**COMHAIRLE CONTAE ÁTHA CLIATH THEAS  
SOUTH DUBLIN COUNTY COUNCIL**



**MEETING OF DEVELOPMENT PLAN MEETING**

**Monday, May 16, 2016**

**MOTION NO.2**

**MOTION: Councillor A-M. Dermody**

**Material Alteration Ref. Chapter 2 - No.3**

That provision of a strip of land 30 metres in width be included in this Development Plan, along the boundary of Edmundstown Golf Club.  In so allowing this would be in keeping with SLO 91 and SLO 113 of last two Development Plans of 2004 & 2010. By being specific as to the size of the area ensures that the objective as affirmed in both of the previous Development Plans 2004 & 2010  is protected and also that the use of this 30 metre strip be restricted to communal open space.

**REPORT:**

The relevant section of Material Alteration Ref. Chapter 2 – No.3 relates to the provision of H3 SLO 1 on the Residential (RES) zoned lands at Edmondstown. The H3 SLO 1 proposed Material Alteration text states:

H3 SLO 1:

To facilitate the development of lands at Edmondstown (former Kilmashogue House) for the purpose of ~~a retirement village (independent, semi-independent and nursing home accommodation) at a density of not more than 20 units per hectare (not more than 8 units per acre).~~ low density residential development at a net density of not more than 12 dwellings per hectare and to promote housing for older people (nursing home, independent and semi-independent) as a fully integrated part of such development with an increased density of not more than 20 dwellings per hectare to apply to independent and semi-independent housing for older people. All residential development, including housing for older people, shall be integrated within a sustainable residential neighbourhood that is served by shared public open space, community and local facilities. Permissible densities may be increased in accordance with the relevant ministerial guidelines where issues of accessibility have been fully resolved in an appropriate manner.

The subject motion relates to the protection of the existing golf club (Edmondstown) which adjoins the residential site subject to the SLO above.

The proposed motion outlines that the provision of a 30m strip on the Edmondstown site be restricted to communal open space in accordance with the 2010 – 2016 County Development Plan wording. The Chief Executive notes that a reference to a 30m strip is not included in the 2010 – 2016 County Development Plan. The following SLO text is included in the 2010 – 2016 County Development Plan:

*91. Edmondstown – Residential Development*

*Facilitate the development of the lands at Edmondstown, north of the M50 boundary, for high quality (not more than 4 houses per acre) low density residential development having regard to access and location and to the boundaries with, and the protection of the existing amenity and function of, Edmondstown Golf Course.*

The Chief Executive considers that the characteristics of the subject issue are replicated across the County in terms of adjoining land use zonings, including other golf courses adjoining other zoning objectives. The area where two zones adjoin is known as a transitional area. In this regard, it is noted that the County Development Plan provides for safeguards in relation to the development of these ‘transitional areas’, with Section 11.1.1 of the Draft Plan stating that development proposals in transitional areas should seek to avoid development that would be detrimental to the amenities of contiguous zones.

The Chief Executive considers that the protection of the future operations of an individual Golf Club can be assessed at Development Management stage and it is considered unnecessary and beyond the strategic scope of the County Development Plan to prescribe and pre-empt the assessment of this individual transitional area through reference in a SLO.It is therefore recommended that the motion not be adopted.

In particular, it is considered that the provision of a blanket 30m strip on the Edmondstown site be restricted to communal open space is inappropriate and may adversely impact on residential amenity.

**Recommendation**

It is recommended that this motion is not adopted.