategy and the Regional Planning Guidelines.**Recommendation**It is recommended that this motion is not adopted.[M26 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50964)[M26 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50707)It was AGREED to DEFER this Motion to the next Development Plan meeting scheduled for 5th February 2016DPM27/0216 Item ID:48028Proposed by Councillor L. O'Toole**Motion: L. O’Toole, Cllr G. O’Connell, Cllr P. Gogarty**That the lands at Coolamber, Lucan, Co Dublin, off the Newcastle Road be rezoned OS”, given that they are adjacent to existing OS lands across the road at Finnstown and any amenities provided off the road would be accessible.**REPORT:**The subject lands, which were zoned for residential development under the 1998 County Development Plan, are located within an established residential area and have a long established zoning history. The lands have also been subject to a planning permission for residential development in the past therefore further establishing the precedent for residential development.It is a requirement under the Planning and Development Act 2000 (as amended) for the County Development Plan, including its Core Strategy, to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and to ensure that sufficient and suitable lands are zoned to meet the population and housing requirements for the County. The Core Strategy contained in the Draft Plan identifies a growth in population of over 26,300 people and a need for over 32,000 dwellings during the lifetime of the County Development Plan. It is a requirement to ensure that enough lands are zoned for such need and in appropriate places.The subject lands are designated within the Metropolitan Consolidation Town of Lucan in an area where population and housing growth should be directed particularly the context of their location close to the Dublin – Kildare rail line. The Settlement Strategy contained within the Regional Planning Guidelines (RPGs) identifies Metropolitan Consolidation Towns as settlements that will continue to support such key public transport corridors and will be important locations for services, retail and economic activity. This is reflected by the Draft County Development Plan.The subject lands are ideally positioned to help meet the population and housing needs of the County and prevent a sprawl of development beyond the boundaries of the identified settlements and into rural and high amenity areas of the County that are not served by public transport. The use of these lands purely for open space purposes would represent an inefficient use of zoned lands located close to a high capacity public transport corridor particularly in the context of their long established zoning history and planning history. This is also particularly the case in the context that there is sufficient open space provision in the area of the subject lands.The removal of the proposed RES-N zoning objective from the lands would also reduce the Draft Plan’s Housing Land Capacity particularly for the Metropolitan Consolidation Town of Lucan and would be at variance with the Core Strategy and the Regional Planning Guidelines.**Recommendation**It is recommended that this motion is not adopted.[M27 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50965)[M27 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50704)It was AGREED to DEFER this Motion to the next Development Plan meeting scheduled for 5th February 2016.DPM28/0216 Item ID:47875Proposed by Councillor W. Lavelle and seconded by Councillor V. Casserly**Mount Bellew Way, Lucan**That Maps No. 1/2 be amended to rezone lands at [Mount Bellew Way](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=98f97b6a-a99f-4b15-80eb-a59300a86c32), located between Fforster Square & Lucan Educate Together NS to zoning ‘OS’ to facilitate development of amenities for the community.Co-sponsored by Cllr. Casserly**REPORT:**Previous & Concurrent MotionThe same motion was submitted to the June 2015 Development Plan Meeting under Motion 88 (ID 45122) and was taken together with Motion 87 at the same meeting. Following a vote on the motions, it was agreed to insert a Specific Local Objective into the Draft Development Plan (TM7 SLO 1), which relates to the provision of access and visitor parking as part of future residential development together with the facilitation of drop off and pick up arrangements at the neighbouring Lucan Educate Together NS.There is also a concurrent motion (47876) seeking to increase the requirement for visitor parking spaces from 10 to 20 and to delete the word ‘residential’.Core Strategy RequirementsThe Core Strategy in Chapter 1 of the Draft Plan identifies a growth in population of over 26,300 people and a need for over 32,000 dwellings during the lifetimes of the County Development Plan and it is a requirement to ensure that enough lands are zoned for such need and in appropriate places. The subject lands are designated within the Metropolitan Consolidation Town of Lucan and are positioned to help meet the population and housing needs of the County and prevent a sprawl of development beyond the boundaries of the identified settlements and into rural and high amenity areas of the County that are not served by public transport, services and facilities.This is reflected by the Core Strategy contained in the Draft County Development Plan, which seeks to ensure that zoned lands are located to gain maximum benefit from existing assets such as the adjacent national school, parklands and local centre through consolidation and increasing densities within the existing built footprint of the Metropolitan Consolidation Towns.In the context that that there are more than sufficient parklands and open spaces located within the vicinity of the subject site including Willsbrook Park, Hermitage Park and Griffeen Valley Park, the removal of the proposed RES-N zoning objective from the lands would represent in inefficient use of housing lands that have access to services and facilities within a Metropolitan Consolidation Town.**Recommendation**It is recommended that this motion is not adopted.[M28 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50600)A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 14(FOURTEEN)****AGAINST: 8(EIGHT)****ABSTAIN: 1(ONE)**The Motion AS PUT was AGREED.DPM29/0216 Item ID:48018It was proposed by Councillor L. O'Toole and seconded by Councillor G. O’Connell**Motion: Cllr L O’Toole, Cllr G. O’Connell, Cllr P. Gogarty**That his council takes note and recognises the overwhelming support for the land “south of the railway line and North of the Grand Canal adjacent to the Newcastle/Lock road be zoned (commonly known as Beattie’s Field)”, to be used for Enterprise & Employment or Community Recreational purposes when the Clonburris SDZ is being designed and also acknowledges that a significant portion of this land is in a flood risk area.**REPORT:**The outcome of this motion could conflict with the motion submitted under Item ID 48017.The Planning and Development Act 2000 (Designation of Strategic Development Zone: Balgaddy-Clonburris South Dublin County) Order 2015 (S.I. No. 604 of 2015) establishes a revised designated area for the Balgaddy-Clonburris Strategic Development Zone (SDZ) in accordance with Part IX of the said legislation.As stated in the order, the area is designated for the establishment of a strategic development zone and the making of a draft planning scheme under the Planning and Development Act 2000 (as amended), which is a separate reserved function to the making of to a Development Plan.Section 168 of the Planning and Development Act 2000 (as amended) requires each draft planning scheme to indicate (inter alia) the type or types of development which may be permitted. It is a requirement for this reserved plan making function to be subject to a comprehensive public consultation process and to consider the proper planning and sustainable development of the area such as. This rules out the need to prescribe land uses or objectives prior to the making of a planning scheme.The provisions of Part IX of the Planning and Development Act 2000 (as amended) ensures that a planning scheme can be comprehensively considered without onerous restriction while at the same time ensuring that the broader and strategic provisions of the development plan are considered including proper planning.The suggestion of zoning objectives or objectives to designated SDZ lands prior to the making of a Planning Scheme would pre-empt and undermine the separate plan making process in an inappropriate manner and would be at variance with proper planning.**Recommendation**It is recommended that this motion is not adopted.[M29 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50795)[M29 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50746)Councillor L O’Toole **AGREED** to **WITHDRAW** the Motion.DPM30/0216 Item ID:47882It was proposed by Councillor W. Lavelle**Kishogue Community College/Lucan East Educate Together NS** To amend Maps 1 & 2 to show the Kishogue Community College building and to zone the entire sites of [Kishogue Community College](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=19ac7ac3-3c0a-40e9-96a9-a59300aa834e) and [Lucan East Educate Together NS](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=4b52f1a1-4436-4489-a3d8-a59300aa0b1a) as ‘Res’ in the same manner that as-built areas of Adamstown SDZ are zoned ‘Res’; and to further add new local objective under C12: **“To require the provision of public open space, including play pitch adjoining each of Kishogue Community College and Lucan East Educate Together NS.”**Co-sponsored by Cllr. Casserly**REPORT:**The Planning and Development Act 2000 (Designation of Strategic Development Zone: Balgaddy-Clonburris South Dublin County) Order 2015 (S.I. No. 604 of 2015) establishes a revised designated area for the Balgaddy-Clonburris Strategic Development Zone (SDZ) in accordance with Part IX of the said legislation. The application of development plan zonings and specific local objectives to lands that are now within the designated area is not appropriate and would be at variance with the SDZ Order and planning and development legislation.As stated in the Order, the area is designated for the establishment of a strategic development zone and the making of a draft planning scheme under the Planning and Development Act 2000 (as amended), which is a separate reserved function to the making of to a Development Plan.Section 168 of the Planning and Development Act 2000 (as amended) requires each draft planning scheme to indicate (inter alia) the type or types of development which may be permitted, the extent of such development and proposals relating to transportation. It is a requirement for this reserved plan making function to be subject to a comprehensive public consultation process and to consider the proper planning and sustainable development of the area such as education and the need for recreational amenity lands. This rules out the need to prescribe land uses and specific local objectives prior to the making of a planning scheme.The provisions of Part IX of the Planning and Development Act 2000 (as amended) ensure that a planning scheme can be comprehensively considered without onerous restriction while at the same time ensuring that the broader and strategic provisions of the development plan are considered including proper planning.The prescribed application of Development Plan zoning objectives and specific local objectives to designated SDZ lands prior to the making of a Planning Scheme would pre-empt and undermine the separate plan making process in an inappropriate manner and would be at variance with proper planning.**Recommendation**It is recommended that this motion is not adopted.[M30 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50604)Councillor W. Lavelle **AGREED** to **WITHDRAW** the Motion.DPM31/0216 Item ID:47864It was proposed by Councillor W. Lavelle and seconded by Councillor E. Ó’Broin**Lucan Pitch & Putt**That a Specific Local Objective to be included: “To support the ongoing development and future expansion of Lucan Pitch & Putt Club”Co-sponsored by Cllr. Casserly**REPORT:**The Planning and Development Act 2000 (Designation of Strategic Development Zone: Balgaddy-Clonburris South Dublin County) Order 2015 (S.I. No. 604 of 2015) establishes a revised designated area for the Balgaddy-Clonburris Strategic Development Zone (SDZ) in accordance with Part IX of the said legislation. The application of development plan zonings and specific local objectives to lands that are now within the designated area is not appropriate and would be at variance with the SDZ Order and planning and development legislation.As stated in the Order, the area is designated for the establishment of a strategic development zone and the making of a draft planning scheme under the Planning and Development Act 2000 (as amended), which is a separate reserved function to the making of to a Development Plan.Section 168 of the Planning and Development Act 2000 (as amended) requires each draft planning scheme to indicate (inter alia) the type or types of development which may be permitted, the extent of such development and proposals relating to transportation. It is a requirement for this reserved plan making function to be subject to a comprehensive public consultation process and to consider the proper planning and sustainable development of the area such as the need for recreational amenity lands. This rules out the need to prescribe land uses and specific local objectives prior to the making of a planning scheme.The provisions of Part IX of the Planning and Development Act 2000 (as amended) ensure that a planning scheme can be comprehensively considered without onerous restriction while at the same time ensuring that the broader and strategic provisions of the development plan are considered including proper planning.The prescribed application of a specific local objectives to designated SDZ lands prior to the making of a Planning Scheme would pre-empt and undermine the separate plan making process in an inappropriate manner and would be at variance with proper planning.It is considered that the SDZ Order will not inhibit the continued operation of the pitch and putt club or land ownership rights. Any sale and/or development of said lands will be at the prerogative of the pitch and putt club.**Recommendation**It is recommended that this motion is not adopted.[M31 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50832)It was **AGREED** to take Motion 31 in conjunction with Motion 32.DPM32/0216 Item ID:47865It was proposed by Councillor W. Lavelle**Lucan Pitch & Putt**To amend Maps 1 & 4 to clarify that the lands making-up Lucan Pitch & Putt Club should be zoned as ‘OS’.Co-sponsored by Cllr. Casserly**REPORT:**Core Strategy RequirementsIt is a requirement under the Planning and Development Act 2000 (as amended) for the County Development Plan, including its Core Strategy, to be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and to ensure that sufficient and suitable lands are zoned to meet the population and housing requirements for the County. The Core Strategy in Chapter 1 of the Draft Plan identifies a growth in population of over 26,300 people and a need for over 32,000 dwellings during the lifetimes of the County Development Plan and it is a requirement to ensure that enough lands are zoned for such need and in appropriate places.The subject lands within Lucan Pitch and Putt Club are designated within the Metropolitan Consolidation Town of Clondalkin and are also located adjacent to the Dublin – Kildare rail line. The Settlement Strategy contained within the Regional Planning Guidelines (RPGs) identifies Metropolitan Consolidation Towns as towns that will continue to be developed as part of the consolidation of the Metropolitan Area, will continue to support key public transport corridors such as the Dublin – Kildare rail line and will be important locations for services, retail and economic activity. This is reflected in the Core Strategy contained in the Draft County Development Plan.The subject lands are ideally positioned to help meet the population and housing needs of the County and prevent a sprawl of development beyond the boundaries of the identified settlements and into rural and high amenity areas of the County that are not served by public transport. The zoning of the subject lands for open space and recreational amenity (OS) would also reduce the Draft Plan’s Housing Land Capacity.Designation of SDZThe Planning and Development Act 2000 (Designation of Strategic Development Zone: Balgaddy-Clonburris South Dublin County) Order 2015 (S.I. No. 604 of 2015) now includes Lucan Pitch & Putt Club within a revised SDZ designated area. The area is therefore identified for the making of a draft planning scheme, which is a separate reserved function to the making of to a Development Plan.The application of a Development Plan zoning objective to lands that are within the designated area is not considered appropriate and would be at variance with the SDZ Order and planning and development legislation.Section 168 of the Planning and Development Act 2000 (as amended) requires each draft planning scheme to indicate (inter alia) the type or types of development which may be permitted and the extent of such development and proposals. It is a requirement for this separate plan making function to be subject to a comprehensive public consultation process and to consider the proper planning and sustainable development of the area such as the need for recreational amenity lands. This negates the need to prescribe a Development Plan zoning objective prior to the making of a planning scheme.The provisions of Part IX of the Planning and Development Act 2000 (as amended) ensure that a planning scheme can be comprehensively considered without onerous restriction while at the same time ensuring that the proper planning and sustainable development of the area is considered.The prescribed application of a Development Plan zoning to designated SDZ lands prior to the making of a planning scheme would therefore pre-empt and undermine the separate plan making process in an inappropriate manner and would be at variance with proper planning.It is considered that the SDZ Order will not inhibit the continued operation of the pitch and putt club or land ownership rights. Any sale and/or development of said lands will be at the prerogative of the pitch and putt club.**Recommendation**It is recommended that this motion is not adopted.[M32 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50830)**Following contributions from Councillors W. Lavelle and L. O’Toole Mr E. Taaffe, Director Land Use Planning and Transportation responded to queries raised.**A show of hands vote on the Motions followed, the result of which was as follows:**FOR: 17(SEVENTEEN)****AGAINST: 0(ZERO)****ABSTAIN: 4(FOUR)**The Motions AS PUT were AGREEDDPM33/0216 Item ID:47872It was proposed by Councillor W. Lavelle and seconded by Councillor V. Casserly**Extension of Griffeen Valley Park**To add a new local objective under C12: "To support and facilitate the extension of Griffeen Valley Park southwards to the Grand Canal, including the provision of additional playing pitches and ancillary facilities.” Co-sponsored by Cllr. Casserly, Higgins                                                                **REPORT:** The Planning and Development Act 2000 (Designation of Strategic Development Zone: Balgaddy-Clonburris South Dublin County) Order 2015 (S.I. No. 604 of 2015) establishes a revised designated SDZ area in accordance with Part IX of the said legislation. This includes lands to the south of Griffeen Valley Pak. The application of a specific local objectives to lands that are within the designated area is not considered appropriate and would be at variance with the SDZ Order and planning and development legislation.As stated in the order, the area is designated for the establishment of a strategic development zone and the making of a draft planning scheme under the Planning and Development Act 2000 (as amended), which is a separate reserved function to the making of to a Development Plan.Section 168 of the Planning and Development Act 2000 (as amended) requires each draft planning scheme to indicate (inter alia) the type or types of development which may be permitted and the extent of such development and proposals. It is a requirement for this separate plan making function to be subject to a comprehensive public consultation process and to consider the proper planning and sustainable development of the area such as the need for recreational amenity lands. This rules out the need to prescribe specific local objectives prior to the making of a planning scheme.This provisions of Part IX of the Planning and Development Act 2000 (as amended) ensure that a planning scheme can be comprehensively considered without onerous restriction while at the same time ensuring that the proper planning and sustainable development of the area is considered.The prescribed application of specific local objectives to designated SDZ lands prior to the making of a planning scheme would pre-empt and undermine the separate plan making process in an inappropriate manner and would be at variance with proper planning.**Recommendation**It is recommended that this motion is not adopted.[M33 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50817)**Following contributions from Councillors W. Lavelle, E. Ó’Broin, L. O’Toole and P. Gogarty, Mr E. Taaffe, Director Land Use Planning and Transportation responded to queries raised.**A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 6(SIX)****AGAINST: 13(THIRTEEN)****ABSTAIN: 6(SIX)**The Motion FELLDPM34/0216 Item ID:47988It was proposed by Councillor M. Duff and seconded by Councillor M. Genockey That Local Objective number 10 Cuckoo’s Nest/Tymon Park Residential Development, DP 2010/16, be reinstated in the 2016/2022 Development Plan. **REPORT:**The subject lands are located on the eastern side of the Greenhills Road and are surrounded by Tymon Park are, within the context of their ‘OS’ zoning, ideally positioned to provide for sports and recreational facilities and needs of Tallaght in line with the policies and the Open Space (OS) zoning objective of the subject site under the Draft County Development Plan. Within this context the lands are subject to a recent planning permission for an outdoor adventure centre (SD13A/0083).The proposed SLO would essentially equate to a rezoning of the subject lands for residential development. The Core Strategy contained in the Draft County Development Plan already ensures that are sufficient lands to provide for the housing needs of the County up to circa 2025 (40,273 dwellings). This includes for 152 Ha. Of lands within Tallaght, which will provide an additional 5,300 dwellings within the Metropolitan Consolidation Town.The subject lands are located within the boundary of the Metropolitan Consolidation Town of Tallaght, however, the lands are considered to be surplus to requirement during the lifetime of the Draft Plan. The zoning of the lands for residential development would shift the emphasis away from the consolidation of Tallaght and would also undermine the sustainable development of Tallaght Town Centre. This would be at variance with the Core Strategy.**Recommendation**It is recommended that this motion is not adopted.[M34 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50715)**Following a contribution from Councillor M. Duff, Mr E. Taaffe, Director Land Use Planning and Transportation responded to queries raised.**The Motion **AS PUT** was **AGREED**HousingDPM35/0216 Item ID:47995It was proposed by Councillor M. Duff and seconded by Councillor D. RichardsonThat this Council calls on the Manager not to renew Specific Local Objective number 55 2010/2016 DP Tymon-Retirement Village in the 2016/2022 Development Plan**REPORT:**Permission for a retirement development has been granted on the subject site.**Recommendation**It is recommended that this motion is adopted.[M35 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50754)[M35 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50663)The Motion was **AGREED**DPM36/0216 Item ID:48022It was proposed by Councillor L. O'Toole and seconded by Councillor G. O’Connell**Motion: Cllr L O’Toole, Cllr G. O’Connell, Cllr P. Gogarty**That this Council creates a new H3 Objective 5 to provide “Independent Living Residential Courtyard Areas” in suitable areas within our county.**REPORT:**The proposed motion relates to the detailed design of housing for older people and is considered to be more relevant to the Implementation Chapter of the Draft Plan (Chapter 11), which sets out development standards and design criteria for residential development including housing for older people.**Recommendation**It is recommended that this motion is adopted with amendment:Amend Section 11.3.2 (Residential Consolidation) to promote courtyard type developments for independent living at appropriate locations in relation to housing for older people.**Following contributions from Councillors G. O’Connell and L. O’Toole, Mr E. Taaffe, Director Land Use Planning and Transportation responded to queries raised.** The Chief Executives recommendation was **AGREED**DPM37/0216 Item ID:48026It was proposed by Councillor L. O'Toole and seconded by Councillor G. O’Connell That this council requests the CEO to include the following under the zone Open Space “OS” as Open for Consideration: “Independent Living Residential Courtyard”.**Motion: Cllr L O’Toole, Cllr G. O’Connell, Cllr P. Gogarty****REPORT:**The zoning matrix and tables contained in Chapter 11 and Schedule 5 relates to land uses and the Development Plan Maps not the design and form of development.‘Housing for Older People’ is already listed as ‘Open for Consideration’ under the ‘OS’ zoning objective under Table 11.5 of the Development Plan and the Zoning Objective Matrix contained in Schedule 5 of the Draft Plan. Housing for Older People is defined under Schedule 5 as:‘Housing schemes that are specifically designed to meet the needs of older people that comprise independent housing’.The Draft Plan therefore already includes scope for housing for older people in all forms including courtyard type developments on lands zoned objective ‘OS’ and the adoption of the motion would result in unnecessary repetition.The motion would also introduction a detailed element of development management to land use zonings in an appropriate manner that would have a knock on effect on the uses listed under all development plan zonings thus needlessly adding to the complexity of the Development Plan.The element of the motion that relates to the form of housing for older people is more relevant to the development standards contained in Chapter 11 including those that relate to housing for older people. It is recommended that the motions be amended in accordance with that recommended for Motion 48022.**Recommendation**It is recommended that this motion is adopted with amendment:Amend Section 11.3.2 (Residential Consolidation) to promote courtyard type developments at appropriate locations in relation to housing for older people.The Chief Executives recommendation was **AGREED**DPM38/0216 Item ID:48010It was proposed by Councillor W. Lavelle and seconded by Councillor V. Casserly**Residential Density**For clarity, to include a new objective under H8: “To require that the provisions contained in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (DECLG 2009) relating to Outer Suburban locations should apply to green field sites outside the M50 which are not subject to an LAP or SDZ, therefore requiring residential densities of 35-50 units per hectare.”Co-sponsored by Cllr. Brophy, Casserly, Dermody, Donovan, Egan, Higgins**REPORT:**Policy and standards on housing densities are set out and prescribed under the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (2009). The Planning Authority must have regard to these Ministerial Guidelines in the performance of its functions, as required under Section 28 of the Planning and Development Act 2000 (as amended). Guidelines that contain specific planning policy requirements must also be applied by planning authorities and the Board in the performance of their functions.The Ministerial Guidelines recognise that land is a scarce resource that needs to be used efficiently and sets out a range of appropriate residential densities for different contexts based on site factors and the level of access to existing and planned infrastructure and services, including public transport, physical and social infrastructure.The proposed motion could result in a blanket application of a density range of 35 – 50 dwellings per hectare to all greenfield lands to the west of the M50 that are not subject to an SDZ or LAP. As set out under the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (2009), the residential density standard of 35 – 50 dwellings per hectare is only applicable to ‘Outer Suburban/Greenfield Sites', which are defined as “…open lands on the periphery of cities or larger towns whose development will require to new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities.”The density standard of 35 – 50 dwellings per hectare is therefore not applicable or appropriate to Town Centre site (in Lucan, Clondalkin, Tallaght) and public transport corridors (rail and Luas) located within the County including those located to the west of the M50 and are not subject to an SDZ or LAP, where densities above 50 dwellings per hectare are recommended under the said guidelines in order to support sustainable patterns of development. This is reflected under H8 Objective 1 and supported under Housing Policy 8 of the Draft Plan 2016-2022, which promotes higher residential densities at appropriate locations and sets out to ensure that the density of new residential development is appropriate to its location and surrounding context.In accordance with the Regional Planning Guidelines, the moderate sustainable growth towns of Tallaght, Lucan and Clondalkin are identified as areas population and housing growth should be directed, particularly to areas where there is access to high quality public transport. This is reflected in the Core Strategy contained in the Draft County Development Plan. The range of densities prescribed under the Ministerial Guidelines including higher residential densities have therefore been applied at a broad level under the Draft Plan’s Core Strategy in the calculation of the capacity of all zoned lands within the County.The proposed motion also suggests a density range that exceeds that permissible for edge of centre sites in Small Towns/villages within the County as prescribed under the Sustainable Residential Development Guidelines and would suggest the overdevelopment of inappropriate sites.It is recommended that Section 11.3.1 (ii) be amended to state that densities of 35 – 50 dwellings per hectare should be applied to appropriate Outer Suburban / Greenfield sites.**Recommendation**It is recommended that this motion is adopted with amendment:Amend Section 11.3.1 (ii) of the Draft Plan to state that densities of 35 – 50 dwellings per hectare should be applied to appropriate Outer Suburban / Greenfield Sites in accordance with the recommendations of the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (2009) or any superseding guidelines.**Following contributions from Councillors W. Lavelle and E. Ó’Broin Mr E.Taaffe, Director Land Use Planning and Transportation responded to queries raised. Councillor E. Ó’Broin proposed an amendment to the motion:**To require that the provisions contained in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (DECLG 2009) relating to Outer Suburban locations should apply to green field sites outside the M50 at appropriate locations which are not subject to an LAP or SDZ, therefore requiring residential densities of 35-50 units per hectare.A show of hands vote on the Amended wording to the Motion followed, the result of which was as follows:**FOR: 7(SEVEN)****AGAINST: 13(THIRTEEN)****ABSTAIN: 5(FIVE)**The amended Motion FELL.A show of hands vote on the Original Motion followed, the result of which was as follows:**FOR: 13(THIRTEEN)****AGAINST: 11(ELEVEN)****ABSTAIN: 1(ONE)**The Motion AS PUT was AGREED.DPM39/0216 Item ID:48011It was proposed by Councillor W. Lavelle and seconded by Councillor F. Timmons **Residential Density**To include a new objective under H8: “To facilitate the development in limited locations of larger four and five bed detached homes, where it can be evidenced that there is an under-supply of such housing types in the surrounding so as to promote a sustainable residential mix in communities.” Co-sponsored by Cllr. Brophy, Casserly, Dermody, Donovan, Egan,**REPORT:**The ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (2009) sets out a range of appropriate residential densities for different contexts based on site factors and the level of access to existing and planned infrastructure and services, including public transport, physical and social infrastructure. The Planning Authority must have regard to these Ministerial Guidelines in the performance of its functions, as required under Section 28 of the Planning and Development Act 2000 (as amended). Guidelines that contain specific planning policy requirements must also be applied by planning authorities and the Board in the performance of their functions.The proposed motion would provide a blanket exception for low density houses across the county regardless of location or appropriateness and does not take cognisance of the requirement to apply different density ranges according to location and access to existing and planned infrastructure and services. There are many areas of the County where low densities achieved by 4 and 5 bedroom houses would be inappropriate including Town, District and Local Centres and high capacity public transport corridors.Section 11.3.0 (Land Uses) of the Draft Plan provides that Local Area Plans, SDZ Planning Schemes and Framework Plans can set out specific density bands that are based on local context. This provides scope for the plan led prescription of lower residential densities in the more peripheral area of the County such as the Ballycullen-Oldcourt (2014) and Newcastle (2012) Local Area Plans, which prescribe lower residential densities that are applicable to 4 and 5 bedroom houses.It is therefore recommended that the motion be amended to facilitate, in limited locations, four and five bed detached homes on lands that are appropriate to low density residential development.**Recommendation**It is recommended that this motion is adopted with amendment:To facilitate, in limited locations, four and five bed detached homes on lands that are appropriate to low density residential development.The Chief Executives recommendation was **AGREED**DPM40/0216 Item ID:47847It was proposed by Councillor S. Holland and seconded by Councillor J. Lahart11.3.1Residential(iv) Dwelling standardsTable 11.20 Minimum space standards for houses - Increase each minimum by 15sq metres - The average home in the UK is **85 square metres** compared to 115 square metres in Holland and 137 square metres in Denmark.Table 11.21 Minimum space standards for apartments - Increase each minimum by 15sq metres to be in line with European best practice.**REPORT:**Table 11.20 of the Draft Plan sets out the following minimum sizes for new house.

|  |  |
| --- | --- |
| **Type of Unit**  | **Houses**  |
| **One Bedroom**  | **50 sq.m**  |
| **Two Bedroom**  | **80 sq.m**  |
| **Three Bedroom**  | **92 sq.m**  |
| **Four bedroom**  | **110 sq.m**  |

These standards are based on those contained within the Quality Housing for Sustainable Communities Guidelines, Department of Community Heritage and Local Government, 2007. The minimum standard contained within the Draft Plan matches or exceeds ‘target gross floor area’ for two storey houses within the Guidelines. This will ensure that the basic amenity requirements are provided for occupants.  It should be noted however that in the interests of providing choice and promoting a diverse mix of occupants, Section 11.3.1 of the Draft Development Plan states:‘The overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types’.The proposed increase in house size will result in less choice as it promote greater uniformity in dwelling sizes (i.e. by reducing the range of dwelling types/sizes).  The increase will also result in a reduction in more affordable accommodation, as the cost of individual dwelling increase.Concerns in regard to the affordability of housing have been raised by the Minister for the Environment Alan Kelly, T.D and the Minister for Housing, Planning and Co-ordination of Construction 2020.  Letter have been sent to Local Authorities advising against increases in standards that adversely impact on ‘the economic viability or commercial investment in and delivery of new housing development’ over the period of a Development Plan.   **Recommendation**It is recommended that this motion is not adopted **Following contributions from Councillors S. Holland, C. King, J. Lahart, F. Timmons, T. Gilligan, Mr E.Taaffe, Director Land Use Planning and Transportation responded to queries raised.**A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 14(FOURTEEN)****AGAINST: 0(ZERO)****ABSTAIN: 6(SIX)**The Motion AS PUT was AGREED.DPM41/0216 Item ID:47898It was proposed by Councillor E. Ó Broin and seconded by Councillor S. Holland‘To reduce the permissible residential densities on the land between the [Monastery Road](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=ed74c294-2a74-4320-a7fd-a59b010509e6) and the N7 from the Red Cow Luas Station to St Bridget’s Cottages and Round Towers GAA club to a level in keeping with the residential character of the adjacent community along Monastery Road and Woodford Hill, focusing on family homes, appropriate green space & amenity, manageable traffic volumes and safeguarding the village character of the immediate area as the primary gateway into Clondalkin Village.’Cllr Eoin Ó Broin & Cllr Jonathan Graham**REPORT:**The Core Strategy in Chapter 1 of the Draft Plan identifies a growth in population of over 26,300 people and a need for over 32,000 dwellings during the lifetimes of the County Development Plan and it is a requirement to ensure that enough lands are zoned for such need and in appropriate places and at appropriate densities.The subject lands are located close to Clondalkin Town Centre and the Red Cow Stop on the Red Luas Line and have a long established zoning for residential development. A 10 year planning permission for mixed use development has already been granted planning permission on the subject site at a density that accords with the policy and standards on housing densities are set out and prescribed under the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (2009). The Planning Authority must have regard to these Ministerial Guidelines in the performance of its functions, as required under Section 28 of the Planning and Development Act 2000 (as amended).The subject lands are designated within the Metropolitan Consolidation Town of Clondalkin. The Settlement Strategy contained within the Regional Planning Guidelines (RPGs) identifies Metropolitan Consolidation Towns as settlements where population and housing growth should be directed, particularly to areas where there is access to high quality public transport. It is envisaged that these towns will continue to be developed as part of the consolidation of the Metropolitan Area, will continue to support key public transport corridors such as the Red Luas Line and will be important locations for services, retail and economic activity.This is reflected in the Core Strategy, which seeks to ensure that zoned lands are located to gain maximum benefit from existing assets through consolidation and increasing densities within the existing built footprint of the Metropolitan Consolidation Towns in a manner that makes efficient use of existing and planned infrastructure and services particularly high capacity public transport corridors.Furthermore, the Draft Plan 2016-2022 sets out to ensure that new residential development provides a wide variety of housing types that cater for the diverse housing needs of the County’s population and counteract segregation between differing household types within sustainable communities in accordance with the provisions of the Housing Strategy.The subject lands are therefore ideally positioned to help meet the population and housing needs of the County. The prescription of reduced residential densities and an inhibited housing mix would represent an inefficient use of zoned lands located adjacent to a high capacity public transport corridor. This would be at variance with the recommendations of the Regional Planning Guidelines and the Guidelines on Sustainable Residential Development.**Recommendation**It is recommended that this motion is not adopted.[M41 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50791)[M41 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50719)**Following contributions from Councillors T. Gilligan and E. Higgins, Mr E. Taaffe, Director Land Use Planning and Transportation responded to queries raised.**A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 23(TWENTYTHREE)****AGAINST: 0(ZERO)****ABSTAIN: 0(ZERO)**The Motion AS PUT was AGREED.DPM42/0216 Item ID:47961It was proposed by Councillor E. Higgins and seconded by Councillor W. LavelleWith reference to Chapter 2, that 2.5 Rural Housing be amended to include:Persons who have grown up or spent substantial periods of their lives, (12 years), living in the area, who have moved away and who now wish to return to reside near to, or to care for, immediate family members, seeking to build on the family landholding or on a site within 5 km of the original family home, and that immediate family members are defined as mother, father, son, daughter, brother, sister or guardianCo-Sponsors: Cllr Paula Donovan and Cllr William Lavelle**REPORT:**Previous MotionMotion No. 59 (Item 45054) of the June 2015 Draft Development Plan Meeting sought the amendment of Section  2.5.0 of the Draft Plan to reflect a desire to house people in rural areas particularly for people that wish to live their parents or grandparents. It was agreed to amend the motion in line with the recommendation of the Chief Executive and to amend the Draft Development Plan to take cognisance of the demand to provide support for dependents including family members and older parents in rural areas through the provision of dwelling subdivision.Provisions of Development PlanSection 2.5.0 of the Draft Development Plan takes cognisance of the demand to provide support for dependents including family members and older parents in rural areas through the provision of dwelling subdivision to accommodate older persons and this is reflected under Section 2.5.8 of the Draft Plan.It is unclear as to whether the proposed motion relates to the housing needs criteria set out under the Draft Plan in relation to housing in the RU zone (H Policy 22) or housing in the HA-DM zone (H Policy 23).In the case of the RU zones, the proposed motion would result in the application of more onerous housing needs criteria compared to those already contained within the Draft Plan, which requires applicant to demonstrate a genuine need to reside in proximity to their employment OR the applicant to have close family ties to the rural community.In the case of the HA-DM zone, the proposed motion would result in the application of weakened housing needs criteria that would allow extensive urban generated housing to occur in high amenity areas of the County that are extremely sensitive to development. This would be at variance with the ‘Sustainable Rural Guidelines for Planning Authorities’ (2005), the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (2009), the policies of the Draft Plan and the Landscape Character Assessment., It is also considered that the proposed motion would trigger the need for a Stage 2 Appropriate Assessment. The potential implications for the HA-DM zone are set out further below.Impact on Lands Zoned HA-DMThe ‘Sustainable Rural Guidelines for Planning Authorities’ (2005) identify that the rural areas of South Dublin County are under strong urban influence for housing. The guidelines advise that planning authorities should distinguish between urban and rural generated housing in such areas and avoid ribbon or haphazard forms of development. It is advised that housing should be directed to zoned lands in cities, towns and villages in order to counteract unsustainable growth patterns, counteract unsustainable commuting patterns, support existing services and facilities within urban areas while protecting rural areas from the spread of unsustainable development into areas that do not have sufficient access to the services and facilities.Within this context of the above, the Draft County Development Plan sets out to restrict the spread of dwellings in the rural area. Furthermore, the ‘Landscape Character Assessment of South Dublin County’ (2015) highlights the high landscape value and sensitivity of the rural hinterland areas of the County and advises that development in such areas should be kept to a minimum.Application of the proposed motion to lands within the HA-DM would allow for widespread and piecemeal development or urban generated housing in high amenity and sensitive areas of the County in a manner that would be at variance with the Sustainable Rural Housing Guidelines and would significantly denude the rural and high amenity character of the Dublin Mountain Zone. This would also have significant implications in relation to the tourism and amenity potential of the County.Impact on Sustainable Development of Small TownsThe ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas – Cities, Towns and Villages’ (2009) advise that where pressure for development of single homes in rural areas is high, proposals for lower densities of development would be more appropriate on serviced lands within the environs of small towns and villages thus offering people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in areas where services are available and within walking and cycling distance.Rathcoole and Newcastle have been designated as Small Towns within the Draft Development Plan’s Core Strategy and the Newcastle LAP (2012) provides for low density housing as a sustainable alternative to rural housing. The widespread application of the proposed motion to lands within the HA-DM zone would shift the emphasis of consolidation away from the Small Towns of Newcastle and Rathcoole and undermine the consolidation of such settlements including their existing social and physical infrastructure, services and facilities.**Recommendation**It is recommended that this motion is not adopted.**Following contributions from Councillors D. Looney, E. Higgins, T. Gilligan, C. King and P. Donovan, Mr E. Taaffe, Director Land Use Planning and Transportation and Mr. B Keaney, Senior Planner responded to queries raised.**A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 1(ONE)****AGAINST: 16(SIXTEEN)****ABSTAIN: 5(FIVE)**The Motion FELLDPM43/0216 Item ID:48082It was proposed by Councillor E. HigginsWith regard to Chapter 2 that the Development Plan contain a specific objective to introduce a minimum site requirement of 0.4 hectares for applications in relation to one-off housing in rural areas. Co-Sponsored: Cllr. William Lavelle**REPORT:**Chapter 11 Implementation sets out well considered standards and criteria in relation to the design and siting or rural housing. In recognition of the need to assess such proposals on a case by case basis, the standards are largely qualitative rather than quantitative.The Draft Plan requires a site analysis and character appraisal to be submitted with applications to include a rationale for the design and siting of the proposed development including form, building finishes, height, and massing based on the local and natural context.The application of rigid quantitative standards in the absence of an evidence base in not considered to be appropriate particularly in relation to developments such as rural housing that require detailed consideration in relation to a range of such issue including visual impact, drainage, traffic impact and wastewater treatment.**Recommendation**It is recommended that this motion is not adopted.Councillor E. Higgins **AGREED** to **WITHDRAW** the MotionDPM44/0216 Item ID:48002It was proposed by Councillor P. Gogarty and seconded by Councillor G. O’Connell**Motion: Cllr P. Gogarty Cllr L. O’Toole, Cllr G. O’Connell**Amend H11 Objective 2 to read: "To promote new residential development taking account of energy efficiency, prioritising passive house construction standards, as well as renewable energy opportunities, including solar energy where appropriate, in accordance with Part L of the building regulations."**REPORT:**The energy efficiency and renewable energy requirements for the construction of new residential and non-residential buildings are currently addressed in the Building Regulations Part L (2008 and 2011) and relevant national policy and guidelines. In consideration of the Planning and Development Act 2000 (as amended) and the Planning and Development Amendment Act 2010, the function of A County Development Plan is to support incremental changes to the Building Regulations Part L, national guidelines and other guidance without duplicating or introducing specific requirements on energy efficiency and renewable energy technologies that may conflict with or impede the implementation of the Building Regulations on any specific site for development. It is recommended that the Draft Plan 2016-2022 policies and objectives continue to support any future changes to the Building Regulations and national guidance, such as for example, Towards Nearly Zero Energy Buildings in Ireland: Planning for 2020 and Beyond, Department of the Environment, Community and Local Government, (2012).Having regard to the above, it is considered that the energy performance of existing and new buildings is sufficiently addressed in Energy (E) Policy 3, Energy (E) Policy 4 and Chapter 11 Implementation, of the Draft Plan. Energy (E) Policy 3 promotes high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings. Under Energy (E) Policy 4, the Council aims to ensure that all new development is designed to take account of the impacts of climate change, and that energy efficiency and renewable energy measures are considered in accordance with national building regulations, policy and guidelines. As such it is considered that the Draft Plan adequately addresses the energy performance of existing and new buildings in South Dublin CountyIn consideration of the motion proposal to prioritise the passive house standard and the inclusion of renewable energy opportunities including solar energy, for all new residential development in the County, attention is drawn to the letter from the Minister for the Environment, Community and Local Government to the Chief Executives of the Dublin local authorities in June 2015. This letter has regard to the delivery of residential developments in the Dublin area and the role of Development Plan policy. In particular, the letter states:‘Viability of new development and therefore supply, will be placed at risk by insertion of unreasonable or excessive requirements in relation to the standard of housing or ancillary services and facilities that, in turn, impact adversely on the economic viability of commercial investment in and deliverability of new housing development over the plan period’.Having regard to contents of the Minister’s letter and the other issues raised above, it is considered that the inclusion of this motion would impact negatively on the timely delivery of residential development in South Dublin County and would impede with the implementation of the Building Regulations Part L on individual sites for development across the County.**Recommendation**It is recommended that this motion is not adopted**Following contributions from Councillors P. Gogarty, W. Lavelle, G. O’ Connell and FN Duffy, Mr E.Taaffe, Director Land Use Planning and Transportation responded to queries raised.**A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 19(NINETEEN)****AGAINST: 2(TWO)****ABSTAIN: 6(SIX)**The Motion AS PUT was AGREEDDPM45/0216 Item ID:48117In the absence of Councillor A-M Dermody the Motion FELL.CHAPTER 2 HOUSINGWhere traveller site have been partially developed within the County with chalet accommodation, consisting of kitchen and toilet facilities only, that progress be made within the lifetime of this Development Plan to properly extend those chalet where space allows to building proper living and sleeping accommodation.**REPORT:**The County’s Traveller Accommodation Programme 2014-2018 sets out Council policy regarding the development and provision of Traveller Accommodation. The County’s Traveller Accommodation Programme is therefore the pre-eminent document in relation to the development and delivery of such sites. The Traveller Accommodation Programme is supported by H Policy 5 of the Draft Plan 2016-2022. Development of Traveller accommodation sites is also a separate Part 8 function of the local authority.The proposed motion therefore cannot be actioned or achieved through the County Development Plan, which is a strategic land use document.**Recommendation**It is recommended that this motion is not adopted.Community InfrastructureDPM46/0216 Item ID:47950It is proposed by Councillor R. McMahon and seconded by Councillor S. HollandSection 3.13 - Proposed that reference be made to the upgrading of Dodder Valley Park to have similar facilities as other major parks in the county to include facilities such as picnic areas, bicycle parking, allotments, play spaces and to open up the river for viewing at certain points **REPORT:**Policy C12 of the Draft Plan 2016-2022 supports the provision of a hierarchy of open space and recreational facilities throughout the County, and effective management of same. Objectives under Policy C12 make provision for the promotion of Management Plans to maximise the leisure and amenity resource offered by each of the County’s parks for the continued improvement of the park setting, biodiversity and recreational facilities. In addition, provision is made for developing both active and passive activities, indoor and outdoor recreational facilities, including sports facilities, and play facilities for a range of ages. It is noted that Policy C12 relates to the complete hierarchy of open space in the County, including existing parks such as the Dodder Valley Park, and objectives including support for the provision of play spaces in larger parks to cater for all age groups and abilities (C12 Objective 4) and allotments at suitable locations (C12 Objective 10). It is also noted that C12 SLO2 relates specifically to the promotion of a passive recreational area along the Dodder Valley Park in proximity to the Bawnville, Newbawn and Seskin View estates.**Recommendation**The intention of this motion is addressed under the policies and objectives detailed above; no amendment required to the County Development Plan.[M46 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50796)The Chief Executive recommendation was **AGREED**DPM47/0216 Item ID:48013It is proposed by Councillor W. Lavelle and seconded by Councillor D O’Brien **Coffee Shops in Parks**To add a new objective under CI12:”To support and facilitate the provision of coffee shops at appropriate locations in parks in the County.”Co-sponsored by Cllr. Brophy, Casserly, Dermody, Donovan, Egan, Higgins**REPORT:** Motion accepted.**Recommendation**It is recommended that this motion is adopted.The Motion was **AGREED**DPM48/0216 Item ID:47981It is proposed by Councillor G. O'Connell and seconded by Councillor P. Gogarty**Motion: Cllr G. O’Connell, Cllr P. Gogarty, Cllr L. O’Toole**That it be an objective of the 2016-2022 CDP to work with Dublin GAA County Board in line with the GAA Submission (0360) which outlined the importance of all-weather playing facilities/ pitches for Dublin GAA and envisages the creation of a cluster of facilities at strategic locations within the larger parks throughout the County.**REPORT:**As noted under Section 3.9.0 of the Chief Executive Report on the Draft Plan Public Consultation (December 2015) with regard to pitch provision, the Environment, Water and Climate Change Department is currently reviewing all the existing playing pitches within the County and analysing their usage such as frequency to establish how efficiently the space can be used in the future. This research is ongoing and it will highlight where supply is and where deficits are as well as inform future playing pitch provision where required. In this regard, it is noted that C7 Objective 11 of the Draft Plan 2016-2022 provides for a review of the County’s playing pitches. Policy C7 Objective 2 of the Draft Plan also states support for the provision of multi-purpose sports halls and all weather playing pitches in Moderate Sustainable Growth Towns. In addition, the Actions under Policy C7 provide for the preparation of a comprehensive study during the lifetime of the Plan to examine existing facilities, club structures, demographic data and other information to identify future needs for sports and leisure development in the County as developed through the LECP.With regard to clustering, co-location and sharing of playing pitches, it is noted that Policy C1 Objective 3 of the Draft Plan specifically refers to support for the clustering of community facilities such as community centres, sports and leisure facilities and open spaces to create multi-purpose community hubs. C7 SLO1 also provides for support of District Level Community Hubs in the Metropolitan Consolidation Towns of Tallaght, Lucan and Clondalkin, with such hubs incorporating all weather playing pitches. In addition, Policy C7 Objective 4 of the Draft Plan encourages the co-location of community and sporting facilities, with Policy C9 Objective 7 providing for the promotion and support of schemes that facilitate the shared use of school facilities, such as all-weather pitches, for community use outside school hours.The wording of the Policies, Objectives, SLOs, Actions and zoning matrixes detailed above are considered adequate and appropriate with regard to the provision of pitches and clustering of same, as requested by this Motion.**Recommendation**The intention of this motion is addressed under the policies and objectives detailed above; no amendment required to the County Development Plan.**Following contributions from Councillors D. Looney and G. O’Connell, Mr E.Taaffe, Director Land Use Planning and Transportation responded to queries raised.**The Chief Executive recommendation was **AGREED**DPM49/0216 Item ID:47887It was proposed by Councillor W. Lavelle and seconded by Councillor P. Gogarty**Peamount**To add a new local objective: “To support and facilitate the appropriate future development of Peamount Healthcare for rehabilitation and continuing care facilities.” Co-sponsored by Cllr. Casserly, Egan, Higgins**REPORT:**Submissions DRAFTDEVPLAN0200 & DRAFTDEVPLAN0344 sought the inclusion of an SLO to support and facilitate the future development of Peamount Healthcare for rehabilitation and continuing care facilities, and the rezoning of “surplus lands” at Peamount for enterprise and employment purposes. The submissions related to extensive lands at Peamount, including those located to the south of the R120 and identified as “surplus lands at Peamount (i.e. those not required for existing and future provision of rehabilitation and continuing care facilities)” in the submissions received.As noted in the Chief Executive Report on the Draft Plan Public Consultation (December 2015), the rezoning of the ‘surplus lands’ from RU to objective EE was considered unnecessary due to the existing quantum of enterprise and employment zoned lands to serve the County and the location of the lands relative to Casement Aerodrome, Baldonnel. With regard to the proposed SLO, the Chief Executive Report (December 2015) noted that having regard to the established use of the subject site, in healthcare use prior to 1963, the listing of ‘Primary Health Care Centre’ as open for consideration in the proposed RU zoning objective of the subject lands, and the provisions of Section 11.1.1 of the Draft Plan regarding ‘Open for Consideration’ and ‘Non-Conforming Uses’, an SLO would not be required in this instance.Notwithstanding the above, having regard to the content of the Motion which relates only to the future development of the existing Peamount Healthcare facility, it considered reasonable to include SLO to facilitate the future development and consolidation of the existing healthcare premises.**Recommendation**It is recommended that this motion is adopted.[M49 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50810)[M49 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50764)The Motion was **AGREED**DPM50/0216 Item ID:48085It was proposed by Councillor E. Higgins and seconded by Councillor P. GogartyTo add a new local objective: “To support and facilitate the appropriate future development of Peamount Healthcare for rehabilitation and continuing care facilities.”**REPORT:**Submissions DRAFTDEVPLAN0200 & DRAFTDEVPLAN0344 sought the inclusion of an SLO to support and facilitate the future development of Peamount Healthcare for rehabilitation and continuing care facilities, and the rezoning of “surplus lands” at Peamount for enterprise and employment purposes. The submissions related to extensive lands at Peamount, including those located to the south of the R120 and identified as “surplus lands at Peamount (i.e. those not required for existing and future provision of rehabilitation and continuing care facilities)” in the submissions received.As noted in the Chief Executive Report on the Draft Plan Public Consultation (December 2015), the rezoning of the ‘surplus lands’ from RU to objective EE was considered unnecessary due to the existing quantum of enterprise and employment zoned lands to serve the County and the location of the lands relative to Casement Aerodrome, Baldonnel. With regard to the proposed SLO, the Chief Executive Report (December 2015) noted that having regard to the established use of the subject site, in healthcare use prior to 1963, the listing of ‘Primary Health Care Centre’ as open for consideration in the proposed RU zoning objective of the subject lands, and the provisions of Section 11.1.1 of the Draft Plan regarding ‘Open for Consideration’ and ‘Non-Conforming Uses’, an SLO would not be required in this instance.Notwithstanding the above, having regard to the content of the Motion which relates only to the future development of the existing Peamount Healthcare facility, it considered reasonable to include SLO to facilitate the future development and consolidation of the existing healthcare premises.**Recommendation**It is recommended that this motion is adopted.[M50 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50656)The Motion was **AGREED**DPM51/0216 Item ID:47992It was proposed by Councillor P. Gogarty and seconded by Councillor G O’Connell**Motion: Cllr P. Gogarty Cllr L. O’Toole, Cllr G. O’Connell**Amend C1 SLO 1 to read:"To support a new community centre for the Balgaddy/South Lucan Area on the site of the existing Bush Centre, including a community garden, and to ensure that any community centre developed on this site meets the needs of the community and is developed in partnership with existing service providers in the Balgaddy/South Lucan Area.**REPORT:**The intention of this motion is accepted.It should be noted that the attached map prepared by the Chief Executive represents the existing Draft Plan Map, and does not reflect the amendment proposed on p427 the Chief Executive's report (December 2015).**Recommendation**It is recommended that this motion is adopted.[M51 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50659)The Motion was **AGREED**DPM52/0216 Item ID:48252In the absence of Councillor A-M Dermody the Motion **FELL**.ZONING PROPOSALSI note the Chief Executive’s Response & Recommendation that the draft Plan 2016-2022, I seeking that current Development Plan zoning be maintained pending the outcome of the decision of An Bord Pleanala. **REPORT:**The intention of this motion to retain the schools designation/mapping icons in the Ballycullen/Firhouse area pending the outcome of An Bord Pleanala’s decision on same, as recommended in the Chief Executive Report on the Draft Plan Public Consultation (December 2015), is noted. No amendment required to the County Development Plan.**Recommendation**It is recommended that this motion is adopted.DPM53/0216 Item ID:48094It is proposed by Councillor L. O'Toole and seconded by Councillor E. Ó’BroinMotion: **Motion: Cllr L O’Toole, Cllr G. O’Connell, Cllr P. Gogarty**That this councils recognises that the Scouts Ireland is a well-established community traditional club and that council amends the following underC7 Objective 6:To support the provision of permanent space for well-established sports clubs, including amateur boxing “and Scouting Ireland clubs”, in the county**REPORT:**The identification of specific or named clubs under the policies and objectives County Development Plan is not appropriate; however, the intention of the motion is acknowledged.**Recommendation**It is recommended that this motion is adopted with amendment to C7 Objective 6 as follows:'To support the provision of permanent space for well-established sports and leisure clubs, including amateur boxing clubs and scouts clubs, in the County'. [emphasis added to identify additional text]The Chief Executives recommendation was **AGREED**DPM54/0216 Item ID:48096Proposed by Councillor L. O'Toole and seconded by Councillor G. O’ConnellMotion: **: Cllr L O’Toole, Cllr G. O’Connell, Cllr P. Gogarty**As the demand on community and sports facilities are increasing in South Dublin County Council that this council request that the following Objective be included under 3.11.1 Primary and Post Primary Facilities:C9 Objective 11:To ensure that the provision of all new schools in the county are designed with adequate school sports facilities indoor and outdoor in line with the final population of the school.**REPORT:**The intention of the motion is acknowledged; however, an amendment is recommended to reflect the possible use of ‘off-site’ sporting facilities by schools.**Recommendation**It is recommended that this motion is adopted with amendment to include an additional Objective included under C Policy 9 as follows:'To ensure the provision of adequate indoor and outdoor school sports facilities for all new and existing schools in the County, based on identified need and in line with the final population of the school.’The Chief Executives recommendation was **AGREED**DPM55/0216 Item ID:47949Proposed by Councillor R. McMahon and seconded by Councillor T. GilliganThat Included in Chapter 3, a specific reference be made in an Objective to the provision of a medium sized GAA Stadium in the County with a seating capacity of c25, 000 to cater for the growth in participation and support for GAA games on the Southside of Dublin.**REPORT:**As noted under Section 3.9.0 of the Chief Executive Report on the Draft Plan Public Consultation (December 2015) it was recommended that ‘Stadium’ be added to the Definition of Use Classes in Schedule 5 of the Draft Plan, with this use integrated into the Land Use Zoning tables where appropriate and in accordance with relevant policies and objectives of the Draft Plan (detailed in the Manager's Amendments). The intention of the motion is acknowledged; as such it also recommended to include reference to stadium developments in ET8 Objective 3.**Recommendation**It is recommended that this motion is adopted with amendment to ET8 Objective 3:To support the development of sporting venues of national or regional scale, such as stadia, at locations served by high frequency public transport (Luas/Rail). **Following contributions from Councillors D. Looney, J. Graham, M. Genockey, E Ó’Broin, C. King, C. Brophy, K. Mahon, F. Warfield, P. Donovan, B. Bonner, J. Lahart, E. Higgins, L. O’Toole, F. Duffy, D. Richardson and R. McMahon,** The Motion was Further Amended by Cllr J. Graham toTo support the development of sporting venues of national or regional scale, such as stadia, at locations served by high frequency public transport (Luas/Rail/Bus), including the support of the Leinster GAA Strategic Plan 2015-2018.A show of hands vote on the further amended Motion followed, the result of which was as follows:**FOR: 30(THIRTY)****AGAINST: 0(ZERO)****ABSTAIN: 1(ONE)**The Motion AS FURTHER AMENDED was AGREED.DPM56/0216 Item ID:48009It was proposed by Councillor W. Lavelle and seconded by Councillor E. Higgins**School Developments**To update section ‘3.11.0 Educational Facilities‘ to reflect the projects in our County planned as part of the Government’s School Building Programme 2016 – 2021; and to further include a new objective under C9: "To facilitate the development of all new schools and extensions planned as part of the Government’s School Building Programme 2016 – 2021”.Co-sponsored by Cllr. Brophy, Casserly, Dermody, Donovan, Egan, Higgins**REPORT:**As noted under Section 3.11.0 of the Executive Report on the Draft Plan Public Consultation (December 2015), the submission from the Department of Education and Skills requests the inclusion of additional text in the narrative of Section 3.11.0 of the Draft Plan 2016-2022 regarding Educational Facilities. The additional text, which relates to issues including the role of the Department of Education and Skills in the identification and acquisition of school sites in the County, was considered and the Chief Executive Report recommended that Section 3.11.0 of the Draft Plan be amended as follows:‘3.11.0 Educational FacilitiesEducational facilities have an important role to play in developing sustainable and balanced communities in the County. The Department of Education and Skills is responsible for the delivery of educational facilities and services.South Dublin County Council has worked with the Department of Education and Skills since 2012, under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and support the Department’s Schools Building Programme. The Department of Education and Skills will continue to work closely with South Dublin County Council under the Memorandum of Understanding in relation to the identification and acquisition of school sites.The Department of Education and Skills will commence a new phase of school building during the period 2016-2022. The Department has identified a need for additional post primary schools in South Dublin County up to 2026. Schools in Lucan (Kishoge Community College), Tallaght (Kingswood) and Rathcoole (Holy Family Community School) are under construction or at design stage. Demand for further provision is also identified in the Lucan; Saggart/Citywest; Newcastle/Rathcoole; Knocklyon/Firhouse/Ballycullen areas. The Department identifies a possible requirement for further provision in the Lucan and Dublin 24 areas particularly, although other areas may also require some level of additional provision.With regard to primary school requirements, the Department of Education and Skills reviews demographic data on an ongoing basis, with any requirements for additional accommodation at primary level up to 2026 in the Development Plan area, either via new schools or expansion of existing schools, identified through that process. It is likely that additional provision will be required at primary level within the Development Plan area, over the lifetime of this Plan.The Provision of Schools and the Planning System, a Code of Practice for Planning Authorities, published jointly by the Department of Education and Skills and the Department of Environment Heritage and Local Government, sets out the best practice approach to facilitate the timely and cost effective roll out of school facilities’. [emphasis added to identify additional text]The additional motion proposed regarding new schools and extensions is also accepted.**Recommendation**It is recommended that this motion is adopted.The Motion was **AGREED**DPM57/0216 Item ID:48074Proposed by Councillor C. Brophy and seconded by Councillor P. Donovan Co-sponsored with Cllr Paula DonovanThat the zoning matrix table be amended for open space zoning so that schools and educational facilities are moved from "open for consideration" to "not permitted"**REPORT:**‘Education’ use is listed as open for consideration under proposed zoning objective OS/Open Space, in addition to other community uses such as childcare facilities, public services and restaurant/café. The introduction of a blanket restriction on all open spaces would be overly restrictive and inflexible, and has the potential to seriously restrict the deliverability of the Government’s School Building Programme 2016 – 2021. In addition, C12 Objective 8 of the Draft Plan 2016-2022 relates specifically to the retention of lands with established recreational uses as open space unless proximate alternatives can be agreed by the Council, with any proposals relating to educational uses assessed on its merits having regard to compliance with relevant policies and objectives of the Draft Plan.**Recommendation**It is recommended that this motion is not adopted.**Following contributions from Councillors C. Brophy, D. Looney, M. Genockey, C. King, B. Ferron, T. Gilligan and S. Holland** A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 8(EIGHT)****AGAINST: 19(NINETEEN)****ABSTAIN: 1(ONE)**The Motion FELL.DPM58/0216 Item ID:47881Proposed by Councillor W. Lavelle**New Secondary School, Lucan**To identify and reserve an appropriately-sized site on lands to the east of the proposed extension of Griffeen Valley Park for the new Second-Level school planned as part of the Government’s School Building Programme 2016 - 2021.Co-sponsored by Cllr. Casserly**REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022. Where the DES has identified a demand for school accommodation in a catchment area, SDCC will identify a number of potential sites and an evaluation process will be carried out in order to select the best possible available site. Notwithstanding a requirement for a school in a particular area, it would be premature to undertake the site selection process as part of the County Development Plan. The site selection remains a matter for the Council and will be determined after due process.**Recommendation**It is recommended that this motion is not adopted.[M58 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50603)Councillor W. Lavelle **AGREED** to **WITHDRAW** the Motion. DPM59/0216 Item ID:47899It was proposed by Councillor E. Ó Broin and seconded by Councillor P. FoleyIt shall be an objective of the plan to provide adequate sites for the development of post primary schools in the City West area to meet the needs of the growing population in that communityCllrs Eoin Ó Broin & Cllr Jonathan Graham**REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.In addition, it is noted that the Fortunestown Local Area Plan was adopted in May 2012 by South Dublin County Council following an extensive public consultation programme. Council staff spoke to some 538 people at public information sessions and 90 submissions were received. The Local Area Plan relates to an extensive area of lands that are undeveloped and zoned for development in the Citywest and Saggart area (144 hectares – 356 acres). The statutory Local Area Plan incorporates a comprehensive series of strategies and objectives in relation to Accessibility and Movement; Green Infrastructure; Land use; and Built form. These strategies are based around maximising accessibility and use of the Red Luas Line and identifies 5 school sites (3 primary schools and 2 secondary schools), a Garda Station, a Library and the required community floor space. These facilities are included as part of the LAP phasing requirements.**Recommendation**It is recommended that this motion is not adopted.It was agreed to take Motions 59, 60, 61, 62, 63, 64 and 65 together. Deferred to Meeting on February 5th 2016.DPM60/0216 Item ID:47902It was proposed by Councillor P. Foley and seconded by Councillor E. Ó’BroinI have been contacted by several residents of Citywest who are looking for "zoning for multiple secondary schools" in the Citywest area, as part of the Development Plan 2016 - 2022. What are the Manager's thoughts on it?**REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.In addition, it is noted that the Fortunestown Local Area Plan was adopted in May 2012 by South Dublin County Council following an extensive public consultation programme. Council staff spoke to some 538 people at public information sessions and 90 submissions were received. The Local Area Plan relates to an extensive area of lands that are undeveloped and zoned for development in the Citywest and Saggart area (144 hectares – 356 acres). The statutory Local Area Plan incorporates a comprehensive series of strategies and objectives in relation to Accessibility and Movement; Green Infrastructure; Land use; and Built form. These strategies are based around maximising accessibility and use of the Red Luas Line and identifies 5 school sites (3 primary schools and 2 secondary schools), a Garda Station, a Library and the required community floor space. These facilities are included as part of the LAP phasing requirements.**Recommendation**It is recommended that this motion is not adopted.It was agreed to take Motions 59, 60, 61, 62, 63, 64 and 65 together. Deferred to Meeting on February 5th 2016.DPM61/0216 Item ID:47951It was proposed by Councillor J. Lahart and seconded by Councillor P. FoleyThat the Development Plan 2016-2022 reflects the need for additional post-primary schools serving the Citywest / Saggart area - to ensure that children attending the existing vibrant local schools have local post-primary school options available to them**REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.In addition, it is noted that the Fortunestown Local Area Plan was adopted in May 2012 by South Dublin County Council following an extensive public consultation programme. Council staff spoke to some 538 people at public information sessions and 90 submissions were received. The Local Area Plan relates to an extensive area of lands that are undeveloped and zoned for development in the Citywest and Saggart area (144 hectares – 356 acres). The statutory Local Area Plan incorporates a comprehensive series of strategies and objectives in relation to Accessibility and Movement; Green Infrastructure; Land use; and Built form. These strategies are based around maximising accessibility and use of the Red Luas Line and identifies 5 school sites (3 primary schools and 2 secondary schools), a Garda Station, a Library and the required community floor space. These facilities are included as part of the LAP phasing requirements.**Recommendation**It is recommended that this motion is not adopted.It was agreed to take Motions 59, 60, 61, 62, 63, 64 and 65 together. Deferred to Meeting on February 5th 2016.DPM62/0216 Item ID:47971It was proposed by Councillor R. McMahon and seconded by Councillor P. FoleyTo provide for a suitable location for a Post Primary School in the General Citywest area to cater for the increasing young population in the 4 National Schools in the area.**REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.In addition, it is noted that the Fortunestown Local Area Plan was adopted in May 2012 by South Dublin County Council following an extensive public consultation programme. Council staff spoke to some 538 people at public information sessions and 90 submissions were received. The Local Area Plan relates to an extensive area of lands that are undeveloped and zoned for development in the Citywest and Saggart area (144 hectares – 356 acres). The statutory Local Area Plan incorporates a comprehensive series of strategies and objectives in relation to Accessibility and Movement; Green Infrastructure; Land use; and Built form. These strategies are based around maximising accessibility and use of the Red Luas Line and identifies 5 school sites (3 primary schools and 2 secondary schools), a Garda Station, a Library and the required community floor space. These facilities are included as part of the LAP phasing requirements.**Recommendation**It is recommended that this motion is not adopted.It was agreed to take Motions 59, 60, 61, 62, 63, 64 and 65 together. Deferred to Meeting on February 5th 2016.DPM63/0216 Item ID:48007It was proposed by Councillor D. Richardson and seconded by Councillor P. FoleyThat this council provide land space for secondary schools for the Citywest Saggart area in the draft development plan for 2016 to 2022Currently there are four thriving nationals’ schools in the area.All schools are fully subscribed with no current secondary schools in the area.children attending the schools should not have to travel outside the area   **REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.In addition, it is noted that the Fortunestown Local Area Plan was adopted in May 2012 by South Dublin County Council following an extensive public consultation programme. Council staff spoke to some 538 people at public information sessions and 90 submissions were received. The Local Area Plan relates to an extensive area of lands that are undeveloped and zoned for development in the Citywest and Saggart area (144 hectares – 356 acres). The statutory Local Area Plan incorporates a comprehensive series of strategies and objectives in relation to Accessibility and Movement; Green Infrastructure; Land use; and Built form. These strategies are based around maximising accessibility and use of the Red Luas Line and identifies 5 school sites (3 primary schools and 2 secondary schools), a Garda Station, a Library and the required community floor space. These facilities are included as part of the LAP phasing requirements.**Recommendation**It is recommended that this motion is not adopted.It was agreed to take Motions 59, 60, 61, 62, 63, 64 and 65 together. Deferred to Meeting on February 5th 2016.DPM64/0216 Item ID:48053It was proposed by Councillor W. Lavelle and seconded by Councillor P. Foley**CityWest Second-Level Schools**To identify and reserve appropriately-sized site(s) on lands in the CityWest area for the provision of multiple Second-Level Schools for Citywest, in conjunction with the Department of Education & Skills.Co-sponsored by Cllr. Brophy, Casserly, Dermody, Donovan, Egan, Higgins**REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.In addition, it is noted that the Fortunestown Local Area Plan was adopted in May 2012 by South Dublin County Council following an extensive public consultation programme. Council staff spoke to some 538 people at public information sessions and 90 submissions were received. The Local Area Plan relates to an extensive area of lands that are undeveloped and zoned for development in the Citywest and Saggart area (144 hectares – 356 acres). The statutory Local Area Plan incorporates a comprehensive series of strategies and objectives in relation to Accessibility and Movement; Green Infrastructure; Land use; and Built form. These strategies are based around maximising accessibility and use of the Red Luas Line and identifies 5 school sites (3 primary schools and 2 secondary schools), a Garda Station, a Library and the required community floor space. These facilities are included as part of the LAP phasing requirements.**Recommendation**It is recommended that this motion is not adopted.It was agreed to take Motions 59, 60, 61, 62, 63, 64 and 65 together. Deferred to Meeting on February 5th 2016.DPM65/0216 Item ID:48090It was proposed by Councillor K. Mahon and seconded by Councillor P. FoleyMotion For Development Plan"Based on the available housing capacity in the city West Saggart area, and the likelihood of significant population growth in the area, the Development Plan identifies the potential need for a second Post Primary School in the area. With co- location becoming an increasingly common aspect of Education the plan notes the co -location of a VEC School and an Educate Together school in the area and the likely need for both to develop secondary schools either through co-location or independently"Anti- Austerity Alliance**REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.In addition, it is noted that the Fortunestown Local Area Plan was adopted in May 2012 by South Dublin County Council following an extensive public consultation programme. Council staff spoke to some 538 people at public information sessions and 90 submissions were received. The Local Area Plan relates to an extensive area of lands that are undeveloped and zoned for development in the Citywest and Saggart area (144 hectares – 356 acres). The statutory Local Area Plan incorporates a comprehensive series of strategies and objectives in relation to Accessibility and Movement; Green Infrastructure; Land use; and Built form. These strategies are based around maximising accessibility and use of the Red Luas Line and identifies 5 school sites (3 primary schools and 2 secondary schools), a Garda Station, a Library and the required community floor space. These facilities are included as part of the LAP phasing requirements.**Recommendation**It is recommended that this motion is not adopted.It was agreed to take Motions 59, 60, 61, 62, 63, 64 and 65 together. It was **AGREED to DEFER these Motions to the next Development Plan meeting scheduled for 5th February 2016.** DPM66/0216 Item ID:47904It was proposed by Councillor P. Foley and seconded by CouncillorCan the two PS symbols on Carrigwood Green, Firhouse be removed from the County Development Plan?  The planning permission for these schools is currently under review with An Bord Pleanala. While education is of utmost importance, in the interest of fairness, can these symbols be kept off the Development Plan?**REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.Where the DES has identified a demand for school accommodation in a catchment area, SDCC will identify a number of potential sites and an evaluation process will be carried out in order to select the best possible available site, with final site selection determined after due process. In addition it is noted that all planning applications for new or extended school facilities in the County will be assessed on a case by case basis and on their merits with regard to issues including identified school sites, compliance with relevant policies, objectives and standards contained within the Plan, compatibility of proposed land use with the zoning objective of subject site and capacity of existing school facilities.It is therefore recommended that the Draft County Development Plan not be amended in this regard.**Recommendation**It is recommended that this motion is not adopted.[M66 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50809)**It was agreed to take Motions 66, 67, 68 & 70 together.**DPM67/0216 Item ID:47945Proposed by Councillor R. McMahonThat the symbols "PS" be removed from the Green Space between Ballycullen Drive and Killinniny Road at Firhouse from the draft development plan **REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.Where the DES has identified a demand for school accommodation in a catchment area, SDCC will identify a number of potential sites and an evaluation process will be carried out in order to select the best possible available site, with final site selection determined after due process. In addition it is noted that all planning applications for new or extended school facilities in the County will be assessed on a case by case basis and on their merits with regard to issues including identified school sites, compliance with relevant policies, objectives and standards contained within the Plan, compatibility of proposed land use with the zoning objective of subject site and capacity of existing school facilities.It is therefore recommended that the Draft County Development Plan not be amended in this regard.**Recommendation**It is recommended that this motion is not adopted.**Motions 66, 67, 68 & 70 taken together.**[M67 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50799)DPM68/0216 Item ID:48075Proposed by Councillor J. LahartThat the symbols indicating Primary School provision in the Draft Development Plan on the Firhouse Open Space (bordered by Kilinniney Road, and Ballycullen Drive) be removed from the Development Plan 2016-2022**REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.Where the DES has identified a demand for school accommodation in a catchment area, SDCC will identify a number of potential sites and an evaluation process will be carried out in order to select the best possible available site, with final site selection determined after due process. In addition it is noted that all planning applications for new or extended school facilities in the County will be assessed on a case by case basis and on their merits with regard to issues including identified school sites, compliance with relevant policies, objectives and standards contained within the Plan, compatibility of proposed land use with the zoning objective of subject site and capacity of existing school facilities.It is therefore recommended that the Draft County Development Plan not be amended in this regard.**Recommendation**It is recommended that this motion is not adopted.[M68 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50658)**Motions 66, 67, 68 & 70 taken together.**DPM70/0216 Item ID:48079Proposed by Councillor C. BrophyCo-sponsored with Cllr Paula Donovan That the manager seeks to remove the 2 icons representing primary schools on the Green Space adjacent to Ballycullen Drive on Map 9 from this development plan.    Removing large sections of public open space is contrary to sustainable development of an area.  **REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.Where the DES has identified a demand for school accommodation in a catchment area, SDCC will identify a number of potential sites and an evaluation process will be carried out in order to select the best possible available site, with final site selection determined after due process. In addition it is noted that all planning applications for new or extended school facilities in the County will be assessed on a case by case basis and on their merits with regard to issues including identified school sites, compliance with relevant policies, objectives and standards contained within the Plan, compatibility of proposed land use with the zoning objective of subject site and capacity of existing school facilities.It is therefore recommended that the Draft County Development Plan not be amended in this regard.**Recommendation**It is recommended that this motion is not adopted.[M70 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50657)**Motions 66, 67, 68 & 70 taken together.****Following contributions from Councillors S. Holland, C. Brophy, F. Duffy, P. Foley, D. Looney, C. King, M. Genockey, M. Murphy, D. O’Brien, D. Richardson, M. Duff, R. Mc Mahon and B. Ferron, Mr E.Taaffe, Director Land Use Planning and Transportation and Mr B. Keaney, Senior Planner responded to queries raised.** **A** [roll call vote](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=642bc722-d140-449c-8435-a5c400f37cc3) **on the Motion followed, the result of which was as follows;****FOR 10(TEN)****AGAINST 18(EIGHTEEN)****ABSTAIN 2(TWO)****The Motion FELL.**DPM69/0216 Item ID:48110In the absence of Councillor P. Kearns the Motion **FELL**.To remove the school symbols from the Firhouse open green space from the Development Plan**REPORT:**As noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.Where the DES has identified a demand for school accommodation in a catchment area, SDCC will identify a number of potential sites and an evaluation process will be carried out in order to select the best possible available site, with final site selection determined after due process. In addition it is noted that all planning applications for new or extended school facilities in the County will be assessed on a case by case basis and on their merits with regard to issues including identified school sites, compliance with relevant policies, objectives and standards contained within the Plan, compatibility of proposed land use with the zoning objective of subject site and capacity of existing school facilities.It is therefore recommended that the Draft County Development Plan not be amended in this regard.**Recommendation**It is recommended that this motion is not adopted.[M69 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50709)DPM71/0216 Item ID:48098Proposed by Councillor A-M. Dermody Chapter 3 Community InfrastructureFurther provision needs to be made in this Development Plan for more schools in the area (DUBLIN SOUTH WEST TO INCLUDE CITYWEST) in particular secondary school.NOTE THIS MOTION WAS SUBMITTED EARLIER HOWEVER MY WORD "AREA" WAS REPLACED BY YOUR INSERTION OF FIRHOUSE WHICH IS INCORRECT. PLEASE NOTE THE SPECIFIC REFERENCE LEST THERE BE ANY CONFUSION.CHAPTER 3 COMMUNITY INFRASTRUCTURESmaller sites be identified throughout Dublin South West, which might otherwise not be large enough to take a standard school but which could be designed to meet the needs of children and vulnerable adults with autism and other complex needs. **REPORT:**The error regarding the referencing of ‘Firhouse’ in lieu of ‘area’ under Section 3.11.0 of the Chief Executive Report on the Draft Plan Public Consultation (December 2015) has been noted and amended accordingly.With regard to school site provision in Dublin Couth West, as noted under Section 3.11.0 of the Draft Plan 2016-2022, the Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the Department of Education and Skills since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools, and to support the Department’s Schools Building Programme. The Department of Education and Skills reviews demographic data on an ongoing basis, with requirements for additional schools accommodation identified through same. It is noted that the list of schools detailed in Section 3.14.0 of the Draft Plan was provided by the Department of Education and Skills, arising from their latest projections on the need for school places and provision of new schools in the County. The Department of Education and Skills will commence a new phase of school building during the period 2016-2022.In addition, it is noted that the Fortunestown Local Area Plan was adopted in May 2012 by South Dublin County Council following an extensive public consultation programme. Council staff spoke to some 538 people at public information sessions and 90 submissions were received. The Local Area Plan relates to an extensive area of lands that are undeveloped and zoned for development in the Citywest and Saggart area (144 hectares – 356 acres). The statutory Local Area Plan incorporates a comprehensive series of strategies and objectives in relation to Accessibility and Movement; Green Infrastructure; Land use; and Built form. These strategies are based around maximising accessibility and use of the Red Luas Line and identifies 5 school sites (3 primary schools and 2 secondary schools), a Garda Station, a Library and the required community floor space. These facilities are included as part of the LAP phasing requirements.With regard to specialised education provision, it is noted that Policy C9 Objective 8 of the Draft Plan 2016-2022 relates specifically to the provision of special education and Autism Spectrum Disorder (ASD) classes in schools across the County. In addition, it is noted that the Council will continue to work with the Department of Education and Skills to provide much needed accommodation, including those for Special Education and ASD classes. The provision of specific classrooms for children’s needs is a matter that needs to be determined by the Department of Education and Skills prior to the submission of proposals for development and is therefore not a matter for the County Development Plan.**Recommendation**It is recommended that this motion is not adopted.Councillor A. Dermody **AGREED** to **WITHDRAW** the Motion.DPM72/0216 Item ID:48092It was proposed by Councillor K. Mahon and seconded by Councillor T. Gilligan"That Development Plan 2016-2022 provides for a new objective under Category C -Policy 9 - Primary and Post Primary Facilities, to identify the existence of educational facilities of differing ethos or management and distinguishes between "co-located" and "stand alone" institutions. Such an objective should be a guiding consideration in future area plans and instruct interaction with the Dept. of Education and Skills regarding future educational developments in the County"Anti- Austerity Alliance**REPORT:**The Department of Education and Skills is responsible for the delivery of educational facilities and services, with South Dublin County Council working with the Department under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and reserve sites for new primary and post-primary schools and facilitate the delivery of same in line with the Department’s Schools Building Programme. The management or classification of schools falls outside the remit of the Council and is therefore not a matter for the County Development Plan.**Recommendation**It is recommended that this motion is not adopted.**Following contributions from Councillors K. Mahon, M. Genockey, B. Leech, M. Murphy, D. Looney, B. Ferron and J. Lahart, Mr E. Taaffe, Director Land Use Planning and Transportation responded to queries raised.****It was AGREED to DEFER the Motion to the next Development Plan meeting on the 5th February.** DPM73/0216 Item ID:48023Proposed by Councillor L. O'Toole**Motion: Cllr L O’Toole, Cllr G. O’Connell, Cllr P. Gogarty**That this council requests that the CEO includes “Research and Development based enterprise” type industries as a Zoning objective class and creates a new zoning objective R&D, which would facilitate a research campus tied in to an existing educational institution.**REPORT:**Schedule 5 of the Draft Plan 2016-2022 sets out Definition of Use Classes & Zoning Matrix Table. ‘Office – Based Industry’ is defined as ‘Office-based activities that are concerned with the output of a specified product or service, including: data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, **research and development**, media recording and general media associated uses, publishing, telemarketing’ [emphasis added]. It is noted that under the Draft Plan zoning matrices Office-Based Industry is permitted in principle under REGEN, TC, DC, and EE zoning objectives, and open for consideration in RES, RES-N and LC zoned areas. It is considered that the Office-Based Industry use class provides adequate flexibility to accommodate research and development based enterprise and/or research uses in tandem with educational facilities in the County, subject to assessment with regard to the relevant policies and objectives of the County Development Plan.**Recommendation**It is recommended that this motion is not adopted.Councillor L O’Toole **AGREED** to **WITHDRAW** the Motion.DPM74/0216 Item ID:47982Proposed by Councillor G. O'Connell**Motion: Cllr G. O’Connell, Cllr P. Gogarty, Cllr L. O’Toole**In line with the Tallaght Priory Submission, that the Section 3.11.2 and ET1 Objective 9 in Section 4.3.1  of the 2016-2022 CDP be amended to include the Priory Institute as an educational institution within the County.**REPORT:**The Institute of Technology Tallaght (ITT) is nationally recognised as a centre for research and innovation. While other higher level educational institutions in the County are not specifically referenced in the Draft Plan 2016-2022, their function and position within the hierarchy of educational facilities within the County is recognised, with Section 3.11.12 of the Draft Plan providing for the support of all third and fourth level educational facilities throughout the County. It is not recommended that the Draft County Development Plan be amended in this regard.**Recommendation**It is recommended that this motion is not adopted.[M74 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50758)Councillor G. O'Connell **AGREED** to **WITHDRAW**.DPM75/0216 Item ID:47986Proposed by Councillor P. Gogarty and seconded by Councillor T. Gilligan**Motion: Cllr P. Gogarty, Cllr G. O’Connell, Cllr L O’Toole**To delete from C7 Objective 7 through to and including C7 Objective 11 and replace with the following:C7 Objective 7:To provide for a multi-use sports and community campus off the Newcastle Road to include and enhance existing facilities and add new facilities in a modular way to provide a hub for sports activities in the Lucan area, including provision for multi-storey buildings where appropriate.C7 Objective 8:To provide a swimming pool for Lucan on a new sports and leisure centre campus off the Newcastle Road; or at Griffeen Sports and Leisure Centre, the most suitable location to be sought as part of an extensive public consultation process; with any swimming pool building being modular in design and able to integrate and operate in conjunction with existing and future facilities, including having sufficient capacity built in to provide storage space for sports equipment from local clubs.C7 Objective 9:To support the development and promotion of an athletics track, built to a National standard, within the Lucan area, ideally within the designated location for a multi-use sports and community campus off the Newcastle Road.C7 Objective 10:To make available suitable Council owned brown land sites and buildings to sport, arts and community groups on a temporary basis.C7 Objective 11:To include a BMX facility for consideration in the review of the Jobstown Park Masterplan.C7 Objective 12:To support the review of the County’s playing pitches.**REPORT:**The Chief Executive’s Amendments to the Member’s Draft Copy noted a correction to the written text of the Draft Plan 2016-2022 to correct a formatting error, namely the erroneous inversion of the wording of C7 Policy 7 and Policy C7 SLO1 (p56 of Draft Plan).In this regard, it is noted that existing Policy C7 Objective 7 states:‘To provide a swimming pool for Lucan on a new sports and leisure centre campus at Griffeen; alternative locations to be sought as part of an extensive public consultation process but with Griffeen identified as the default site. The new sports facility will ensure that sufficient capacity is built in to provide storage space for sports equipment from local clubs’.and existing Policy C7 SLO 1 states:‘To support District Level Community Hubs in the Metropolitan Consolidation Towns of Tallaght, Lucan and Clondalkin, to serve the growing population of these settlements and of the County as a whole. Such hubs should incorporate a sports centre with swimming pool, all weather playing pitches and children’s play facilities’.The wording of C7 Objective 7 – to be corrected as C7 SLO1 – is unchanged from the SLO wording proposed by Councillor P. Gogarty (Co-sponsored by Cllrs Guss O’Connell, Liona O’Toole, and Francis Timmons), under Motion 118 (Item 45358), and adopted at the Draft Development Plan Meeting on 18th June 2015 with regard to the provision of a swimming pool for Lucan on a new sports and leisure centre campus at Griffeen (as a default site).The wording of C7 Objective 8 as proposed under this Motion is therefore considered to be adequately addressed under C Policy 7, as corrected, in this regard.The wording of C7 Objective 7 and C7 Objective 8, as proposed under this Motion, are considered to be overly specific and would restrict the assessment of alternative locations of a swimming pool and National standard athletics track if required. It is noted that the C7 Objective 7 of the Draft Plan – subject to the correction detailed above – would provide for District Level Community Hubs in the Metropolitan Consolidation Towns of Tallaght, Lucan and Clondalkin, to serve the growing population of these settlements and of the County as a whole, with such hubs proposed to incorporate a sports centre with swimming pool, all weather playing pitches and children’s play facilities. In addition, C7 Objective 8 of the Draft Plan provides for the development and promotion of an athletics track, built to a National standard, within the Lucan area and situated close to a major public transport route.The existing Policies and Objectives of the Draft Plan detailed above are therefore considered adequate and appropriate in this regard.The wording of C7 Objective 10, C7 Objective 11 and C7 Objective 12, as proposed under this Motion, are unchanged from the wording of existing C7 Objective 9, C7 Objective 10 and C7 Objective 11 of the Draft Plan respectively. No change is therefore required in this regard.**Recommendation**It is recommended that this motion is not adopted. [M75 - Location Map Jobstown Park](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50647)[M75 - Location Map Newcastle Road](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50646)**Following a contribution from Councillor P. Gogarty, Mr D. McLoughlin, Chief Executive responded to queries raised.**Councillor P. Gogarty **AGREED** to **WITHDRAW** the Motion.DPM76/0216 Item ID:47979 Proposed by Councillor G. O'Connell **Motion: Cllr G. O’Connell, Cllr P. Gogarty, Cllr L. O’Toole**Given the case made by Na Gaeil Oga CCG 0217/0219 that it be an objective of the 2016-2022 CDP that a suitable location be identified where this unique Club, the only Gaeilic Language GAA Club outside the Gaeltacht, can build a permanent home.**REPORT:**Policy C1 of the Draft Plan 2016-2022 includes objectives to support the provision of new and improved community facilities in established areas of the County, the provision of community facilities in developing areas in tandem with residential development, and the clustering of facilities such as community centres, sports and leisure facilities and open spaces to create multi-purpose community hubs. In addition, Policy C7 includes objectives relating to the promotion and support of developing minority sports with indoor and outdoor spaces for same, and the provision of permanent spaces for well-established sports clubs in the County. The identification of specific sites or allocation of premises for such uses or named clubs, however, is beyond the scope of the strategic land use function of the County Development Plan.**Recommendation**It is recommended that this motion is not adopted.The Chief Executive’s recommendation was **AGREED**DPM77/0216 Item ID:47980Proposed by Councillor G. O'Connell**Motion: Cllr G. O’Connell, Cllr P. Gogarty, Cllr L. O’Toole**That it be an objective of the 2016-2022 CDP to work with the Department of Children, the DDLETB, Foroige and other stakeholders to provide permanent Youth Centres in areas of the County identified as having a high teenage population and lacking suitable premises for youth Clubs.**REPORT:**Policy C1 of the Draft Plan 2016-2022 includes objectives to support the provision of new and improved community facilities in established areas of the County, the provision of community facilities in developing areas in tandem with residential development, and the clustering of facilities such as community centres, sports and leisure facilities and open spaces to create multi-purpose community hubs. In addition, Policy C7 includes objectives relating to the promotion and support of developing minority sports with indoor and outdoor spaces for same, and the provision of permanent spaces for well-established sports clubs in the County. The identification of specific sites or allocation of premises for such uses or named clubs, however, is beyond the scope of the strategic land use function of the County Development Plan.**Recommendation**It is recommended that this motion is not adopted.The Chief Executive’s recommendation was **AGREED**DPM78/0216 Item ID:47984Proposed by Councillor G. O'ConnellMotion - Cllr Guss O'Connell, Cllr Paul Gogarty, Cllr Liona O'TooleThat it be an objective of the 2016-2022 CDP in line with 0139 and 0177 that the executive work with Esker Boxing Club, Palmerstown Boxing Club and other stakeholders to provide permanent suitable premises where these and similar clubs can where feasible, co-locate, in purpose build premises.**REPORT:**Policy C1 of the Draft Plan 2016-2022 includes objectives to support the provision of new and improved community facilities in established areas of the County, the provision of community facilities in developing areas in tandem with residential development, and the clustering of facilities such as community centres, sports and leisure facilities and open spaces to create multi-purpose community hubs. In addition, Policy C7 includes objectives relating to the promotion and support of developing minority sports with indoor and outdoor spaces for same, and the provision of permanent spaces for well-established sports clubs in the County. The identification of specific sites or allocation of premises for such uses or named clubs, however, is beyond the scope of the strategic land use function of the County Development Plan.**Recommendation**It is recommended that this motion is not adopted.The Chief Executive’s recommendation was **AGREED**DPM79/0216 Item ID:47848Proposed by Councillor M. Murphy**Allowing for expansion at Tallaght Hospital:** The proposal to locate the National Children’s Hospital near Tallaght Hospital was hamstrung due to the size and shape of the site on offer i.e. the old St Malruan’s Halting Site and Staff car park. Considering that it is still a very real possibility that this project will not go ahead at the current location being pursued at St James’s Hospital due to planning restrictions, this Council should agree an objective which would facilitate the growth of the Hospital if necessary into what is now the Cookstown Industrial Estate. It is also now clear to all that the Acute Hospital System is simply not big enough and so there needs to be space for expansion allowed for at the Tallaght Hospital site.The objective would therefore need to state that no new Industrial Development will be considered on the lands South of the second avenue and West of the Cookstown Road within the Cookstown Industrial Estate as that land may need to be re- zone for Institutional use during the term of this Development Plan. The objective also need to state that a variation to the County Development Plan will be put in train immediately if the question of the location of the National Children’s Hospital changes again.Co-signed by Cllr. B. Leech and Cllr. K. Mahon**REPORT:**Policy C11a of the Draft Plan states that it is the policy of the Council to support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities. The lands surrounding the existing Tallaght Hospital property is subject to proposed REGEN zoning objective, under which ‘Hospital’ use is open for consideration. The effect of the proposal would effectively sterilise the subject lands and restrict the potential to the generation of employment; this would be contrary to the provisions of the policies and objectives of the Draft Plan with regard to supporting the economic development of the County, and to the principle of the REGEN zoning objectives which seeks to facilitate enterprise and/or residential led generation. It is also noted that the application of a zoning objective of a site/s does not preclude the existing use of a particular site or property continuing permitted/established operations and that any proposals relating to hospital or healthcare uses will be assessed on its merits having regard to compliance with relevant policies and objectives of the Draft Plan.**Recommendation**It is recommended that this motion is not adopted.[M79 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50739)[M79 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50631)The Chief Executive’s recommendation was **AGREED**DPM80/0216 Item ID:47952Proposed by Councillor J. LahartThat the Development Plan 2016-20122 reflects the future need for an additional Garda Station to serve the Citywest area which will be greatly expanded (to the size of a combined Kilnamangh and Kingswood area)**REPORT:**The identification of specific sites for Garda Stations is beyond the scope of the strategic land use function of the County Development Plan. It is noted, however, that The Fortunestown Local Area Plan was adopted in May 2012 by South Dublin County Council having undergone an extensive public consultation programme. The Local Area Plan relates to an extensive area of lands that are undeveloped and zoned for development in the Citywest and Saggart area (144 hectares – 356 acres). The statutory Local Area Plan incorporates a comprehensive series of strategies and objectives in relation to Accessibility and Movement; Green Infrastructure; Land use; and Built form. These strategies are based around maximising accessibility and use of the Red Luas Line and identifies a community infrastructure including a Garda Station. These facilities are included as part of the LAP phasing requirements.**Recommendation**It is recommended that this motion is not adopted.[M80 - Fortunestown LAP](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50908)[M80 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50792)The Chief Executive’s recommendation was **AGREED**DPM81/0216 Item ID:47963Proposed by Councillor E. HigginsThat Chapter 3, specifically 3.2.0, be amended to include reference to Rathcoole as the county’s only age-friendly village and that it provide for the use of signage in the village to promote thisCo-Sponsor: William Lavelle & Paula Donovan**REPORT:**The Age Friendly Action Plan was received as a submission for the Villages Initiative in 2013. Rathcoole is listed as one of the nine traditional villages of South Dublin County under Section 5.1.2 of the Draft Plan, and subject to proposed zoning objective VC which seeks ‘To protect, improve and provide for the future development of Village Centres’. While an Action under UC Policy 3 regarding Village Centres provides support for public realm improvement schemes under the Village Initiative, any details, including signage, pertaining to same would fall outside the remit of the County Development Plan.**Recommendation**It is recommended that this motion is not adopted.[M81 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50776)The Chief Executive’s recommendation was **AGREED**Economic Development & TourismDPM82/0216 Item ID:47858Proposed by Councillor E. Ó Broin and seconded by Councillor J. Graham‘The facilitate warehousing and ancillary auction uses at the Former Interbloem Premises, Corkagh off the Green Isle subject to proper planning and sustainable development including protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and Grange Castle Road, safeguarding the setting of Corkagh Park and its protected structures, and consideration of any potential impacts on the operation and safety of Casement Aerodrome.”Submitted by Cllrs Eoin Ó Broin & Jonathan Graham**REPORT:**The site is subject to ongoing enforcement proceedings under Enf. Ref. No. S7546. It is noted however that there is an established use on the site. It is considered appropriate to apply to an SLO on the subject site, as set out in the proposed motion.**Recommendation**It is recommended that this motion is adopted.Proposed SLOThe wording of the SLO should read as follows below, with typo errors in the proposed motion corrected:‘To facilitate warehousing and ancillary auction uses at the Former Interbloem Premises, Corkagh off the Green Isle Road subject to proper planning and sustainable development including protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and Grange Castle Road, safeguarding the setting of Corkagh Park and its protected structures, and consideration of any potential impacts on the operation and safety of Casement Aerodrome'.[M82 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50741)[M82 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50618)The Chief Executive’s recommendation was **AGREED**DPM83/0216 Item ID:48078Proposed by Councillor E. Higgins and seconded by Councillor K. EganTo facilitate warehousing and ancillary auction uses at the Former Interbloem Premises, [Corkagh](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=8f906c0f-2cec-49d7-85ea-a594011eb78d) off the Green Isle subject to proper planning and sustainable development including protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and Grange Castle Road, safeguarding the setting of Corkagh Park and its protected structures, and consideration of any potential impacts on the operation and safety of Casement AerodromeCo-Sponsored: Cllr. Kenneth EganMap here: **REPORT:**The site is subject to ongoing enforcement proceedings under Enf. Ref. No. S7546. It is noted however that there is an established use on the site. It is considered appropriate to apply to an SLO on the subject site.**Recommendation**It is recommended that this motion is adopted.Proposed SLOThe wording of the SLO should read as follows below, with typo errors in the proposed motion corrected:‘To facilitate warehousing and ancillary auction uses at the Former Interbloem Premises, Corkagh off the Green Isle Road subject to proper planning and sustainable development including protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and Grange Castle Road, safeguarding the setting of Corkagh Park and its protected structures, and consideration of any potential impacts on the operation and safety of Casement Aerodrome'.[M83 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50782)[M83 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50727)The Chief Executive’s recommendation was **AGREED**DPM84/0216 Item ID:48080Proposed by Councillor J. Graham and seconded by Councillor E Ó’ BroinThe facilitate warehousing and auction uses at the Former Interbloem Premises, Corkagh off the Green Isle subject to proper planning and sustainable development including protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and Grange Castle Road, safeguarding the setting of Corkagh Park and its protected structures, and consideration of any potential impacts on the operation and safety of Casement Aerodrome\*This motion is co-sponsored by Cllr Eoin Ó Broin\***REPORT:**The site is subject to ongoing enforcement proceedings under Enf. Ref. No. S7546. It is noted however that there is an established use on the site. It is considered appropriate to apply a SLO on the subject site.**Recommendation**It is recommended that this motion is adopted.Proposed SLOThe wording of the SLO should read as follows below, with typographical errors in the proposed motion corrected:'To facilitate warehousing and ancillary auction uses at the Former Interbloem Premises, Corkagh off the Green Isle Road subject to proper planning and sustainable development including protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and Grange Castle Road, safeguarding the setting of Corkagh Park and its protected structures, and consideration of any potential impacts on the operation and safety of Casement Aerodrome'.[M84 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50767)[M84 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50717)The Chief Executive’s recommendation was **AGREED**DPM85/0216 Item ID:47888Proposed by Councillor W. Lavelle and seconded by Councillor T. Gilligan**Economic & Enterprise Zone** To include a new local objective under ET3: ”To conduct a review of the zoning of lands south of the Grand Canal and west and north of the R120, including lands adjoining Peamount Healthcare, with a view to preparing a long-term plan for the expansion of the Grange Castle Economic and Enterprise Zone to this area, to accommodate strategic investment in the future, while also seeking to provide public open space along the Canal, including a natural heritage area in the vicinity of the historic canal quarries at Gollierstown.” Co-sponsored by Cllr. Casserly, Egan, Higgins**REPORT:**Section 1.12.0 of the Draft Development Plan states that ‘The Economic Strategy for South Dublin County seeks to ensure that there is a sufficient supply of zoned and serviced lands at suitable locations to accommodate future demand for enterprise and employment investment across a diverse range of sectors. The strategy also seeks to strengthen the alignment between employment, population and transport services’.Whilst a range of employment uses are permitted in principle or open for consideration across a range of land-use zonings, the County Development Plan seeks to guide enterprise and employment development to appropriate locations by identifying economic clusters and setting out policies and objectives for the future development of these areas.Having regard to the above it is considered that the proposed Motion is consistent with the objectives of the Economic Strategy for South Dublin County and Section 1.12.0 of the Draft Development Plan. As such it is recommended that the proposed motion should be adopted as an SLO under Section 4.3.3 of the Draft Development Plan.**Recommendation:**It is recommended that this motion is adopted.The wording of the SLO should read as follows;ET3 SLO1'To conduct a review of the zoning of lands south of the Grand Canal and west and north of the R120, including lands adjoining Peamount Healthcare, with a view to preparing a long-term plan for the expansion of the Grange Castle Economic and Enterprise Zone to this area, to accommodate strategic investment in the future, while also seeking to provide public open space along the Canal, including a natural heritage area in the vicinity of the historic canal quarries at Gollierstown'.[M85 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50801)[M85 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50763)The Chief Executive’s recommendation was **AGREED** DPM86/0216 Item ID:48024Proposed by Councillor L. O'Toole and seconded by Councillor T. Gilligan**Motion: Cllr L O’Toole, Cllr G. O’Connell, Cllr P. Gogarty**In Zoning Objective EE insert “Research and Development” as “Open To Consideration”**REPORT:**Schedule 5 of the Draft Plan 2016 – 2022 sets out Definition of Use Classes & Zoning Matrix Table.‘Office – Based Industry’ is defined as;‘Office-based activities that are concerned with the output of a specified product or service, including: data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and development, media recording and general media associated uses, publishing, and telemarketing’.The Zoning Objective Matrix of the Draft Plan 2016 – 2022 identifies that Office Based Industry is ‘permitted in principle’ under lands zoned ‘EE’  which seek ‘To provide for enterprise and employment related uses’.Having regard to the above it is considered that the intent of the proposed motion is provided for under the land use ‘Office – Based Industry’ and acceptability under lands zoned ‘EE’.**Recommendation**No amendment required to the Draft Development Plan 2016 – 2022.The Chief Executive’s recommendation was **AGREED**DPM87/0216 Item ID:48025Proposed by Councillor L. O'Toole and seconded by Councillor T. Gilligan In Zoning Objective REGEN insert “Research and Development” as “Open To Consideration”**Motion: Cllr L O’Toole, Cllr G. O’Connell, Cllr P. Gogarty****REPORT:**Schedule 5 of the Draft Plan 2016 – 2022 sets out Definition of Use Classes & Zoning Matrix Table.‘Office – Based Industry’ is defined as;‘Office-based activities that are concerned with the output of a specified product or service, including: data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and development, media recording and general media associated uses, publishing, and telemarketing’.The Zoning Objective Matrix of the Draft Plan 2016 – 2022 identifies that Office Based Industry is ‘permitted in principle’ under lands zoned ‘REGEN’ which seek ‘To facilitate enterprise and / or residential-led regeneration’.Having regard to the above it is considered that the intent of the proposed motion is provided for under the land use ‘Office – Based Industry’ and acceptability under lands zoned ‘REGEN’.**Recommendation**No amendment required to the Draft Development Plan 2016 – 2022.The Chief Executive’s recommendation was **AGREED**DPM88/0216 Item ID:47880Proposed by Councillor W. Lavelle and seconded by Councillor T. Gilligan**Tara Co-Op** To reinstate a Local Objective similar to LZO1 in the existing Development Plan, to apply to the site of the former Tara Co-op at Cooldrinagh, as follow: “ET2 SLO 1 - To facilitate the redevelopment and regeneration of the site of the former Tara Co-Op with a replacement development of a scale, design and layout appropriate to its prominent location in a Green Belt Zone and in proximity to the Liffey Valley High Amenity Area, the M4 and the Lucan/ Leixlip urban areas. Any such development should not compromise the important geomorphic and archaeological heritage of the site, and adjacent sites. Additionally it should not compromise the vistas or landscape amenity or biodiversity of the Valley.”Co-sponsored by Cllr. Casserly**REPORT:**The site of the former Tara Co-op at Cooldrinagh is zoned ‘HA-LV’ under the Draft Plan which seeks ‘To protect and enhance the outstanding natural character and amenity of the Liffey Valley’.The application of a zoning objective on a site/s does not preclude the existing use of a particular site or property.A number of uses are ‘open for consideration’ under the HA-LV zoning, including Agriculture, Allotments, and Education; Bed & Breakfast, Childcare Facilities, Community Centre, Doctor/ Dentist, Guest House, Home Based Economic Activities, Hotel/ Hostel, Public House, Restaurant/Café, Rural Industry-Food, and Shop-Local in existing premises; Boarding Kennels, Cemetery, Cultural Use, Place of Worship, and Traveller Accommodation providing for a 30m setback from the river bank; a Car Park for small-scale amenity/recreational purposes only and providing for a 30m setback from the river bank; Public Services subject to acceptable landscape impact assessment; and Residential in existing premises and in accordance with Council policy for residential development in rural areas.Regard should also be had to Policy HCL10 Objective 7 of the Draft Plan which requires that;‘Within areas designated ‘High Amenity – Liffey Valley’ and ‘High Amenity – Dodder Valley’ non-residential development will only be permitted where it:* Relates to the area’s amenity potential or to its use for agriculture or recreational purposes, including recreational buildings; or
* Comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and
* Preserves the amenity value of the river valley including its landscape value, views or vistas of the river valley and its biodiversity value’.

 Given the context of the site which comprises an existing premises it is considered that the uses permitted under the zoning objective ‘HA-LV’ are restrictive and would prevent appropriate redevelopment of the subject site. For example, ‘warehousing’, ‘transport depot’ and ‘garden centre’ are not permitted under zoning objective ‘HA-LV’. It is considered therefore the wording of the proposed motion should be adopted as an SLO under Section 9.2.4 of the Draft Plan.**Recommendation**It is recommended that the Draft Development Plan 2016 – 2022 be amended to provide for the proposed motion.The wording of the SLO should read as follows;HCL10 SLO 1:'To facilitate the redevelopment and regeneration of the site of the former Tara Co-Op with a replacement development of a scale, design and layout appropriate to its prominent location in the Liffey Valley “HA-LV” and in proximity to the M4 and the Lucan/ Leixlip urban areas. Any such development should not compromise the important geomorphic and archaeological heritage of the site, and adjacent sites. Additionally it should not compromise the vistas or landscape amenity or biodiversity of the Liffey Valley'.[M88 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50825)[M88 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50601)The Chief Executive’s recommendation was **AGREED**DPM89/0216 Item ID:47900In the absence of Councillor F. Warfield the Motion **FELL**.With cultural spaces and studios being squeezed out of Dublin city centre due to rising rents, South Dublin County Council should become an advocate for creative practitioners and entrepreneurs and establish a creative cluster in Tallaght, to greatly expand on a proven and successful service already provided by the Council and Rua Red. The potential exists to reimagine some of the county’s urban environments, such as industrial estates with public transport links to the city. The arts present the greatest potential to foster and develop the identity of South Dublin County.**REPORT:**The promotion of cultural heritage including arts, music, the development of museums, cultural centres and interpretative centres are provided for in the Draft Development Plan under the following policies;-Policy HCL 18:‘It is the policy of the Council to promote the County’s cultural heritage’.Policy ET8 Objective 2:‘To support tourism projects that seek to showcase and promote the County’s cultural heritage including arts, music, aviation history, Irish Language customs and ways of life including the development of museums, cultural centres and interpretative centres at appropriate locations’.It is noted under the Draft Plan that ‘Cultural Use’ is ‘not permitted’ on lands zoned ‘EE’ (‘To provide for enterprise and employment related uses’ and ‘RW’ (‘To provide for and consolidate warehousing’).With regard the location of cultural use, Policy UC1 Objective 1 seeks; ‘To direct retail, commercial, leisure, entertainment, civic, community and cultural uses into town, village, district and local centres and to achieve a critical mass of development and a mix of uses that is appropriate to each level in the urban hierarchy’.Section 11.2.3 of the Draft Plan refers to Town and Village Centres and states that ‘Town, village, district and local centres are the primary focus of community, economic, and cultural activity throughout the County. These centres are of vital importance to the County’s image and identity’.As such it is considered that the proposed motion is not adopted.**Recommendation**No amendment required to the Draft Development Plan 2016 – 2022.DPM90/0216 Item ID:47957Proposed by Councillor R. McMahon and seconded by Councillor T. Gilliganto include as an Objective under ET 6 "To support and facilitate the development of suitable facilities to enhance tourists, visitors and walkers experience at suitable locations along Greenways and trails such as coffee shops, bicycle hire outlet etc"**REPORT:**The intent of the proposed motion is provided for under the following policies / objectives of the Draft Development Plan 2016 – 2022 and the South Dublin Tourism Strategy 2015;Policy ET5;‘It is the policy of the Council to support the development of a sustainable tourism industry that maximises the recreational and tourism potential of the County, through the implementation of the South Dublin Tourism Strategy 2015’. Relevant Objectives under this policy are as follows;ET5 Objective 1:‘to support the development of tourism infrastructure, attractions, activities and facilities at appropriate locations subject to sensitive design and environmental safeguards’.ET5 Objective 3:‘ To support the development of a visitor facility in or adjacent to the High Amenity – Dublin Mountains zone (HA-DM), subject to an appropriate scale of development having regard to the pertaining environmental conditions and sensitivities, scenic amenity and availability of services’ .Policy ET6 ;‘It is the policy of the Council to support and facilitate the development of an integrated network of Greenways and Trails (combined off road cycle and walking routes) along suitable corridors, including natural linear open spaces such as river banks and canals, with local connectionsto villages and attractions and to take account of the environmental sensitivities along thesecorridors’. Relevant Objectives under this policy are as follows;ET6 Objective 1:‘To support and facilitate the development of an integrated network of Greenways and Trails along suitable corridors, including the River Liffey, Dublin Mountains Way, Grand Canal, River Dodder and Slade Valley’.ET6 Objective 2:‘To support the development of local tourist and heritage trails at suitable locations such as Brittas, Clondalkin, Lucan, Newcastle-Lyons, Rathcoole, Rathfarnham, Saggart, and Tallaght and seek to make such trails interactive e.g. development of application software.The South Dublin Tourism Strategy 2015 also identifies a range of actions to develop tourism infrastructure, activities and facilities adjacent to and along greenways and trails.As the intent of the proposed motion is provided for under the policies / objectives of the Draft Plan 2016 – 2022 detailed above and the South Dublin Tourism Strategy 2015, no amendment is required to the Draft Development Plan 2016 – 2022.**Recommendation**No amendment required to the Draft Development Plan 2016 – 2022.The Chief Executive’s recommendation was **AGREED**DPM91/0216 Item ID:48033Proposed by Councillor F.N. Duffy and seconded by Councillor D O’BrienOn page 75  After Policy 8  Include additional Objective 6: As environmental heritage is an important amenity upon which tourism depends and that it can be enjoyed and cherished by future generations protect, conserve and enhance them, strictly control development that might be detrimental  and ensure that enforcement procedures are adhered to and that developments are appropriate in scale and balance having  regard to pertaining environmental conditions and sensitivity and are sited and designed to a high standard, be clustered to form a distinct and unified feature in the landscape, utilise suitable materials and colours, and be readily absorbed in its surroundings by taking advantage of existing vegetation and/or topography, and be satisfactorily assimilated into the landscape so that they do not have an undue negative impact on the countryside or general amenities, natural and archaeological heritage features, areas of special amenity, appearance and character of landscapes NHAs, wildlife and environmentally sensitive areas, scenic or visual amenities an along designated Scenic Routes and or degrade or alter the natural environment. Facilitate infrastructure for water-related activities providing that it is consistent with natural and recreational values of the water body and any heritage designations. The Council will use its statutory procedures to ensure that natural amenities remain visually unspoilt.**REPORT:**The Landscape Character Assessment of South Dublin County 2015 highlights the high value and sensitivity of rural hinterland areas of the County, given the proximity to Dublin. The protection of these landscapes and, in particular, environmentally sensitive high amenity areas is a priority of the Development Plan.With regards Heritage, Policy HCL1 of the Draft Plan states that ‘It is the policy of the Council to protect conserve and enhance natural, built and cultural heritage features, and to support the objectives and actions of the County Heritage Plan’.Policy HCL 1 Objective 1 seeks;‘To protect, conserve and enhance natural, built and cultural heritage features and restrict development that would have a significant negative impact on these assets’.Policy HCL 7 states that ‘It is the policy of the Council to preserve and enhance the character of the County’s landscapes particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.HCL 7 Objective 1 seeks:‘To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, taking full cognisance of the Landscape Character Assessment of South Dublin County (2015)’.HCL 7 Objective 2 seeks:‘To ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the Landscape Character Assessment for South Dublin County (2015) in accordance with Government guidance on Landscape Character Assessment and the National Landscape Strategy’.With regards water related activities Policy HCL 11 Objective 2 seeks ‘To facilitate the development of the Grand Canal as a recreational route for walking, cycling, nature study and water based activities including fishing, canal boating, rowing and canoeing/kayaking, subject to appropriate environmental safeguards and assessments’.It is considered that the intent of the proposed motion is provided for under the policies above and others within the Draft Development Plan e.g. Rural Housing Design (Section 11.3.4), Agriculture & Rural Enterprise (Section 11.3.7) and Appropriate Assessment (Section 11.8.2). The wording of the proposed motion is not succinct and would result in a significant degree of duplication within the Development Plan. This may lead to difficulties and confusion in the application of the Plan and therefore the proposed wording cannot be supported.**Recommendation**No amendment required to the Draft Development Plan 2016 – 2022.The Chief Executive’s recommendation was **AGREED**DPM92/0216 Item ID:48034Proposed by Councillor F.N. Duffy and seconded by Councillor D O’BrienOn page 76 ET10 Include additional **Objective 4**: Applications for new development for aggregate extraction, processing and associated processes, shall identify existing public rights of way and walking routes which may be impacted on are adjacent to the development site. They shall be kept free from development as Rights of Way/Walking Routes. Ensure that tourist, natural or recreational amenities will not be materially affected through rigorous licencing development control and enforcement measures.**REPORT:**The intent of the proposed motion is legislated for under Section 22(2) (b) (iii) of the Planning and Development Regulations 2001 (as amended) which refers to ‘Content of planning applications generally’ and requires that a valid planning application shall be accompanied by 6 copies of a location map of not less than 1:1000 in built up areas and 1:2500 in all other areas and marked to identify clearly ‘any wayleaves in yellow’. As such the proposed motion is not warranted within the Draft Plan.**Recommendation**No amendment required to the Draft Development Plan 2016 – 2022.The Chief Executive’s recommendation was **AGREED**DPM93/0216 Item ID:48035Proposed by Councillor F.N. Duffy and seconded by Councillor D O’BrienOn page 76 Include additional sub secs:**A  Agriculture**1 Recognising the increasing demand for recreational space, provision should be made for the recreational use of agricultural land, particularly commonage and other rough grazing land which shall be regarded primarily as a recreational resource.2   Farmers will be encouraged to see themselves as custodians of the countryside and the rural landscape which are valuable to present and future generations3 Agriculture is an integral part of the management of large parts of the rural environment and landscape and provides an amenity for enjoyment of the general population.**B  Forestry**Objectives1 Provide, encourage and protect access to forestry and woodlands, including private forestry, in co-operation with Coillte, the Forest Service and other agencies, for walking routes (including long distance and looped walks), mountain trails, nature trails, mountain bike trails, bridle paths, orienteering and other non-noise generating recreational activities for the benefit of local people and tourists.  The Council will support the development of purpose built trails and cycle tracks.2 Identify public rights of way and established walking routes before planting commences.3   Forestry shall not obstruct existing public rights of way, traditional walking routes or recreational and tourism amenities and ensure that they protected and retained as Public Rights of Way/Walking Routes.**REPORT:*****Re. Agriculture***Section 4.1.1 of the Draft Plan 2016 – 2022 states that ‘Agriculture, horticulture and rural related enterprises define the economic character of the rural and mountain areas of the County and continue to play a defining role in the rural landscape’.Agriculture is provided for under the following policies/ objectives of the  Draft Plan 2016 – 2022;ET9 Objective 1:To support and facilitate sustainable agriculture, horticulture, forestry and other rural enterprises at suitable locations in the County.ET9 Objective 2:To support farm diversification and agri-tourism, where a proposed business initiative is subordinate to the primary agricultural use of the site, subject to traffic and environmental safeguards.ET9 Objective 3:To protect agriculture and traditional rural enterprises from unplanned and/or incompatible urban development.HCL 9 Objective 1:To restrict development within areas designated with Zoning Objective ‘HA – DM’ (To protect and enhance the outstanding natural character of the Dublin Mountains Area) and to ensure that new development is related to the area’s amenity potential or to its use for agriculture, mountain or hill farming and is designed and sited to minimise environmental and visual impacts.It is considered that the intent of the proposed motion is provided for under these policies / objectives of the Draft Development Plan 2016 – 2022. As such the wording of the proposed motion is not warranted within the Draft Plan.***Re. Forestry, Rights of Way and Permissive Access Routes;***Relevant Policies and Objectives are provided for under the Draft Development Plan as follows;ET9 Objective 1: (see above)ET9 Objective 4:To support sustainable forestry development at suitable locations in the County, subject to the protection of the rural environment, sensitive areas and landscapes.Policy HCL16:It is the policy of the Council to continue to promote and improve access to high amenity, scenic, and recreational lands throughout the County, including places of natural beauty or utility, for the purposes of outdoor recreation, while avoiding environmental damage, landscape damage and impacts to Natura 2000 sites.HCL 16 Objective 1:To promote the preservation of public rights of way that give access to mountain, lakeshore, riverbank or other places of natural beauty or recreational utility such as parklands, geological and geo-morphical features of heritage value and to identify and map such public rights of way as they come to the attention of the Council.HCL 16 Objective 2:To promote and facilitate the creation of Permissive Access Routes and heritage trails that will provide access to high amenity, scenic and recreational lands including rural areas, forests, woodlands, waterways, upland/mountain areas, the Grand Canal, the Dodder Valley, the Liffey Valley and between historic villages (utilising modern technology), in partnership with adjoining local authorities, private landowners, semi-state and other public bodies such as Coillte and the Forest Service.HCL 16 Objective 3:To promote and facilitate the continued development of the Dublin Mountains Way and the Wicklow Way in association with the Dublin Mountains Partnership, particularly Permissive Access Routes that provide access to regional and local networks of walking, running, hiking and mountain bike trails and other recreational facilities. The routing of new trails and rerouting of existing trails off public roads is encouraged.HCL 16 Objective 4:To promote and improve access, in partnership with the relevant landowners, to all the historic sites in the County and seek to maximise their tourism potential in partnership with the relevant landowners.HCL 16 Objective 5:To bring mountain amenities closer to residential communities by promoting the establishment of a network of formal footpaths, off-road paths and cycleways that facilitate casual walkers and cyclists.It is considered that the intent of the proposed motion is provided for under these policies / objectives of the Draft Development Plan 2016 – 2022. As such the wording of the proposed motion is not warranted within the Draft Plan.**Recommendation**No amendment required to the Draft Development Plan 2016 – 2022.The Chief Executive’s recommendation was **AGREED**DPM94/0216 Item ID:48071Proposed by Councillor J. Lahart and seconded by Councillor T. GilliganThat the Development Plan 2016-20122 provides for the consideration and development of visually attractive and appropriately-sized visitor centres in county Parks such as Dodder Linear Park and Tymon Park – such centres to act as hubs for children’s playgrounds, farmers/craft/cottage industry markets and other activities and so enhance the visitor experience in our parks through the provision of services such as coffee docks and heritage/environmental and tourism information**REPORT:**It is considered that the intent of the proposed motion is provided for under the following policies objectives  in the Draft Development Plan 2016 – 2022; ET5 Objective 1:To support the development of tourism infrastructure, attractions, activities and facilities at appropriate locations subject to sensitive design and environmental safeguards.Policy HCL10 :It is the policy of the Council to protect and enhance the visual, recreational, environmental, ecological, geological and amenity value of the Liffey Valley and Dodder Valley, as key elements of the County’s Green Infrastructure network.HCL 10 Objective 9:To support and facilitate the development of an interpretive/visitor centre within the Liffey Valley utilising existing buildings.HCL 10 Objective 10:To promote and support the development of a tourist amenity and educational/interpretive centre, such as a demonstration mill, within the Dodder Valley.As the intent of the proposed motion is provided for under the policies / objectives above, it is considered that the wording of the proposed motion is not warranted within the Draft Plan.**Recommendation**No amendment required to the Draft Development Plan 2016 – 2022.The Chief Executive’s recommendation was **AGREED**DPM95/0216 Item ID:47968Proposed by Councillor E. Higgins and seconded by Councillor T. GilliganWith reference to Chapter 4 that the development of local tourist and heritage trails at suitable locations such as Brittas, Clondalkin, Lucan, Newcastle-Lyons, Rathcoole, Rathfarnham, Saggart, and Tallaght be complemented with interactive online maps and large erected maps at the start of each trail.Co-Sponsored by: Cllrs William Lavelle and Paula Donovan**REPORT:**It is considered that the intent of the proposed motion is provided for under the following policies objectives in the Draft Development Plan 2016 – 2022;Policy ET5 which refers to Tourism Infrastructure:‘It is the policy of the Council to support the development of a sustainable tourism industry that maximises the recreational and tourism potential of the County, through the implementation of the South Dublin Tourism Strategy 2015’. Relevant Objectives under this policy are as follows;ET5 Objective 1:‘to support the development of tourism infrastructure, attractions, activities and facilities at appropriate locations subject to sensitive design and environmental safeguards’.Policy ET6 Objective 2:‘To support the development of local tourist and heritage trails at suitable locations such as Brittas, Clondalkin, Lucan, Newcastle-Lyons, Rathcoole, Rathfarnham, Saggart, and Tallaght and seek to make such trails interactive e.g. development of application software.The South Dublin Tourism Strategy 2015 also identifies a range of actions to develop tourism infrastructure, activities and facilities adjacent to and along greenways and trails.As the intent of the proposed motion is provided for under the Draft Plan Policies / Objectives and South Dublin Tourism Strategy 2015 referred to above, no amendment to the Draft Plan is required.**Recommendation**No amendment required to the Draft Development Plan 2016 – 2022The Chief Executive’s recommendation was **AGREED**DPM96/0216 Item ID:47969Proposed by Councillor E. HigginsThat Chapter 11, specifically 11.3.8, be amended to call-out the need for strict enforcement of planning permission conditions at extractive sites.Co-Sponsored: Cllr William Lavelle**REPORT:**Part VIII of the Planning and Development Act 2000 (as amended) sets out the legislative requirements for Enforcement. The issue of enforcement is not addressed in Part II of the Act, which relates to the making of a County Development Plan. The inclusion of text in relation to same is not, therefore, recommended.**Recommendation**It is recommended that this motion is not adopted.Councillor E. Higgins **AGREED** to **WITHDRAW** the Motion.DPM97/0216 Item ID:48054Proposed by Councillor W. Lavelle**Coldcut Road zoning** To apply ‘Regen’ zoning to a site at Coldcut Road ([map attached](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=67e60e64-fdb3-4644-b261-a59401261fe2)) to ensure the future, sustainable use of the site and premises, particularly noting its strategic importance from an urban design viewpoint at the terminus of a key entrance/exit avenue from the Liffey Valley lands.Co-sponsored by Cllr. Egan, Higgins**REPORT:**The site under the current Development Plan 2010 – 2016 is zoned Objective ‘F’ which seeks ‘To preserve and provide for open space and recreational amenities’.Under the Draft Plan 2016 – 2022 the subject site is zoned ‘OS’ which seeks ‘To preserve and provide for open space and recreational amenities’.The site is currently in use as a gymnasium / fitness centre.Zoning Objective ‘REGEN’ seeks ‘To facilitate enterprise and/or residential led regeneration’.The Regeneration or ‘REGEN’ zoning objective has been introduced to support and facilitate the regeneration of underutilised industrial lands that are proximate to town centres and/or public transport nodes for more intensive enterprise and residential led regeneration.Given the context of the site which comprises a recently developed leisure / fitness centre and its distance from other REGEN zonings and urban centres it is considered that the Regeneration (REGEN) zoning is not appropriate at this location.It should be noted that REGEN zoned lands may be subject to the vacant site levy as per Section 15 of the Urban Regeneration and Housing Act, 2015.**Recommendation**It is recommended that this motion is not adopted.[M97 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50747)[M97 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50640)Councillor W. Lavelle **AGREED** to **WITHDRAW** the Motion.DPM98/0216 Item ID:48070Proposed by Councillor E. Higgins and seconded by Councillor W. LavelleThat lands behind [Greenogue](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=09b3a61c-29b1-4a1b-ade2-a5940121a474) Industrial Park be zoned EE to provide for the strategic development of Greenogue Industrial Park and the provision of employment and that a Specific Local Objective be applied to these lands to require preparation of a site specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on these landsCo-Sponsored by Cllrs William Lavelle and Emer HigginsMap here:**REPORT:**The subject issue is the proposal to zone lands (c.23.47 ha) to the north of Greenogue Industrial Estate from Rural (RU) to Enterprise and Employment (EE).Quantum of enterprise and employment landsIt is considered that there are significant lands subject to enterprise and employment zoning within the vicinity of the subject lands, within the Greenogue Industrial Estate and on undeveloped lands to south of the Newcastle Road, to cater for such uses. The zoning of additional EE lands is not, therefore, warranted at this time.Casement Aerodrome, BaldonnellWith regard to the location of the subject site, it is noted that the lands are located to the south of and immediately adjacent to Casement Aerodrome, Baldonnel.Casement Aerodrome, the only secure military aerodrome in the State, does not fall under the control of the Irish Aviation Authority but the ICAO Standards and Recommended Practices are applied as policy by the Department of Defence at Casement Aerodrome. Additionally, the Department of Defence applies two further restricted areas of its own, a circular "Inner Zone" of 2km radius, and a ‘Security Zone’ more closely aligned with the flight strips, which are the areas around the runways.IE Policy 8 of the Draft Plan 2016-2022 states that it is the policy of the Council to safeguard the current and future operational, safety and technical requirements of Casement Aerodrome and to facilitate its ongoing development for military and ancillary uses within a sustainable development framework. Objectives under IE Policy 8 include restricting development in the environs of Casement Aerodrome to ensure same. Section 11.6.6 of the Draft Plan 2016-2022, regarding Implementation: Aerodromes, outlines a number of restrictions pertaining to development within the Security Zone adjacent to the Aerodrome, including in relation to a sterile zone relative to the Aerodrome boundary fence and building restrictions.The subject lands are located predominantly within the Department of Defence Zone of Casement Aerodrome; in this context it is not recommended to zone lands for development within the security zone. Flood riskAs part of the County Development Plan and SEA process 2016-2022, a Strategic Flood Risk Assessment (SFRA) was carried out for the County. Additionally, the Eastern CFRAM study draft mapping is available and also identifies areas in the County as having a potential risk. The foregoing data set provides an evidence base on flood risk in the County.The studies identify a small portion of the subject lands as being in flood risk zone A and a more significant portion within food risk zone B. The Guidelines for Planning Authorities on Flood Risk Management were published by the OPW and DECLG in 2009. The Flood Risk Management Guidelines advise in relation to Flood Zones that the planning implications for each of the flood zones are:Zone A - High probability of flooding. Most types of development would be considered inappropriate in this zone. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in city and town centres, or in the case of essential infrastructure that cannot be located elsewhere, and where the Justification Test has been applied. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.Zone B - Moderate probability of flooding. Highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate in this zone, unless the requirements of the Justification Test can be met. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone. In general however, less vulnerable development should only be considered in this zone if adequate lands or sites are not available in Zone C\* and subject to a flood risk assessment to the appropriate level of detail to demonstrate that flood risk to and from the development can or will adequately be managed.\*Zone C lands are those with a low probability of flooding, with development in this zone generally acceptable from a flood risk perspective, subject to compliance with relevant policies and objectives of the land use and zoning objective, and subject to assessment of flood hazard from sources other than rivers/coastlines.In this context, the proposal to rezone these lands as EE is not recommended as there are adequate lands and sites zoned EE available in the immediate vicinity of the site. In addition, it is recommended that the subject lands at Baldonnell are zoned for Rural ‘RU’, in line with the 'precautionary approach' regarding flood risk.It is noted that the Chief Executive prepared the attached map having regard to the the outline drawing received with the motion and the Draft Plan maps.**Recommendation**It is recommended that this motion is not adopted.[M98 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50812)[M98 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50736)**Following a contribution from Councillors E. Higgins, Mr E.Taaffe, Director Land Use Planning and Transportation responded to queries raised.**A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 11(ELEVEN)****AGAINST: 12(TWELVE)****ABSTAIN: 3(THREE)**The Motion FELL.Urban Centres & RetailingDPM99/0216 Item ID:47892Proposed by Councillor R. McMahon and seconded by Councillor T. GilliganTo ask the Chief Executive to amend the wording and include the words "a high standard of urban design" in Section relating to Tallaght Town Centre Section 5.6.1 R3 Objective 4 to include the words "to promote and encourage, a high standard of urban design in, the development and redevelopment........ **REPORT:**The content of the motion is noted by the Chief Executive and accepted. The County Development seeks to ensure a high standard of urban design for all areas of the County.**Recommendation**It is recommended that this motion is adoptedThe Motion was **AGREED**DPM100/0216 Item ID:48099Proposed by Councillor A-M. Dermody and seconded by Councillor T. GilliganZONING PROPOSALSThe existing businesses at Morton's pub including pub house, off licence, solicitors office, betting shop, barber shop, coffee shop and general offices would not be consistent with a zoning of HA.  This site has been in established commercial use since 1890 and a more appropriate zoning would be LC to protect improve and provide for the future development of local centres.**REPORT:**The Chief Executive recommends this motion.Having regard to the established range of commercial premises and the characteristics of the subject lands, it is considered appropriate to zone the lands for Local Centre (LC) in the County Development Plan.It is noted that a map was not submitted with the motion. The attached map is prepared by the Chief Executive.**Recommendation**It is recommended that this motion is adopted in accordance with the attached map.[M100 - Flood Mapping](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50777)[M100 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50708)The Motion was **AGREED**DPM101/0216 Item ID:48091Proposed by Councillor W. Lavelle and seconded by Councillor T. Gilligan**Industry-General** That Table 11.7 setting-out the ‘VC’ zoning matrix be amended such that the ‘Industry-General’ use class be ‘open for consideration’ subject to the footnote “On sites currently used for general industrial activity or sales”.**REPORT:**The Chief Executive acknowledges the intention of the motion to restrict the parameters of the ‘open for consideration’ status of ‘Industry – General’ in the land use zoning table for Village Centre zoning (Table 11.7). The proposed caveat is intended to prevent the provision of new ‘Industry-General’ on sites not currently accommodating the use.Schedule 5 of the Draft Plan defines ‘Industry – General’ as ‘the use of a building or part thereof or land for any industry other than a light industry or a special industry and includes a service garage but not a petrol station’.The primary objective of the Village Centre zoning is to protect, improve and provide for the future development of Village Centres. Section 5.1.2 of the Draft Plan provides further policy and objectives in relation to Village Centres. Having regard to the intention of Section 5.1.2, it is considered that the proposed restriction on ‘Industry- General’ is compatible with the overall policy for the zoning. A minor amendment to the wording of the proposed footnote is proposed.**Recommendation**It is recommended that this motion is adopted with minor amendment to wording:Amend Table 11.7 setting-out the ‘VC’ zoning matrix be amended such that the ‘Industry-General’ use class be ‘open for consideration’ subject to the footnote ‘On sites and in existing premises currently used for industrial activity or sales’The Chief Executive’s recommendation was **AGREED**DPM102/0216 Item ID:47993Proposed by Councillor P. Gogarty and seconded by Councillor T. Gilligan**Motion: Cllr P. Gogarty Cllr L. O’Toole, Cllr G. O’Connell**Insert R8 Objective 3:To add the area around [Rosse Court](http://membersnet.sdublincoco.ie/viewdocument.aspx?id=39fc1cbc-9c52-497f-9e97-a59f00b25574) as a Local Centre with a Primary Health Care facility.**REPORT:**The Chief Executive concurs with the provision of a Local Centre (LC) zoning for Rosse Court. It is considered that a local centre zoning should be applied at Rosse Court to reflect the cluster of existing units and provide a policy framework and suitable location for the provision of additional services in the area. The provision of a Local Centre zoning objective provides a policy context for the delivery of community facilities and facilitates the economic development and provision of a Primary Health Centre. Under the Local Centre zoning objective, Primary Health Centre, Community Centre, Doctor/ Dentist, Enterprise Centre, Shop- Neighbourhood and Shop- Local are listed as Permitted in Principle.It is noted that the motion is accompanied by a map which delineates a large area to be zoned as Local Centre. The area is extensive and would be disproportionate in area to other centres in the County. The Chief Executive recommends this zoning change in the CE Report and in the CE Amendments under the headed items.The identification of specific sites for healthcare and community facilities is beyond the scope of the strategic land use function of the County Development Plan.**Recommendation**It is recommended that this motion is adopted with amendment:To provide the Local Centre (LC) zoning to the cluster of units at Rosse Court in accordance with the map under the CE Amendments (as prepared by the Chief Executive)[M102 - Chief Executives Recommended Zoning](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50927)[M102 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50711)The Chief Executive’s recommendation was **AGREED**DPM103/0216 Item ID:48089Proposed by Councillor D. Looney and seconded by Councillor T. GilliganThat Walkinstown be added to Level 4 in the retail hierarchy in Table 5.1 and Table 5.2. Co-Sponsored by Cllr F N Duffy**REPORT:**The Chief Executive notes the content of the motion in relation to the status of Walkinstown. The Retail Strategy for the Greater Dublin Area 2008 - 2016 sets out a five-tier Retail Hierarchy for the Greater Dublin Area. The South Dublin County Retail Hierarchy in Table 5.1 is derived from and follows the five tier hierarchy of the GDA Retail Strategy. Level 4 of the South Dublin hierarchy (as shown in Table 5.1 and Table 5.2) includes for the relevant Village Centres and the zoned Local Centres (LC). Walkinstown is zoned as a Local Centre (LC) and as such, it is included as a Level 4 centre in the retail hierarchy.It is noted that the wording in relation to the Level 4 in Table 5.1 reads:‘Lucan Village, Rathfarnham Village, Newcastle Village, Rathcoole Village, Saggart Village, Palmerstown Village, Templeogue Village & Local Centres.’In the interest of clarity, the Chief Executive recommends the inclusion of the word ‘all’ before Local Centres and the term ‘in the County’ and Table 5.1 shall read:‘Lucan Village, Rathfarnham Village, Newcastle Village, Rathcoole Village, Saggart Village, Palmerstown Village, Templeogue Village & all Local Centres in the County.’**Recommendation**It is recommended that this motion is adopted with amendment:The Level 4 centres in Table 5.1 be amended to include the words ‘all’ before Local Centres and the term ‘in the County’.The Chief Executive’s recommendation was **AGREED**DPM104/0216 Item ID:48003Proposed by Councillor R. McMahon and seconded by Councillor T. GilliganThat the land on the old Woodies Site on the Belgard Road be rezoned from Town Centre to OS - to protect the site from development and would give Tallaght Town Centre a lovely Town Park - similar to St Stephens Green in Dublin City.**REPORT:**The subject lands at the former Woodies site, Belgard Road are zoned Town Centre (TC) in the Draft Plan. The land use class of Open Space is permitted in principle within this zone and as such, the provision of a public park can be accommodated. The Town Centre (TC) zoning provides an objective to protect, improve and provide for the future development of Town Centres’. Having regard to the strategic location of the site within Tallaght Town Centre, the proximity of the Luas, the existing vacant nature of the site and the proximity of the existing regional park at Sean Walsh Park, it is considered that the provision of Open Space (OS) zoning to prevent development would be contrary to the proper planning and sustainable development of the area. In the event that a residential scheme is proposed for the site, the developer would be required to deliver high quality public open space in accordance with the standards of the County Development Plan.It is noted that no map was provided with the motion and the attached map was prepared by the Chief Executive based on the text received.**Recommendation**It is recommended that this motion is not adopted.[M104 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50753)**Following contributions from Councillors R. McMahon, D. Looney, T. Gilligan, C. King, M. Genockey, D. Richardson, F. Duffy, P. Foley and M. Murphy Mr D. McLoughlin, Chief Executive and Mr E. Taaffe, Director Land Use Planning and Transportation responded to queries raised.**A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 2(TWO)****AGAINST: 22(TWENTYTWO)****ABSTAIN: 0(ZERO)**The Motion FELLDPM105/0216 Item ID:47889Proposed by Councillor W. Lavelle**Fonthill Retail Park**To include a new local objective under R9 to apply to lands zoned ‘RW’ at Fonthill Retail Park: “To secure the existing vibrancy and vitality of Fonthill Retail Park, to ensure existing business retention and to facilitate linked trips by promoting and facilitating appropriate, efficient and viable complementary uses.”  Co-sponsored by Cllr. Casserly, Egan**REPORT:**The content of the motion is noted by the Chief Executive. The Chief Executive agrees with the importance of securing the vibrancy and vitality of Fonthill Retail Park, including retaining existing business. It is considered that the provision of the ‘RW’ zoning objective ‘To provide for and consolidate retail warehousing’ for the Retail Park identifies the area as a priority location for new retail warehousing in the County and coupled with the limiting of retail warehousing/ retail parks outside of the RW zoning, the RW zoning provides a significant economic opportunity for the park. Furthermore, the land use zoning table for the RW zoning (Table 11.11) provides flexibility in terms of the range of enterprise and employment related uses ‘open for consideration’ or ‘permitted in principle’ in the zone, including:  ‘Industry-Light, Motor Sales Outlet, Petrol Station, Recycling Facilities, Wholesale Outlet, Warehousing, Retail Warehousing, Enterprise Centre, Garden Centre, Industry – General, Shop-Local, Veterinary Surgery, Heavy Vehicle Park, Fuel Depot.’As such, is it considered that the content of the proposed SLO is adequately addressed in Table 11.11 and the policy framework for Retail Warehousing in Chapter 5.In relation to existing non-conforming uses at the location, the change in the land use zoning will not impinge on the operation of the businesses.**Recommendation**It is recommended that this motion is not adopted.[M105 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50762)Councillor W. Lavelle **AGREED** to **WITHDRAW** the Motion.DPM106/0216 Item ID:47954Proposed by Councillor R. McMahonRef 5.2 To change Firhouse designation from a District Centre to a Village Centre, to give a focal point to the residents and visitors of this vast area.**REPORT:**The intention and aim of the motion to provide a focal point to Firhouse is acknowledged and agreed with by the Chief Executive. It is considered that the this intention is incorporated in the Draft Plan through the zoning of the Firhouse Shopping Centre area as a District Centre (DC) in the County. The current 2010- 2016 Development Plan delineates a ‘Local Centre’ zoning for Firhouse (a similar status to smaller centres such as Oldbawn). The provision of a District Centre zoning (DC) in the Draft Plan is a significant increase in status for the centre (on par with Citywest and Kilnamanagh in the Urban Hierarchy). The District Centre zoning has an objective to ‘protect, improve and provide for the future development of District Centres’. Additionally, Section 5.1.3 of the Draft Plan outlines the policy context for the District Centres which is to develop them as multi-faceted, mixed-use, higher density urban centres including residential, commercial, recreational, community and retail uses at a scale that caters predominantly for a district level catchment, subject to protection of the residential amenities of the surrounding areas. It is considered that the provision of the District Centre zoning at Firhouse provides a policy framework for the enhancement of the urban centre as the focal point for the Firhouse catchment.The provision of a Village Centre (VC) zoning is applied to the centre of the nine traditional villages of the County (Clondalkin, Lucan, Newcastle, Palmerstown, Rathcoole, Rathfarnham, Saggart, Tallaght and Templeogue). Each of the villages has a unique character and the VC zoning includes the supporting of the protection and conservation of the special character of each village. As such, the Village Centre (VC) zoning would be an incompatible policy framework for Firhouse.**Recommendation**It is recommended that this motion is not adopted.[M106 - Location map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=50790)Councillor R. McMahon **AGREED** to **WITHDRAW** the Motion DPM107/0216 Item ID:48015Proposed by Councillor W. Lavelle and seconded by Councillor T. Gilligan**Retail Planning**This Council reaffirms the balanced and reasoned policies and objectives on retail planning contained in the current draft plan, including the three currently-proposed use classes for shops (which do not differentiate between comparison and convenience); and therefore declines to accept the Chief Executive’s recommendations in relation to the addition to the plans of two further use classes relating to ‘Hypermarkets’, ‘Shop – Major Comparison’ and’ Shop - Comparison’.Co-sponsored by Cllr. Brophy, Casserly, Dermody, Donovan, Egan,**REPORT:**It is considered that the integration of retail land use classes into the Land Use Zoning tables in the Implementation Chapter of the Plan would provide clarity to the content of the retail policies and objectives detailed in Chapter 5. The intention of the classes is to provide a clear framework for retail assessment, both in terms of convenience and comparison retailing. TheExamples of Convenience and Comparison goods:Convenience Goods: - food; - alcoholic and non-alcoholic beverages; - tobacco; - non-durable household goods;Comparison Goods: - clothing and footwear; - furniture, furnishings and household equipment (excluding non-durable household goods); - medical and pharmaceutical products, therapeutic appliances and equipment; - educational and recreation equipment and accessories; - books, newspapers and magazines;In term of comparison, the additional classes and the existing classes in the Draft Plan would provide the following policy framework.

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| --- | --- | --- | --- |
| **Definition**  | **Scale**  | **Land Use Zoning**  | **Comment**  |
| Shop – Major Comparison  | Large – Wide Catchment  | **Permitted in Principle:** Town Centre (TC)Major Retail Centre (MRC)**Open for Consideration:** District Centre (DC)Village Centre (VC)   | Generally sell higher order goods that are only frequently required and consumer are willing to travel to obtain.  |
| Shop – Comparison  | Small - Medium  | **Permitted in Principle:** Town Centre (TC)Major Retail Centre (MRC)District Centre (DC)Village Centre (VC)**Open for Consideration:** Regeneration (REGEN)Local Centre (LC)   | Generally sell medium to lower order goods that are needed more frequently.    |

In term of convenience, the additional classes and the existing classes in the Draft Plan would provide the following policy framework.

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| --- | --- | --- | --- |
| **Definition**  | **Size**  | **Land Use Zoning**  | **Comment**  |
| Hypermarket  | 5,000 sqm (max of 4,000 sqm convenience)  | **Permitted in Principle:** None**Open for Consideration:** Town Centre (TC)Major Retail Centre (MRC)District Centre (DC)   | Both food and a range of comparison goods. (max of 4,000 sqm convenience)  |
| Major Sales Outlet  | 2,500 – 5,000 sqm  | **Permitted in Principle:** Town Centre (TC)Major Retail Centre (MRC)**Open for Consideration:** District Centre (DC)   | Superstore – mainly food  |
| Shop – Neighbourhood  | Up to 2,500 sqm  | **Permitted in Principle:** Town Centre (TC)Major Retail Centre (MRC)District Centre (DC)Village Centre (VC)New Residential (RES-N)Local Centre (LC)**Open for Consideration:** Regeneration (REGEN)Existing Residential (RES)Enterprise & Employment (EE)   | Small Supermarket – mainly food  |
| Shop – Local  | Up to 100sqm  | **Permitted in Principle:** Town Centre (TC)Major Retail Centre (MRC)District Centre (DC)Village Centre (VC)New Residential (RES-N)Local Centre (LC)Regeneration (REGEN)Existing Residential (RES)Enterprise & Employment (EE)   | Corner Shop  |

This assignment reflects the policies and objectives in the Draft Plan under Section 5.**Recommendation**It is recommended that this motion is not adopted.It was agreed to take Motion 107 in conjunction with Motion 108DPM108/0216 Item ID:48016Proposed by Councillor W. Lavelle and seconded by Councillor T. Gilligan**Retail Planning**To decline to accept the Chief Executive’s recommendation in relation to the addition to the plans of a ‘Hypermarket’ use class.Co-sponsored by Cllr. Brophy, Casserly, Dermody, Donovan, Egan**REPORT:**In terms of land use classes, it is noted that the Retail Planning Guidelines 2012 includes a definition for Hypermarket as:‘Single or multi-level self-service store selling both food and a range of comparison goods, with net retail floorspace area in excess of 5,000 M2 with integrated or shared parking’Retail Policy 1 Objective 7 refers to Hypermarket in the content and as such, it is considered that the land use class should be added to Schedule 5 of the Draft Plan and integrated into the Land Use zoning matrix. The content of R1 Objective 7 is noted as it states‘to support, subject to identified need, the development of smaller and medium sized supermarkets in preference to superstore and hypermarket outlets, development of which should be generally limited’.The consideration of Hypermarket as permitted in principle, open for consideration or not permitted in each zone is in accordance with the overarching Retail policy in the Draft Plan and be consistent with R1 Objective 7. The provision of Hypermarket as a definition and land use class would include the following integration into the Land Use Zoning Tables in Chapter 11:

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| --- | --- |
|    | **Land Use Zonings**  |
| **Permitted in Principle**  | None  |
| **Open for Consideration**  | Town Centre (TC); District Centre (DC); Major Retail Centre (MRC);  |
| **Not Permitted**  | Existing Residential (RES), New residential (RES-N), Village Centre (VC), Local Centre (LC), Enterprise and Employment (EE), Retail Warehousing (RW), High Amenity Zones (HA –DM/ DV/ LV), Open Space (OS ) & Rural and Agricultural (RU)  |

It is considered that the integration of the prescribed retail land use class from the Retail Planning Guidelines (2012) into the Land Use tables of the Plan provides clarity to the content of Retail Policy 1 Objective 7.**Recommendation**It is recommended that this motion is not adopted.**Following contributions from Councillors W. Lavelle, T. Gilligan, F.N. Duffy and E. Ó’ Broin, Mr E. Taaffe, Director Land Use Planning and Transportation responded to queries raised.**The Motions AS PUT were AGREED.DPM109/0216 Item ID:47893Proposed by Councillor R. McMahon and seconded by Councillor T. GilliganTo amend the wording of R10 Objective 2 “replace the word "restrict" to "inhibit" as restrict is not strong enough and is open to interpretation.**REPORT:**The content of the motion to replace the word ‘restrict’ with ‘inhibit’ in the text in R10 Objective 2 is noted.The text of the Draft Plan states:Section 5.8‘R10 Objective 2: To **restrict** the opening of new fast food/takeaway outlets in close proximity to schools so as to protect the health and wellbeing of school-going children.’Section 11.3.6 (iii) Fast Food/Takeaway Outlets‘Fast food outlets have the potential to cause disturbance, nuisance and detract from the amenities of an area and as such, proposals for new or extended outlets will be carefully considered. Development proposals for fast food/takeaway outlets will be **strictly controlled** and all such proposals are required to address the following:* **The potential effect and the proximity of fast food outlets or take away outlets to vulnerable uses, such as schools or parks**.
* The cumulative effect of fast food outlets on the amenities of an area.
* The effect of the proposed development on the existing mix of land uses and activities in an area.
* Opening/operational hours of the facility.
* The location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.’

Inhibit is defined as ‘hinder, restrain, or prevent (an action or process)’Restrict is defined as ‘put a limit on; keep under control’(Both sourced from Oxford Dictionary)All development proposals for Fast Food/ Takeaways will be assessed on their merits having regard to all the policies, objectives and criteria of the Development Plan, any Ministerial or National guidelines and the proper planning and sustainable development of the area.It is considered that the use of the term ‘inhibit’ is excessive, inflexible and circumvents a full assessment of the proposed use on a case by case basis. Furthermore, the strict inhibiting of new fast food/ takeaways presents a competitive advantage to existing premises, prevents the provision of emerging healthier fast food outlets (e.g Camile & Chopped) in the future and assumes that fast food/ takeaway equates to unhealthy food.In this context, the Chief Executive considers that the terms ‘restrict’ and ‘strictly controlled’ contained in the Draft Plan are adequately strong to capture the intent of the motion. The Chief Executive recommends that the wording in the Draft Plan and the motion not be adopted.**Recommendation**It is recommended that this motion is not adopted.**Following contributions from Councillors R. McMahon, W. Lavelle, L. O’Toole, T. Gilligan, D’ O’Brien and P. Donovan, Mr D. McLoughlin, Chief Executive and Mr E. Taaffe, Director Land Use Planning and Transportation responded to queries raised.**A show of hands vote on the Motion followed, the result of which was as follows:**FOR: 2(TWO)****AGAINST: 17(SEVENTEEN)****ABSTAIN: 1(ONE)**The Motion FALLSThe meeting concluded at 10.00pmSigned: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Mayor** Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
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