

**Report of the County Manager  
on the Submissions and Observations  
received in relation to the  
Proposed Variation of the  
South Dublin County Council Development Plan  
2004 – 2010**

**Variation No. 1 – Greenogue**

**Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24**

**December 2005**

**Report of County Manager on the Submissions and Observations  
received in relation to the Proposed Variation of the  
South Dublin County Council Development Plan 2004 – 2010 –  
Variation No 1 - Greenogue**

**Introduction**

It is proposed to vary the **South Dublin County Council Development Plan 2004 – 2010** in order to facilitate the implementation of the land use zoning at Greenogue, by the development of industrial uses while progressing the improvement of the road pattern in the area.

In the Written Statement of the Development Plan it is proposed to delete the wording of existing Specific Local Objective No. 56 statement as follows –

*"Prior to the commencement of development of the industrial lands at Greenogue, newly-zoned in this Development Plan, the Greenogue Road West, northwards as far as the Newcastle Road shall be completed"*

and replace it with a new wording.

The new wording of Specific Local Objective 56 would read as follows -

*"It is an objective of the Council to provide at the earliest possible date, a new link road between the Peamount Road and Aylmer Road to facilitate the development of zoned industrial lands and to divert through traffic away from Newcastle Village Centre".*

**County Manager's Report**

The County Manager's report;

- (i) Lists the persons or bodies who made submissions or observations
- (ii) Summarises the issues raised by the persons or bodies in the submissions
- (iii) Gives the response of the Manager to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligation of the local authority and any relevant policies or objectives for the time being of the Government or of any Minister of the Government

**Public Notification**

Public notification of Proposed Variation No 1 – Greenogue - of the South Dublin County Council Development Plan 2004-2010 was published on 11<sup>th</sup>

November 2005. Written submissions on the Proposed Variation were invited from interested parties.

The submission period closed on 9<sup>th</sup> December 2005.

Three submissions were received raising a number of issues. The submitters were:

- Peamount Hospital Limited, Newcastle, Co. Dublin
- Property Management Branch, Department of Defence
- Newcastle – Lyons & Districts Residents' Association

Copies of the three submissions are attached as an Appendix to this Report.

Two other submissions - from An Bord Gais and from Dun Laoghaire Rathdown County Council had no objection to the Proposed Variation – see Appendix.

A number of bodies acknowledged receipt of notification of the Proposed Variation.

### **Summary of Submissions and County Manager's Responses**

- 1. The proposed variation and the new road associated with it running from Greenogue northwards in the vicinity of Peamount Hospital will affect the future development potential of the Peamount Hospital lands. The hospital would like to meet the County Council regarding the various route options for this road.*

#### Response:

The Proposed Variation consists of a rewording of the existing Specific Local Objective regarding the development of Greenogue Industrial Estate itself. It does not alter or amend the indicative road line northwards from Aylmer Road towards the Celbridge Road shown on the existing Development Plan maps.

Survey work and other investigations including route appraisal and selection for this proposed new road will be the subject of further investigation. These surveys and investigations will include consultations with the land owners in the vicinity of the route of which Peamount Hospital Ltd is one.

- 2. The Department of Defence also expresses concerns about the proposed road northwards and the issue of development in and around the vicinity of the aerodrome and impacts on the restricted approach surfaces at the end of the aerodrome runway. The Department proposes an alternative route for the road, which avoids traversing or impacting on the Approach Surface of Runaway.*

Response:

The Proposed Variation consists of a rewording of the existing Specific Local Objective regarding the development of Greenogue Industrial Estate itself. It does not alter or amend the indicative road line northwards from Aylmer Road towards the Celbridge Road shown on the existing Development Plan maps.

Survey work and other investigations including route appraisal and selection for this proposed new road will be the subject of further investigation. These surveys and investigations will include consultations with the landowners in the vicinity of the route. These consultations will also include the Department of Defence in relation to its more specific concerns regarding aviation safety and the security of the aerodrome.

*3. Recent decisions to grant planning applications in Greenogue Industrial Estate in contravention of Specific Local Objective (SLO) 56 have pre-empted a decision to vary SLO 56. The SLO was included to prevent further development until a road to divert traffic from the village of Newcastle - Lyons was constructed. The objective should retain a clause, which achieves this original objective.*

Response:

On consideration of the SLO as currently worded, it was found that the SLO would act to prevent the creation of employment and enterprise opportunities within the business zoning at Greenogue without in any way accelerating the provision of the proposed new road the subject of the Specific Local Objective (SLO 56).

The proposed re-wording of the SLO will bring forward the development of enterprise and employment facilities and the development of the new road.

### **Manager's Recommendations**

Having regard to the above it is recommended that the existing Specific Local Objective No. 56 statement should be deleted from the Development Plan -

*"Prior to the commencement of development of the industrial lands at Greenogue, newly-zoned in this Development Plan, the Greenogue Road West, northwards as far as the Newcastle Road shall be completed"*

**and replace it with new Specific Local Objective 56 as follows**

*"It is an objective of the Council to provide at the earliest possible date, a new link road between the Peamount Road and Aylmer Road to facilitate the development of zoned industrial lands and to divert through traffic away from Newcastle Village Centre".*

## **Next Steps**

- The proposed variation and the County Manager's Report shall be considered by the Members.
- Consideration by the Members shall be completed not later than six weeks after the submission of the Report to them.
- The Members having considered the Proposed Variation and the Manager's Report, may by resolution as they consider appropriate, make the Variation with or without modifications, or they may refuse to make it.
- In making a Variation the Members shall be restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, the statutory obligation of the local authority and any relevant policies or objectives for the time being of the Government or of any Minister of the Government
- A Variation of a Development Plan shall have effect from the date the Variation is made.

## **Recommendation**

**That the Proposed Variation of the South Dublin County Council Development Plan 2004 – 2010 – (Variation No 1 - Greenogue) be adopted.**

# **APPENDIX A**

## **Copies of Submissions on Proposed Variation No. 1 – Greenogue**

### ISSUES

Peamount Hospital Limited, Newcastle, Co. Dublin

Property Management Branch, Department of Defence

Newcastle – Lyons & Districts Residents' Association

### NO OBJECTION

An Bord Gais

Dun Laoghaire Rathdown County Council



Planning, Sustainable Development  
and Landscape Consultants

Armitage House  
10 Hatch Street Lower  
Dublin 2, Ireland

Tel: +353 1 6114277  
Fax: +353 1 6114288  
Email: info@tiros.ie

Paddy McNamara  
Administrative Officer  
Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

8th December 2005

Dear Sir

**Re: Proposed Variation of the South Dublin County Development Plan 2004 - 2010 in respect of lands at Greenogue, Newcastle, Co. Dublin.**

On behalf of Peamount Hospital Limited, Newcastle, Co. Dublin, we wish to make a submission in respect of the proposed Variation of the South Dublin County Development Plan 2004-2010.

The proposed Variation will result in the provision of a new road to the Peamount Road, which is directly south of lands in the ownership of Peamount Hospital. Whilst we have no objection to this road, or the proposal to provide it at the earliest possible date, we have concerns regarding the impact that this road will have on the future development potential of the Peamount Hospital lands.

In this regard, we note that this road appears to be the first stage in the provision of a north-south regional road linking the N4 and N7, and then onto Fingal. A road indicative line in the Development Plan indicates this route traversing the Peamount Hospital lands. We understand that the South Dublin County Council have recently appointed engineering consultants to review route options for this road.

Given the fact that the Variation will affect the future road alignment in this area and as one of the major landowners in the area, Peamount Hospital would like to meet with South Dublin County Council at an early stage to discuss various route options, and the effect that the route would have on future of the hospital lands.

I look forward to hearing from you in this regard.

Yours sincerely

**Alan Whelan**  
**Director**  
**Tiros Resources Limited**





**Department of Defence**  
An Roinn Cosanta

8 December, 2005.

Mr. P. McNamara  
Administrative Officer  
South Dublin County Council  
Planning Department  
County Hall  
Town Centre  
Tallaght  
Dublin 24.

P. McN.

PLANNING DEPARTMENT

09 DEC 2005

Dear Mr. McNamara

**Re: Proposed Variation (No. 1) of South Dublin County Council Development Plan  
2004-2010 at Greenogue, Newcastle, Co. Dublin**

I refer to your letter dated 11 November 2005 in connection with the above Proposed Variation (No.1).

The Council will be aware from previous correspondence, and most recently in connection with South Dublin County Council Development Plan, 2004-2010 that this Department's policy with regard to restrictions on building and development in the vicinity of Casement Aerodrome is as set out in the document titled Department of Defence, Policy Review, Air Safety, Casement Aerodrome dated 26<sup>th</sup> June 2000. In this regard safety and operational efficiency are the overriding considerations of the Department in the matter.

With regard to the Proposed Variation (No. 1) the proposed road if constructed will pass through the Approach Surface (Red Cone) of Runway 11 at Casement Aerodrome. The Department is, accordingly, concerned about further development within the Approach Surface (Runway 11) where no new building is permitted.

In the circumstances, it is requested that the South Dublin County Council explore alternative routes for the proposed new road that would avoid traversing or impacting on this Approach Surface (Red Cone).

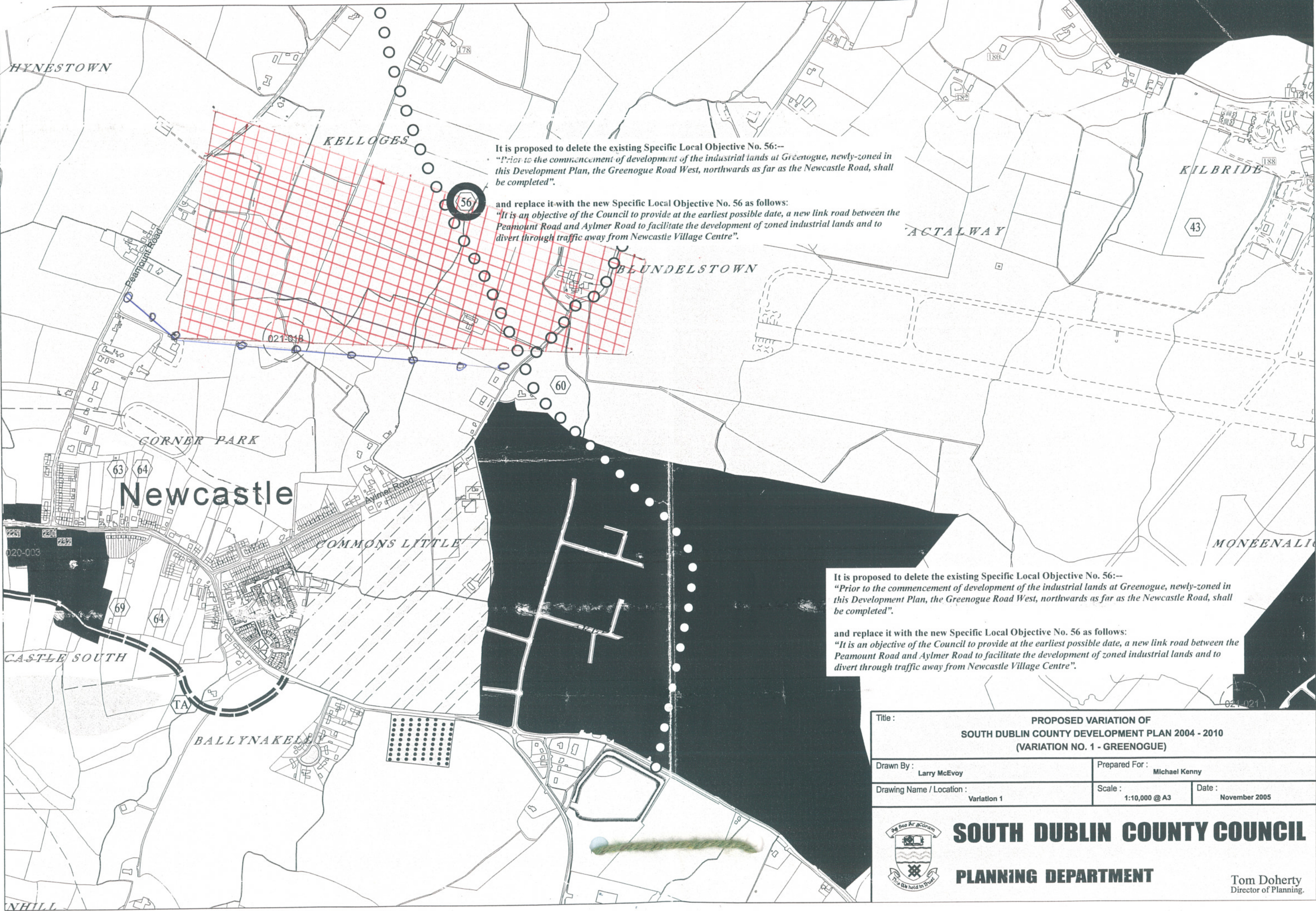
Yours sincerely

Evelyn McAufield  
 Property Management Branch  
T 01-8042190  
F 01-8377993  
E [evelyn.mcaufield@defence.irlgov.ie](mailto:evelyn.mcaufield@defence.irlgov.ie)



Coláiste Caoimhín, St. Mobhí Road, Glasnevin, Dublin 9  
Coláiste Caoimhín, Bóthar Mobhí, Glas Naíon, Baile Átha Cliath 9





It is proposed to delete the existing Specific Local Objective No. 56:-  
*"Prior to the commencement of development of the industrial lands at Greenogue, newly-zoned in this Development Plan, the Greenogue Road West, northwards as far as the Newcastle Road, shall be completed".*

and replace it with the new Specific Local Objective No. 56 as follows:  
*"It is an objective of the Council to provide at the earliest possible date, a new link road between the Peamont Road and Aylmer Road to facilitate the development of zoned industrial lands and to divert through traffic away from Newcastle Village Centre".*

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and replace it with the new Specific Local Objective No. 56 as follows:  
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Title : <b>PROPOSED VARIATION OF SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2004 - 2010 (VARIATION NO. 1 - GREENOGUE)</b>		
Drawn By : <b>Larry McEvoy</b>	Prepared For : <b>Michael Kenny</b>	
Drawing Name / Location : <b>Variation 1</b>	Scale : <b>1:10,000 @ A3</b>	Date : <b>November 2005</b>

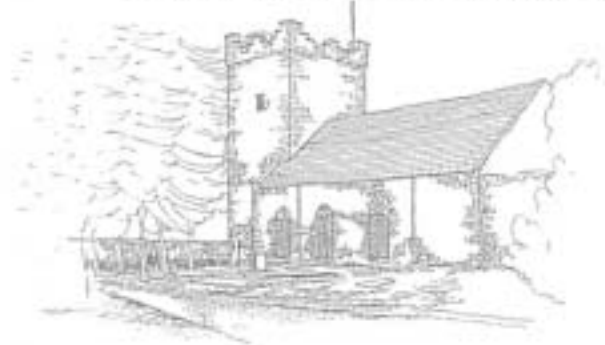


**SOUTH DUBLIN COUNTY COUNCIL**  
**PLANNING DEPARTMENT**

Tom Doherty  
 Director of Planning.



*Newcastle-Lyons & Districts  
Residents' Association*



Mr Paddy McNamara  
Administrative Officer  
Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

5<sup>th</sup> December 2005

Dear Mr McNamara

It has always been the understanding of this Association that once a Specific Local Objective was enshrined in a Development Plan that such an objective could only be amended or removed by a majority vote of the Elected Representatives.

Sadly this is no longer the case as reflected in the Record of Executive Business and Managers Orders relating to planning permissions SD05A/0041, 0084, 0101 and 0366 all granted on 16<sup>th</sup> September 2005.

By his assessment in all four cases the Manager has in effect overruled the decisions of the Elected Representatives and declared the need of a Masterplan as per SLO 49 obsolete. In a similar manner he has pre-empted the decision of the Elected Representatives in relation to the proposed variation for the replacement of SLO 56.

Both these Objectives were adopted in the Development Plan 2004-2010 for specific reasons namely the planned development of newly zoned lands at Greenogue Industrial Estate and the diversion of traffic generated by development of these lands away from the village of Newcastle-Lyons.

As an Association we see no reason why the new objective can not be added to the existing objective thus ensuring that the proposed new road is completed before any further development takes place on the newly zoned land.

We therefore propose that the final Specific Local Objective 56 should read:

"Prior to the commencement of development of the industrial lands at Greenogue, newly- zoned in this Development Plan, the Greenogue Road West, northwards as far as the Peamount Road (Incorrectly named as the Newcastle Road in the original objective) shall be completed. It is an objective of the Council to provide at the earliest possible date, a new link road between the Peamount Road and Aylmer Road to facilitate the development of zoned industrial lands and to divert traffic away from Newcastle Village Centre"

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Pat McCormack', with a long horizontal flourish underneath.

Pat McCormack  
PRO  
Newcastle- Lyons & Districts Residents Association  
Loughtown  
Newcastle  
Co Dublin

06



Distribution Operations  
Arena Road  
Sandyford Business Park  
Sandyford  
Dublin 18  
Telephone: 1850-20-06-94  
Telefax: 6021375  
Email: [distributioninfo@bge.ie](mailto:distributioninfo@bge.ie)  
Website: <http://www.bordgais.ie>

21 NOV 2005

PLANNING DEPARTMENT  
21 NOV 2005

P. McN.

16<sup>th</sup> November 2005

T. Doherty  
Director of Planning  
Planning Department  
County Hall  
Town Centre  
Tallaght  
Dublin 24

**Re: Proposed Variation (No. 1) of South Dublin County Council  
Development Plan 2004 – 2010 at Greenogue, Newcastle, Co. Dublin**

Dear Mr Doherty,

Thank you for your letter dated 11<sup>th</sup> November 2005 and directed to our Mr Eamon Kelly. I confirm that Bord Gáis has no objections to the above proposed variation.

Thank you for affording us the opportunity to comment.

Yours sincerely,



**William Kearney**  
**Distribution Design Manager**

C.c. Pamela Aitken, Bord Gáis,



PLANNING DEPARTMENT  
24 NOV 2005

Economic Development & Planning Department  
An Rannóg Forbartha agus Pleanála Eacnamaíochta

**Michael Gough**  
**Director of Services**

Marine Road,  
Dun Laoghaire, Co. Dublin  
Tel: 01 205 4700 Ext 4506  
Fax: 01 280 3122 Mgough@dlrcoco.ie

Mr. Tom Doherty  
Director of Planning  
South Dublin County Council  
County Hall  
Town Centre  
Tallaght  
Dublin 24  
23<sup>rd</sup> November 2005

T.D.  
PMCN

**Re: proposed Variation (No 1) of South Dublin County Council Development Plan  
2004 – 2010 at Greenogue, Newcastle, Co Dublin.**

Dear Mr. Doherty

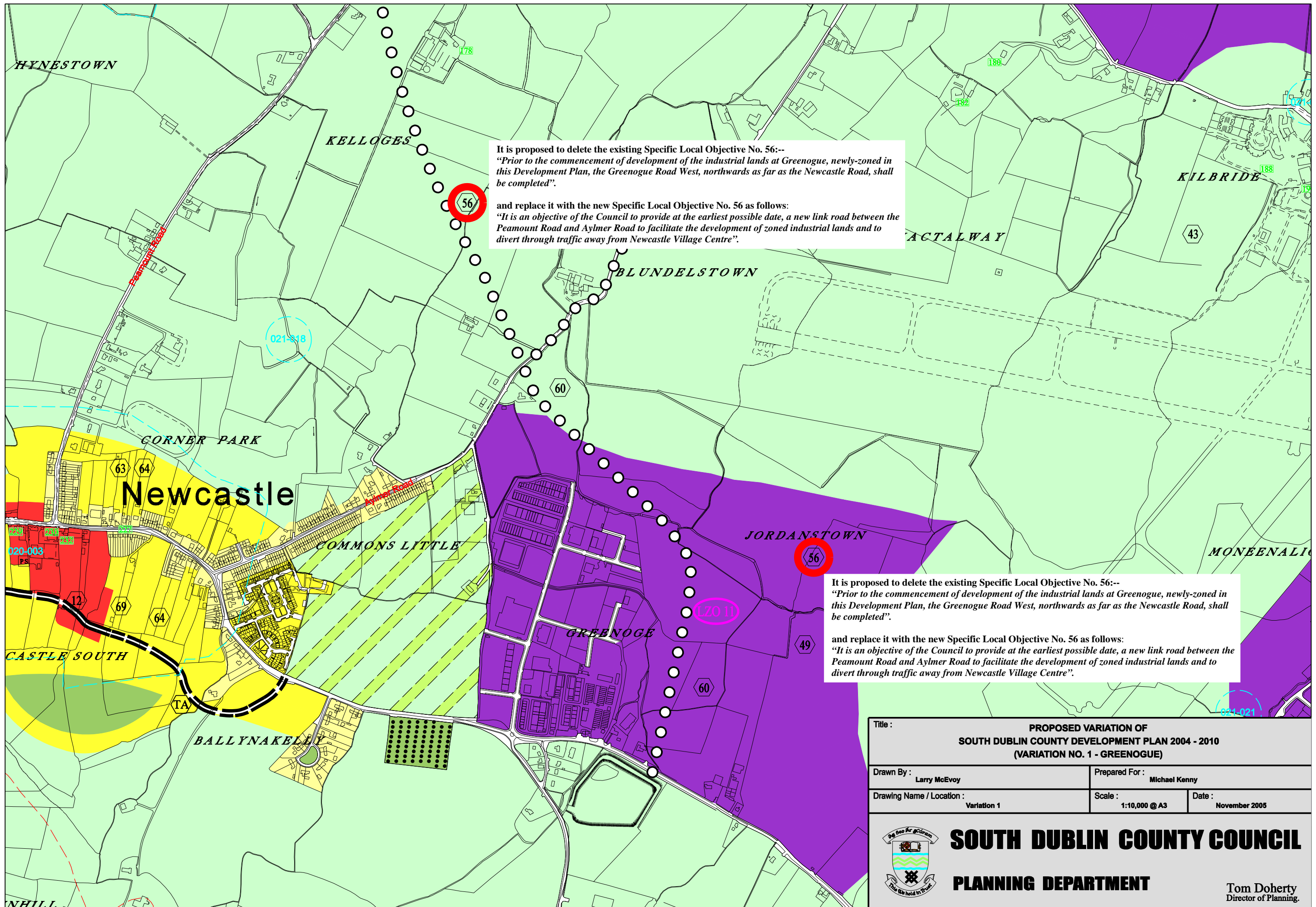
I wish to acknowledge receipt of your letter of 11<sup>th</sup> November 2005 regarding the  
above. Note has been taken of Proposed Variation No 1 and we wish to state  
that we have no objection to the proposal.

Yours sincerely

  
Michael Gough  
Director of Services  
Economic Development and Planning







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Title : **PROPOSED VARIATION OF SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2004 - 2010 (VARIATION NO. 1 - GREENOGUE)**

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Drawing Name / Location : **Variation 1**

Scale : **1:10,000 @ A3**

Date : **November 2005**



**SOUTH DUBLIN COUNTY COUNCIL**

**PLANNING DEPARTMENT**

**Tom Doherty**  
 Director of Planning.