

Proposed Material Alterations to the Proposed Amendment No. 1

Chief Executive's Report On Submissions Received May 2017



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1.0. INTRODUCTION

The purpose of this Chief Executive's Report is to present the outcome of the consultation programme carried out on the Proposed Material Alterations to the Proposed Amendment No. 1 of the Ballycullen – Oldcourt Local Area Plan (2014); to respond to the submissions made during the consultation period and to make recommendations in relation to the Proposed Material Alterations to the Proposed Amendment No. 1, where appropriate.

1.1. Strategic Environmental Assessment

An SEA Environmental Report that assesses the recommendations of the Chief Executive in relation to the proposed Material Alterations (i.e. this Document) has been prepared separately and accompanies this Report. The Environmental Report forms part of the overall Strategic Environmental Assessment (SEA) of the Proposed Amendment No. 1 of the Ballycullen – Oldcourt Local Area Plan (2014).

1.2. Appropriate Assessment Report

An Appropriate Assessment screening report on the Chief Executive's Responses to the proposed Material Alterations, as required under the EU Habitats Directive 92/43/EEC, has also been undertaken and is included in the Environmental Report that accompanies this document.

1.3. Outline of Public Consultation at Proposed Amendment No. 1 Stage

On the 15th December 2016, South Dublin County Council (SDCC) gave notice that it had prepared a Proposed Amendment No.1 to the Ballycullen – Oldcourt Local Area Plan (2014), pursuant to Section 20(3) of the Planning and Development Act 2000 (as amended). The Proposed Amendment No. 1 comprises a series of changes to the phasing requirements of the Ballycullen – Oldcourt Local Area Plan (2014) and relates principally to Sections 6.3.1 and 6.3.2 of the Plan respectively.

The Public consultation period took place from the **15th December 2016 to the 9th February 2017** inclusive (a period of 8 weeks excluding Public Holidays), during which time information on the Proposed Amendment No. 1 to the Ballycullen – Oldcourt LAP (2014) and environmental reports (SEA Screening, AA Screening and Flood Risk) were disseminated to the public and submissions were invited. The number of submissions that were received during the prescribed public consultation period came to 13.

A report by the Chief Executive on the submission/observations received on the Proposed Amendment No. 1 and Environmental Report was submitted to the Elected Members of the Council for their consideration on the 9th March 2017.

At a Council Meeting on the 13th March 2017 the Elected Members decided, by the passing of a resolution, to materially alter the Proposed Amendment No. 1. The proposed Material Alterations to the Proposed Amendment No. 1 comprises a series of changes to the Ballycullen – Oldcourt Local Area Plan (2014) and are set out in Appendix 1 of this report.

For reference purposes and in the interest of clarity, a copy of the Proposed Amendment No. 1 Report, as went on public display on the 15th December 2016, is included in Appendix 2 of this report.

1.4. Outline of Public Consultation at Proposed Material Alterations Stage

The public consultation programme for the proposed Material Alterations to the Proposed Amendment No. 1 took place over a four week period from **Thursday 23rd March to Tuesday 25th April 2017 inclusive (excluding Public Holidays)** and comprised as follows:

- Notification of the preparation and display of Proposed Material Alterations to the Proposed Amendment No. 1 of the Ballycullen – Oldcourt LAP (2014) report and Environmental Reports for the purpose of public consultation were placed in the *Irish Times* and the *Tallaght Echo* on the 23rd March 2017, together with information on the public consultation programme and an invitation for submissions.
- Letters that provided notification of the Proposed Material Alterations to the Proposed Amendment No. 1 of the Ballycullen – Oldcourt LAP (2014) consultation programme and an invitation for submissions were posted together with a report on the Proposed Material Alterations to the Proposed Amendment No. 1, an SEA environmental assessment screening report and an Appropriate Assessment screening report to, inter alia, the Minister for Housing, Planning, Community and Local Government, the Minister for Education and Skills and relevant prescribed authorities.
- Public information displays together with copies of the Proposed Material Alterations to the Proposed Amendment No. 1 of the Ballycullen – Oldcourt LAP (2014) and Environmental Reports were placed in County Hall Tallaght, County Library Tallaght, the Park Community Centre (Ballycragh Park), and Ballyroan Library. The display material included hard copies of the Proposed Material Alterations to the Proposed Amendment No. 1 report, environmental reports, a copy of the newspaper notice, a map and a copy of the original Ballycullen – Oldcourt Local Area Plan (2014).
- Council staff were made available to answer queries on a one to one basis at County Hall Tallaght, every Wednesday afternoon during the proposed amendment consultation period.

2.0. OUTCOME OF THE CONSULTATION PROGRAMME

The number of submissions that were received during the prescribed public consultation period came to 6.

A list of all the persons/bodies that made submissions within the prescribed public consultation period is provided in Table 1 below, together with a reference number that can be clicked as a link (on electronic copies of this Chief Executive's Report) to a database containing scanned copies of each submission. For reasons of data protection, these links can only be accessed by Elected Members of South Dublin County Council.

TABLE 1: List of Persons / Bodies that made Submissions

Person	Company (if applicable)	Body Represented (if applicable)	Ref
Cllr. Sarah Holland			BOMAPA0001
Niall Cussen		Department of Housing, Planning, Community & Local Government	BOMAPA0002
Cian O' Mahony		Environmental Protection Agency	BOMAPA0003
Gretta Hannigan		Inland Fisheries Ireland	BOMAPA0004
Elisa Goode		Dept. of Education and Skills	BOMAPA0005
Mairead Flanagan			BOMAPA0006

3.0. SUMMARY OF ISSUES RAISED IN SUBMISSIONS

All **6** of the submissions received by the Council during the prescribed public consultation time period were read, summarised and analysed.

A total of **4** issues were identified during this process. An analysis found that 3 issues were raised, which related directly to the Proposed Material Alterations to the Proposed Amendment No. 1 of the Ballycullen – Oldcourt LAP (2014). The remaining issue raised was found to not relate directly to the Proposed Material Alterations to the Proposed Amendment No. 1 of the Ballycullen – Oldcourt LAP (2014).

The summarised issues were therefore collated and categorised under the following headings;

- a) Issues directly related to the proposed Material Alterations to the Proposed Amendment No. 1, or
- b) Other Issues – not directly related to the proposed Material Alterations to the Proposed Amendment No. 1.

Table 2 below gives a breakdown of the issues raised in the submissions received with a breakdown of the number of times the issue was raised.

TABLE 2: Breakdown of Issues Raised in Submissions Received

Issues	Number of times the issue was raised
Issues directly related to the Proposed Amendment	
Phasing & Implementation	1
Schools	2
Environmental issues	2
Other Issues – not directly related to the proposed amendment	
Transport network	1

Full summaries of each of the issues raised in the submissions received are organised under the aforementioned issue and category headings in Section 4.0 below, together with the corresponding response and recommendations of the Chief Executive.

4.0. SUBMISSION SUMMARIES, CHIEF EXECUTIVE'S OPINION & RECOMMENDATIONS

This section presents a summary of each of the issues raised (under the relevant category heading), the response of the Chief Executive and recommendations in relation to Proposed Material Alterations to Proposed Amendment No. 1 to the Ballycullen – Oldcourt Local Area Plan (2014).

Each of the issues listed includes a reference that can be clicked as a link (on electronic copies of this Chief Executive's Report) to a database containing scanned copies of each submission. For reasons of data protection, these links can only be accessed by Elected Members of South Dublin County Council.

The responses of the Chief Executive have been framed taking account of the statutory obligations of the local authority, relevant Government and Ministerial Guidelines and the proper planning and sustainable development of the area.

4.1. Issues Directly Related to the Proposed Amendment

4.1.1. Phasing & Implementation

Issues Raised

Submission received from the Department of Housing, Planning, Community and Local Government acknowledges the Material Alterations to the Proposed Amendment No.1 of the Ballycullen-Oldcourt Local Area Plan (2014), which seek to provide for new school facilities and associated revised phasing arrangements for new housing development as part of plan.

The Department states that such an approach is considered to be in accordance with the Local Area Plans Guidelines (2013) issued by the Minister, which emphasise the importance of a clear identification of a phasing programme for development, in tandem with supporting infrastructure as part of the Local Area Plan process.

[\(BOMAPA0002, Department of Housing, Planning, Community & Local Government\)](#)

Response

The Chief Executive acknowledges the contents of the submission received from the Dept. of Housing, Planning, Community and Local Government.

Recommendation

No modification(s) to the proposed Material Alterations to the Proposed Amendment No. 1 of the Ballycullen – Oldcourt Local Area Plan (2014).

4.1.2. Schools

Issues Raised

1. Submission received from the Department of Education and Skills notes, further to a Council meeting in March 2017, the amendment of educational requirements from two primary schools to one primary school on the eastern section of the LAP lands and a primary school and/or a post-primary school on the western section of the LAP lands to meet existing and future population needs of the Plan Lands and its surrounding hinterland.

The Department of Education and Skills notes that a total of 620 dwellings are proposed to be built on the eastern section of the LAP area. This level of residential development, were it to arise, would result in a need for an eight classroom primary school and an additional 153 pupil places at post-primary level. This is illustrated in Table 3 below.

TABLE 3: School and Classroom Requirements

Eastern Side of Plan Lands Alteration Ref:	Proposed Residential Units	Average Persons per household for South Dublin	Projected population	Primary School Children (average 12%)	Potential Primary Classroom Requirement Based on PTR 27:1	Potential Post Primary School Places (average 8.5%)
PA02	260	2.9	754	91	3.5	64
PA03	150	2.9	435	52	2	37
PA04	150	2.9	435	52	2	37
PA05	60	2.9	174	21	1	15
Total	620		1,798	216	8.5	153

The Department of Education and Skills notes the inclusion in the plan of the possibility that if all extant planning permissions for residential development on the eastern side of the Plan lands were to be fully realised prior to the expiration of the relevant permissions, then the total number of residential units that could be developed on this side of the Plan lands would increase to 1,180 units. This would lead to an increased population figure of 3,422, as opposed to the population figure of 1,798, as outlined in the table above. Should this level of development be realised, the requirement for educational provision would increase to one 16 classroom primary school and 291 pupil places at post-primary level.

The Department of Education and Skills note that a minimum of 830 and a maximum of 960 dwellings are proposed to be built on the western section of the LAP area. This level of residential development, were it to arise, would result in a maximum need for 16 classroom primary school and an additional 236 pupil places at post-primary level. This is illustrated in Table 4 below.

TABLE 4: School and Classroom Requirements

Western Side of Plan Lands Alteration Ref:	Proposed Residential Units	Average Persons per household for South Dublin	Projected population	Primary School Children (average 12%)	Potential Primary Classroom Requirement Based on PTR 27:1	Potential Post Primary School Places (average 8.5%)
PA06	200	2.9	580	70	3	49
PA07	300	2.9	870	105	4	74
PA08	350	2.9	1,015	122	5	86
PA09	110	2.9	319	38	2	27
Total	960		2,784	335	14	236

Having reviewed all of the scenarios proposed in the Proposed Material Alterations, the Department would agree with the Council's position that lands be reserved to facilitate the future development of two 16 classroom primary schools and one 600 pupil post-primary school to serve the demand arising from the proposed development of the Plan lands.

The Department of Education and Skills states that should the development of these housing units and the associated demand for school places materialise, the Department will seek to proceed with the provision of the necessary school accommodation.

The Department notes the inclusion within the phasing process for the provision of a school on one of the designated school sites on the plan lands to commence at phase 3, with commencement of construction of one of the schools envisaged to commence at phase 4. Having reviewed same, and in light of previous consultations and correspondence with the Council in this regard, the Department wishes to confirm that should the development of these housing units and the associated demand for school places materialise, the Department will seek to proceed with the provision of the necessary school accommodation as outlined.

The inclusion at Alterations Ref. No. PA09, PA10 and PA11 in the Proposed Material Alterations of an increase in the area Oldcourt/Gunny Hill school site by 1.2 acres to allow for a third school site within the Plan lands is noted. The Department is of the opinion that this is prudent and has no objections to same.

([BOMAPA0005](#), [Dept. of Education and Skills](#))

- Submission received from Mairead Flanagan expresses concern that no attempt was made to correct the inaccurate, misleading information given to the public in the original Amendment documentation, as pointed out in the submitter's original submission.

Amendment No. 1 removes any requirement to CONSTRUCT a single school until after all housing units are complete, and this was not made clear to people.

Submission requests that proper standards in public office are maintained and that the public is given accurate information as to proposed changes to Local Area Plans.

The Material Alterations as now proposed, continue to allow the full quantum of housing to be built in the LAP area without any requirement to construct the first school. This is in direct conflict with the phasing strategy of the Local Area Plan, which specifies that schools should be provided either prior to or in tandem with additional residential dwellings. Therefore, other sections of the LAP will now have to be amended to ensure some level of consistency.

Submission received requests the following sections of the Local Area Plan be amended with the following text as outlined in green. Note: Text in blue refers to Proposed Material Alterations to the Proposed Amendment No. 1.

The Strategy (page 4)

The phasing element provides for the required community, school and parkland facilities either prior to or in tandem with additional residential dwellings. *School facilities are not considered to be important and therefore any requirement to actually construct a school can be left until all residential dwellings are constructed.*

4. Built Form (page 4)

For the purpose of the Phasing Strategy, the Plan Lands are divided into eastern and western sections using the Ballycullen Road as the point of division. The strategies for each of the two areas comprise three phases. Each phase specifies a quantum of residential development and prescribed key pieces of physical and social infrastructure, including community facilities that must be provided prior to the next phase of development. This will help to ensure that key pieces of infrastructure are delivered in a sequential manner as development progresses.

Further to the Council Meeting on the 13th March 2017, it has been decided that a primary school on the eastern section of the Local Area Plan lands and a primary school and / or post primary school on the western section of the Local Area Plan lands will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland.

However, it's not considered that schools are an important enough facility to be provided in a timely manner either prior to or in tandem with residential development. It's better to construct schools after all the housing units are complete. Although this means that most people will already have chosen other schools by then, it's still considered a good idea to leave them until the end. Therefore, the provision of schools will not be included in the phasing strategy in any meaningful way.

Section 5.4.8 School Provision (page 30)

The Department of Education and Skills indicate that there is currently a need for a new primary school facility to serve existing populations in the surrounding area of the Plan Lands and that development of the Plan Lands will generate the need for a second new primary school facility. *Even though there is an existing need for new schools, it is still considered a good idea to leave them until all the 1,600 new housing units are constructed.*

Section 6.3 Phasing Strategy (page 38)

The purpose of phasing is to avoid a shortage of community facilities and amenities for residential communities and to ensure that such facilities and amenities are provided in a timely manner either prior to or in tandem with residential development rather than at the latter stages of residential development or after such development has taken place.

School facilities are not considered to be important and can therefore be left until all residential dwellings are constructed, rather than built either prior to or in tandem with residential development. Therefore, the actual construction of even one of the schools will not be included in the phasing strategy in any meaningful way.

[\(BOMAPA0006 Mairead Flanagan\)](#)

Response

1. The Chief Executive acknowledges the contents of the submissions received from the Department of Education and Skills and agrees with the contents of this submission.
2. The issues raised by Mairead Flanagan have been considered; nonetheless, in light of the submission received from the Dept. of Education and Skills, no further modification to the Proposed Material Alteration is warranted with regards to the following sections of the LAP: 'The Strategy (page 4)', Section 4 'Built Form (page 4)', Section 5.4.8 'School Provision (page 30)' and Section 6.3 'Phasing Strategy (page 38)'.

Recommendation

No modification(s) to the Proposed Materials Alterations to the Proposed Amendment No. 1 of the Ballycullen – Oldcourt Local Area Plan (2014).

4.1.3. Environmental Issues

1. Submission received from the Environmental Protection Agency (EPA) stating that SDCC should determine whether the proposed Material Alterations would be likely to have significant effects on the environment and where that is the case, an SEA being required. This assessment should take into the SEA Regulations Criteria Schedule 2a (S.I. No. 436 of 2004) or Schedule 1 (S.I. No. 435 of 2004).

Submission from the EPA refers the Planning Authority to the SEA Regulations (S.I. No. 436 of 2004), whereby notice should be given (where relevant) to the;

- Minister for Housing, Planning, Community and Local Government.
- Minister for Communications, Climate Action and Environment
- Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs, and
- Any adjoining planning authority whose area is continuous to the area of the planning authority, which prepared a local area plan.

[\(BOMAPA0003, Cian O' Mahony, Environmental Protection Agency\)](#)

2. Submission received from Inland Fisheries Ireland outlines no objection to the proposed Material Alterations to the Proposed Amendment No. 1 of the Ballycullen – Oldcourt Local Area Plan (2014).

Submission agrees with the findings of the SEA and AA Screening report. ([BOMAPA0004, Gretta Hannigan, Inland Fisheries Ireland](#))

Response

The Chief Executive acknowledges the submissions received from the EPA and Inland Fisheries Ireland. The Chief Executive confirms that any future amendment will comply with the requirements of the SEA Directive and transposing SEA Regulations.

Recommendation

No modification(s) to the Proposed Materials Alterations to the Proposed Amendment No. 1 of the Ballycullen – Oldcourt Local Area Plan (2014).

4.2. Other Issues – not directly related to the Proposed Amendment

4.2.1. Transport network

Issues Raised

Submission received from Cllr. Sarah Holland expresses concern that there are problems with traffic and transport in the Ballycullen area. Working parents have to leave early in the morning in order to be able to drop children at childcare facilities and make it into work.

There are a dearth of public transport solutions in the area. Any accident on the M50 or industrial action can bring the whole area from Old Bawn to Ballyboden to a standstill.

Submission requests that the NTA examine the area to make provision for safe cycling routes, a light rail network, rapid transit lanes and any other applicable solutions.

Submission refers to the NTA, who state that a reduction in car journeys is a must; as such alternatives must be provided in order for the community in the area to grow and thrive.

([BOMAPA0001, Cllr. Sarah Holland](#))

Response

The Chief Executive acknowledges the contents of the submission received from Cllr. Holland. The requirement of the submission would raise a number of issues, most notably:

- The submission received is not directly related to the proposed material alteration to the Proposed Amendment No. 1.
- The proposal to seek the NTA to examine the area to make provision for safe cycling routes, a light rail network and rapid transit lanes for the future development of the Local Area Plan is outside the remit of the proposed Material Alterations to the Proposed Amendment No. 1 to the Local Area Plan.
- A proposal requiring the NTA to examine the area to make provision for safe cycling routes, a light rail network and rapid transit lanes for the future development of the Local Area Plan would comprise a material modification to the subject material alteration, which went on public display. Such a material modification would be contrary to Section 20(3)(q) of the Planning and

Development Act 2000 (as amended), which requires that a further modification to the material alteration may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site. (underline emphasis added).

- The proposed Material Alteration provides that the following wording is included within each phase of the Local Area Plan phasing strategy:
Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.
- As per the Chief Executive's report on submission/observations received on the Proposed Amendment No. 1, submitted to the Elected Members on the 9th March 2017, it is recommended that a series of measures are examined, which will assist in addressing the traffic related concerns as raised. These will consist of the following:
 - Road realignment works on the Killinenny Road, proximate to the junction with the M50. This will assist in easing congestion and improving movement flows off the M50 interchange.
 - Further to agreement with the NTA, provide a bus turning circle in the area, which will create the platform to improve bus movement accessibility and an enhancement of the bus service to the area.
 - SDCC have engaged with the NTA with regard to the preparation of an Area Based Transport Assessment.

Recommendation

No modification(s) to the Proposed Materials Alterations to the Proposed Amendment No. 1 of the Ballycullen – Oldcourt Local Area Plan (2014).

It is recommended that a series of measures are examined, which will assist in addressing the traffic related concerns as raised.

- Road realignment works on the Killinenny Road, proximate to the junction with the M50. This will assist in easing congestion and improving movement flows off the M50 interchange.
- Further to agreement with the NTA, provide a bus turning circle in the area, which will create the platform to improve bus movement accessibility and an enhancement of the bus service to the area.
- SDCC have engaged with the NTA with regard to the preparation of an Area Based Transport Assessment.

5.0. STRATEGIC ENVIRONMENTAL ASSESSMENT

5.1. Summary of Strategic Environmental Assessment Screening to Date

The policies and objectives as set out in the Ballycullen – Oldcourt Local Area Plan (2014) were subject to a full Strategic Environmental Assessment (SEA) screening in 2014 and were found to be in accordance with the principles of sustainable development, a commitment to the enhancement and protection of the natural and manmade environment.

The Proposed Amendment No. 1 (as went on public display from the 15th December 2016 to the 9th February 2017) related only to the reconfiguration of phasing requirements in the Phasing Strategy of the Local Area Plan for the provision of schools. The Planning Authority deemed that such amendments to the phasing strategy / requirements would not result in any unexpected or significant effects on the environment. As such, the Planning Authority determined that a full SEA was not required.

The proposed Material Alterations to the Proposed Amendment No. 1 to the Ballycullen – Oldcourt LAP (2014) (as went on public display from Thursday 23rd March 2017 to Tuesday 25th April 2017), seek (i) to alter the wording of the LAP to allow a primary school and/or post primary school on the western section (Gunny Hill site) of the LAP lands; and (ii) that planned development demonstrates compliance with the provision of road improvements and traffic requirements, as per the Local Area Plan Accessibility and Movement Strategy, and all other relevant traffic related plans, guidelines and studies, before proceeding from one phase to the next. Given the nature of the proposed alterations, which seeks to broaden the school typology allowed on the Gunny Hill site (i.e. a primary school and/or a post-primary school), the Planning Authority considered that the proposed alterations to the Proposed Amendment No. 1 would not result in any unexpected or significant effects on the environment. As such the Planning Authority determined that a full SEA is not required.

5.2. Strategic Environmental Assessment Screening of Submissions received

The number of submissions that were received during the prescribed public consultation period came to 6. Further to the recommendations of the Chief Executive (detailed above), no modifications are proposed to the Material Alterations report, as went on public display. Given that no modifications are recommended, it is determined by the Planning Authority that a full SEA is not required.

6.0. APPROPRIATE ASSESSMENT

6.1. Summary of Strategic Environmental Assessment (SEA) Screening to Date

The Proposed Amendment No. 1 to the Ballycullen – Oldcourt Local Area Plan (2014) was screened for Appropriate Assessment in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora; the Planning and Development Act 2000 (as amended) and the European Communities (Birds and Natural Habitats Regulations) 2011 (S.I. No. 477/2011). The Appropriate Assessment Screening report found that the Proposed Amendment No. 1 is not likely to have significant direct, indirect or secondary impacts on any Natura 2000 site. The Planning Authority determined that a full Appropriate Assessment was not required.

Further to public consultation, the proposed Material Alterations to the Proposed Amendment No. 1 to the Ballycullen – Oldcourt LAP (2014) seek to amend the wording of the LAP to allow a primary school and/or post primary school on the western section (Gunny Hill site) of the LAP lands. Proposed alterations also seek the Phasing Strategy to be amended to include the requirement that all planned development demonstrate compliance with the provision of road improvements and traffic requirements, as per the Local Area Plan Accessibility and Movement Strategy, and all other relevant traffic related plans, guidelines and studies, before moving from each phase to the next. The Appropriate Assessment Screening report found that the Material Alterations to the Proposed Amendment No. 1 are not likely to have significant direct, indirect or secondary impacts on any Natura 2000 site. As such, the Planning Authority determined that a full Appropriate Assessment is not required.

6.2. Appropriate Assessment Screening of Submissions received

The number of submissions that were received during the prescribed public consultation period came to 6. Further to the recommendations of the Chief Executive (detailed above), no modifications are proposed to the Material Alterations report, as went on public display. Given that no modifications are recommended, it is determined by the Planning Authority a Stage 2 Appropriate Assessment is not required, either alone or in combination with other plans or projects, with respect to any Natura 2000 site and its conservation objectives.

7.0. NEXT STEPS - LEGISLATIVE BACKGROUND

In accordance with Section 20(3)(q) of the Planning and Development Act 2000 (as amended), a further modification to a material alteration:

- may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site;
- shall not be made where it refers to an increase in the area of land zoned for any purpose, or an addition to or deletion from the record of protected structures.

Section 20(3)(r) of the Act states that in making a local area plan, members shall be restricted to considering:

- the proper planning and sustainable development of the area;
- the statutory obligations of any local authority in the area;
- any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

Within this context, Section 19(2) of the Act states that a local area plan shall be consistent with the objectives of the development plan, its core strategy, and any regional spatial and economic strategy that apply to the area of the plan.

8.0. CONCLUSION

Taking account of the proper planning and sustainable development of the area, it is recommended that the proposed Material Alterations of the Proposed Amendment No. 1 of the Ballycullen – Oldcourt Local Area Plan (2014), as set out in Appendix 1 of this report, be made in accordance with the recommendations of this report.

Chief Executive

Date

Appendix 1: Proposed Material Alterations to the Proposed Amendment No. 1 (as went on public display on the 23rd March, 2017).

This appendix presents the proposed Material Alterations to the Proposed Amendment No.1 of the Ballycullen – Oldcourt Local Area Plan (2014) that arise following consideration of the Chief Executive's report on submissions received by Elected Members at the Council meeting on the 13th March and their passing by resolution to materially alter the Proposed Amendment No.1.

The proposed Material Alterations are identified as a series of changes and are set out under the relevant sections and headings of the Ballycullen – Oldcourt Local Area Plan (2014). Where appropriate, extracts of text before and after the proposed Material Alterations are included in order to present the alterations within their context.

The proposed changes to text are structured to follow the sequence of the Local Area Plan. This document should therefore be read in conjunction with the relevant sections of the Ballycullen – Oldcourt Local Area Plan (2014).

Each proposed Material Alteration is designated with a unique reference number and is accompanied by the relevant section/figure and page number of the LAP to which the Material Alteration relates. Proposed non-material alterations as set out in the Chief Executive's Report on submissions received (to the Proposed Amendment No. 1 as submitted to the elected members on the 9th March 2017) are included also.

The nature and extent of each of the Proposed Material Alterations to the Proposed Amendment No. 1 are identified as follows:

- Proposed Material Alterations involving additional text are shown in **blue**.
- Proposed Material alterations involving deletion of text are shown in **~~blue-strikethrough~~**.
- Proposed Amendments involving additional text are shown in **green**. These relate to the Proposed Amendment No. 1 as published on the 15th December 2016 and the subsequent Chief Executive's Report on Submissions received as issued to the Elected Representatives on the 9th of March 2017.
- Proposed amendments involving deletion of text as per the Proposed Amendment No. 1 Report, published on the 15th December 2016, are shown in **~~green-strikethrough~~**. For clarity, the text in **blue** replaces the text as shown in **~~green-strikethrough~~**.
- Proposed amendments involving deletion of text are shown in **~~red-strikethrough~~**. These relate to the Proposed Amendment No. 1 Report, as published on the 15th December 2016.

ALTERATION REF. NO. PA01 ¹	
Section Ref.	Page Ref.
EXECUTIVE SUMMARY - PHASING	4

Phasing

The purpose of phasing is to ensure that facilities and amenities are provided in a timely manner either prior to or in tandem with residential development rather than at the latter stages of residential development or after such development has taken place.

For the purpose of the Phasing Strategy, the Plan Lands are divided into eastern and western sections using the Ballycullen Road as the point of division. The strategies for each of the two areas comprise three phases. Each phase specifies a quantum of residential development and prescribed key pieces of physical and social infrastructure including community facilities that must be provided prior to the next phase of development. This will help to ensure that key pieces of infrastructure are delivered in a sequential manner as development progresses.

~~Two primary schools will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland.~~

Further to the Council Meeting on the 13th March 2017, it has been decided that a primary school on the eastern section of the Local Area Plan lands and a primary school and / or post primary school on the western section of the Local Area Plan lands will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland.

¹ Please refer to page 17 for interpretation of colour coded text.

ALTERATION REF. NO. PA02 ¹	
Section Ref.	Page Ref.
6.0 - PHASING	38

6.3.1 Eastern Side of Plan Lands

PHASE ONE*	
Key Development	260 dwellings (if all permitted developments are modified in accordance with this Local Area Plan) ^a
Key Outcomes Required before Next Phase	<ul style="list-style-type: none"> • Knocklyon Park Extension to include link to existing parkland/playing pitches to the north-east, upgrade of roundabout junction to four arm junction and 1 x NEAP (see Appendix 2 of LAP) • Commencement of construction of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands^b • Site made available for construction of a Primary School on the eastern or western side of the Plan Lands • Site made available for the construction of a Primary School on the eastern side of the Plan lands or a Primary School and/or Post-Primary School on the western side of the Plan Lands. • Commencement of construction of Stocking Wood Neighbourhood and Community Centre to include at least 190 sq.m of community floorspace, at least 270 sq.m of childcare floorspace, convenience shopping (not exceeding 1,500 sq.m gross) and a bus lay-by^c • Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.
Rationale	A substantial number of dwellings have been constructed on the eastern side of the Plan Lands with little or no public open space, local convenience shopping, bus stop facilities, community facilities, childcare facilities or play facilities. To provide primarily for the needs of existing residents, these amenities must be provided prior to or in tandem with the construction of any further housing in the area.

¹ Please refer to page 17 for interpretation of colour coded text.

	A primary school is also required to meet the existing population needs of the Plan Lands and its surrounding suburban hinterland.
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** Phase One on the eastern side of the Plan Lands includes development sites that are subject to existing permissions but is not exclusive to such lands.

ALTERATION REF. NO. PA03 ¹	
Section Ref.	Page Ref.
6.0 - PHASING	38

PHASE TWO	
Key Development	150 dwellings
Key Outcomes Required before Next Phase	<ul style="list-style-type: none"> • Completion of Neighbourhood and Community Centre to include at least 190 sq.m of community floorspace in addition to the minimum quantum set out under Phase One (at least 460 sq.m community floorspace total) and upgrade of roundabout junction to four arm junction with crossing facilities^c • Completion and operation of a primary school on either of the two designated primary school sites within the Plan Lands^b • Site made available for construction of a Primary School on the eastern or western side of the Plan Lands • Site made available for the construction of a Primary School on the eastern side of the Plan lands or a Primary School and/or Post-Primary School on the western side of the Plan Lands. • Commencement of landscaping of Green Buffer with tracks and trails along southern boundary with mountains. • Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.

¹ Please refer to page 17 for interpretation of colour coded text.

Rationale	Further community and neighbourhood facilities will be required to meet the needs of further residents on the eastern side of the Plan Lands as they continue to develop. A school will also need to be in place.
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ALTERATION REF. NO. PA04 ¹	
Section Ref.	Page Ref.
6.0 - PHASING	38

PHASE THREE	
Key Development	Completion of balance of permissible residential development on eastern side of Plan Lands- approx. 210 dwellings 150 dwellings ^d
Key Outcome Required Before Completion of Phase	<ul style="list-style-type: none"> Site made available for construction of a second primary school on the remaining designated primary school on the eastern or western side of the Plan Lands^b Completion of landscaping of Green Buffer with tracks and trails along southern boundary with mountains Commencement of planning process for the provision of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands. Commencement of planning process for the provision of a school on the designated Primary School site on the eastern side of the Plan Lands OR on the designated Primary School and/or Post-Primary school site on the western side of the Plan Lands. Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.
Rationale	Two primary schools and parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland. Green buffers must be in place before the lands are fully developed particular the partially developed eastern side of the Plan Lands.

¹ Please refer to page 17 for interpretation of colour coded text.

	Parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland. A Primary School is also required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.
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ALTERATION REF. NO. PA05 ¹	
Section Ref.	Page Ref.
6.0 - PHASING	38

PHASE FOUR	
Key Development	Completion of balance of permissible residential development on the eastern side of Plan Lands - approx. 60 dwellings ^d
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> Commencement of construction of the designated Primary Schools on the eastern and western side of the Plan Lands Commencement of construction of the designated Primary School on the eastern side of the Plan lands and the Primary School and/or Post-Primary School on the western side of the Plan Lands. Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.
Rationale	<p>Two primary schools will be required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p> <p>A primary school on the eastern section of the LAP lands and a primary school and/or post primary school on the western section of the LAP lands will be required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p>

¹ Please refer to page 17 for interpretation of colour coded text.

ALTERATION REF. NO. PA06 ¹	
Section Ref.	Page Ref.
6.0 - PHASING	39

6.3.2 Western Side of Plan Lands

PHASE ONE	
Key Development	<p>Option A (relocation of 220 kV lines) – 200 dwellings</p> <p>Option B (retention of existing 220 kV lines) – 150 dwellings</p>
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> • Commencement of works on Gunny Hill playing pitches including access • 1 x NEAP on western side of Plan Lands (see Appendix 2 of LAP) • Commencement of construction of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands^b • Site made available for construction of a Primary School on the eastern or western side of the Plan Lands • Site made available for the construction of a Primary School on the eastern side of the Plan lands or a Primary School and/or Post-Primary School on the western side of the Plan Lands. • Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.
Rationale	<p>Public open space and children's play facilities will be required to serve new housing development on the western side of the Plan Lands. A primary school is also required to meet the existing population needs of the Plan Lands and its surrounding suburban hinterland.</p>

¹ Please refer to page 17 for interpretation of colour coded text.

ALTERATION REF. NO. PA07 ¹	
Section Ref.	Page Ref.
6.0 - PHASING	39

PHASE TWO	
Key Development	<p>Option A (relocation of 220 kV lines) – 300 dwellings</p> <p>Option B (retention of existing 220 kV lines) – 220 dwellings</p>
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> • Completion of Gunny Hill playing pitches including access • Completion and operation of a primary school on either of the two designated primary school sites within the Plan Lands^b • Site made available for construction of a Primary School on the eastern or western side of the Plan Lands • Site made available for the construction of a Primary School on the eastern side of the Plan lands or a Primary School and/or Post-Primary School on the western side of the Plan Lands. • Commencement of landscaping of Oldcourt Park with access and 1 additional NEAP for western side of Plan Lands • The provision of a minimum of 300 sq.m. of community floorspace. • Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.
Rationale	Public open space and children's play facilities will be required to serve new housing development on the western side of the Plan Lands.

¹ Please refer to page 17 for interpretation of colour coded text.

ALTERATION REF. NO. PA08 ¹	
Section Ref.	Page Ref.
6.0 - PHASING	39

PHASE THREE	
Key Development	<p>Completion of balance of permissible residential development on western side of Plan Lands:</p> <p>Option A (relocation of 220 kV lines) – approx. 460 dwellings 350 dwellings</p> <p>Option B (retention of existing 220 kV lines) – approx. 460 dwellings 350 dwellings</p>
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> Site made available for construction of a second primary school on the remaining designated primary school on the eastern and western side of the Plan Lands Completion of Oldcourt Park Commencement of planning process for the provision of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands. Commencement of planning process for the provision of a school on the designated Primary School site on the eastern side of the Plan Lands OR on the designated Primary School site and/or Post-Primary School site on the western side of the Plan Lands. Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.
Rationale	<p>Two primary schools and parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland.</p> <p>Parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland. A Primary School and/or Post-Primary School is also required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p>

¹ Please refer to page 17 for interpretation of colour coded text.

ALTERATION REF. NO. PA09 ¹	
Section Ref.	Page Ref.
6.0 - PHASING	39

PHASE FOUR	
Key Development	<p>Completion of balance of permissible residential development on western side of Plan Lands:^d</p> <p>Option A (relocation of 220 kV lines) – approx. 110 dwellings</p> <p>Option B (retention of existing 220 kV lines) – approx. 110 dwellings</p>
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> Commencement of construction of the designated Primary Schools on the eastern and western side of the Plan Lands Commencement of construction of the designated Primary School on the eastern side of the Plan lands and the Primary School and/or Post-Primary School on the western side of the Plan Lands. Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.
Rationale	<p>Two Primary Schools will be required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p> <p>A primary school on the eastern section of the LAP lands and a primary school and/or post primary school on the western section of the LAP lands will be required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p>

^a Extant Planning Permissions

It is possible that 1,180* dwellings could be built on the eastern side of the Plan Lands if all extant permission for residential development were to be fully built or completed prior to their expiration. The densities, layouts and dwelling-types of these permitted developments are not in keeping with the objectives of this plan and would require extensive engineered solutions that would not be in accordance

¹ Please refer to page 17 for interpretation of colour coded text.

with SUDS principles. Some of these permissions are close to expiry. Furthermore, aspects of the permitted developments may no longer be viable under the current housing market and economic climate. New applications lodged for development on these sites would be looked upon favourably, provided that:

- They adhere to the density and housing mix requirements contained within the Plan
- They comply with the SUDS requirements of the Plan
- Applications for development includes for the Knocklyon Park Extension and a Neighbourhood and Community Facility.

*Figure includes recently expired permission on Ballycullen Partnership Site.

^b Primary School Provision

Two **primary** schools sites are designated under this LAP to cater for the existing population demands of the surrounding area and the future population demands of the Plan Lands. Further to a Material Alteration of the Local Area Plan, the Oldcourt/Gunny Hill School Site has been increased by 1.2 acres to allow for a third school site. The Phasing Strategy provides the option of constructing the first primary school on either of the two school sites initially designated to serve the Plan Lands be it on the eastern or western side of the Plan Lands. Development on the eastern and western sides of the Plan Lands shall not enter into their **third-fourth phase** until ~~at least one primary school has been constructed and is fully operational. the commencement of the planning process for a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands.~~ **the commencement of the planning process for the provision a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site and/or post-primary school site on the western side of the Plan Lands.**

^c Community Floorspace

Based on Option A (see tables presented overleaf), a total of 680 sq.m of community floorspace is required to serve the existing and future population needs of the Plan Lands. This includes for at least 190 sq.m of community floorspace to serve existing dwelling on the eastern side of the Plan Lands. The required floorspace quantum is calculated at a rate of 3 sq.m per 10 dwellings. Floorspace on the eastern side of the Plan Lands shall be provided within the planned Stocking Wood Neighbourhood/Community Centre. Floorspace on the western side shall be co-located with the permitted discount foodstore.

^d Residential Development

For the purposes of phasing assessment and in the interest of clarity, a residential unit will be defined as completed when a Certificate of Compliance on Completion (CCC), where required, has been submitted via the Building Control and Management System (BCMS), validated, and particulars entered on the Register.

ALTERATION REF. NO. PA10 ¹	
Section Ref.	Page Ref.
Appendix 1 – School Provision	45

Each of the two primary school sites designated under this Local Area Plan shall measure at least 1.8 hectares and shall each be set aside for the development of a primary school. [The Post-Primary School, if provided, shall comply with the minimum space requirements of the Dept. of Education and Skills.](#) Further to a Material Alteration of the Local Area Plan, the Oldcourt/Gunny Hill School Site designated under this Plan has been increased by 1.2 acres to allow for two primary schools (a third school on the Plan Lands) at this location. See Figure 5.3 (Land Use and Density Framework Strategy) for proposed additional school site. **(Objective LUD12)**

ALTERATION REF. NO. PA11	
Section Ref.	Page Ref.
Appendix 1	47
Site Specific Objectives	
Oldcourt School Sites & Replacement Playing Pitches – Gunny Hill	

A primary school [and/or post primary school](#) site of at least 1.8 hectares shall also be reserved on the 'Objective B' zoned lands located within the Plan Lands between Gunny Hill and Oldcourt Lane. Further to a Material Alteration of the Local Area Plan, the site has been increased by 1.2 acres to allow for two primary schools at this location. **(Objective SSP15)**

¹ Please refer to page 17 for interpretation of colour coded text.

ALTERATION REF. NO. PA12 ¹	
Section Ref.	Page Ref.
Appendix 1 Site Specific Objectives Oldcourt School Sites & Replacement Playing Pitches – Gunny Hill	47

Playing pitches and any open green spaces developed as part of the primary school site [and/or post-primary school site](#) shall link with and integrate with the open space and sustainable urban drainage network detailed under the Green Infrastructure Strategy (Section 5.3) **(Objective SSP16)**.

ALTERATION REF. NO. PA13	
Section Ref.	Page Ref.
Appendix 1 Site Specific Objectives Oldcourt School Sites & Replacement Playing Pitches – Gunny Hill	47

Surface water on the primary school site [and/or post-primary school site](#) shall be intercepted by on-site SUDS features (i.e. green roofs, rainwater harvesters, soakaways and porous grass paviers for parking) and any run-off shall be discharged to the SUDS network envisaged for the Plan Lands. **(Objective SSP17)**

¹ Please refer to page 17 for interpretation of colour coded text.

ALTERATION REF. NO. PA14 ¹	
Section Ref.	Page Ref.
Appendix 1 Site Specific Objectives Oldcourt School Sites & Replacement Playing Pitches – Gunny Hill	47

Pedestrian and cyclist access to any primary [and/or post-primary](#) school development shall link with the pedestrian and cycle network detailed under the Accessibility & Movement Strategy (Section 5.2). Vehicular access shall be designed to include safe queuing and drop-off facilities. **(Objective SSP18)**

ALTERATION REF. NO. PA15	
Section Ref.	Page Ref.
Appendix 1 Cycle Facilities	53

Bicycle Parking Standards

Development	Bicycle Parking
Residential Units	1 space per dwelling
Retail	1 space per 100 sq.m. gross floor area
Primary School and/or Post Primary School	1 space per 10 pupils
Neighbourhood Parks	1 space per 0.2 hectares
Crèches	1 space per 100 sq.m gross floor area
Community Centre	1 space per 30 sq.m gross floor area

¹ Please refer to page 15 for interpretation of colour coded text.

Appendix 2: Proposed Amendment No. 1 (as went on public display on the 15th December 2016)

Amendment Ref No. PA01	
Section Ref.	Page Ref.
6.3.1 Eastern Side of Plan Lands	38

6.3.1 Eastern Side of Plan Lands

PHASE ONE*	
Key Development	260 dwellings (if all permitted developments are modified in accordance with this Local Area Plan) ^a
Key Outcomes Required before Next Phase	<ul style="list-style-type: none"> • Knocklyon Park Extension to include link to existing parkland/playing pitches to the north-east, upgrade of roundabout junction to four arm junction and 1 x NEAP (see Appendix 2 of LAP) • Commencement of construction of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands^b • Site made available for construction of a Primary School on the eastern or western side of the Plan Lands • Commencement of construction of Stocking Wood Neighbourhood and Community Centre to include at least 190 sq.m of community floorspace, at least 270 sq.m of childcare floorspace, convenience shopping (not exceeding 1,500 sq.m gross) and a bus lay-by^c
Rationale	<p>A substantial number of dwellings have been constructed on the eastern side of the Plan Lands with little or no public open space, local convenience shopping, bus stop facilities, community facilities, childcare facilities or play facilities. To provide primarily for the needs of existing residents, these amenities must be provided prior to or in tandem with the construction of any further housing in the area.</p> <p>A primary school is also required to meet the existing population needs of the Plan Lands and its surrounding suburban hinterland.</p>

*[±] Phase One on the eastern side of the Plan Lands includes development sites that are subject to existing permissions but is not exclusive to such lands.

Amendment Ref No. PA02	
Section Ref.	Page Ref.
6.3.1 Eastern Side of Plan Lands	38

PHASE TWO	
Key Development	150 dwellings
Key Outcomes Required before Next Phase	<ul style="list-style-type: none"> • Completion of Neighbourhood and Community Centre to include at least 190 sq.m of community floorspace in addition to the minimum quantum set out under Phase One (at least 460 sq.m community floorspace total) and upgrade of roundabout junction to four arm junction with crossing facilities^c • Completion and operation of a primary school on either of the two designated primary school sites within the Plan Lands^b • Site made available for construction of a Primary School on the eastern or western side of the Plan Lands • Commencement of landscaping of Green Buffer with tracks and trails along southern boundary with mountains
Rationale	Further community and neighbourhood facilities will be required to meet the needs of further residents on the eastern side of the Plan Lands as they continue to develop. A school will also need to be in place.

Amendment Ref No. PA03	
Section Ref.	Page Ref.
6.3.1 Eastern Side of Plan Lands	38

PHASE THREE	
Key Development	Completion of balance of permissible residential development on eastern side of Plan Lands- approx. 210 dwellings 150 dwellings ^d
Key Outcome Required Before Completion of Phase	<ul style="list-style-type: none"> • Site made available for construction of a second primary school on the remaining designated primary school on the eastern or western side of the Plan Lands^b • Completion of landscaping of Green Buffer with tracks and trails along southern boundary with mountains • Commencement of planning process for the provision of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands.

Rationale	<p>Two primary schools and parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland. Green buffers must be in place before the lands are fully developed particular the partially developed eastern side of the Plan Lands.</p> <p>Parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland. A Primary School is also required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p>
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Amendment Ref No. PA04	
Section Ref.	Page Ref.
6.3.1 Eastern Side of Plan Lands	38

PHASE FOUR	
Key Development	Completion of balance of permissible residential development on eastern side of Plan Lands - approx. 60 dwellings ^d
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> Commencement of construction of the designated Primary Schools on the eastern and western side of the Plan Lands
Rationale	Two primary schools will be required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.

Amendment Ref No. PA05	
Section Ref.	Page Ref.
6.3.2 Western Side of Plan Lands	39

6.3.2 Western Side of Plan Lands

PHASE ONE	
Key Development	<p>Option A (relocation of 220 kV lines) – 200 dwellings</p> <p>Option B (retention of existing 220 kV lines) – 150 dwellings</p>
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> Commencement of works on Gunny Hill playing pitches including access 1 x NEAP on western side of Plan Lands (see Appendix 2 of LAP)

	<ul style="list-style-type: none"> Commencement of construction of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands^b Site made available for construction of a Primary School on the eastern or western side of the Plan Lands
Rationale	Public open space and children's play facilities will be required to serve new housing development on the western side of the Plan Lands. A primary school is also required to meet the existing population needs of the Plan Lands and its surrounding suburban hinterland.

Amendment Ref No. PA06	
Section Ref.	Page Ref.
6.3.2 Western Side of Plan Lands	39

PHASE TWO	
Key Development	Option A (relocation of 220 kV lines) – 300 dwellings Option B (retention of existing 220 kV lines) – 220 dwellings
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> Completion of Gunny Hill playing pitches including access Completion and operation of a primary school on either of the two designated primary school sites within the Plan Lands^b Site made available for construction of a Primary School on the eastern or western side of the Plan Lands Commencement of landscaping of Oldcourt Park with access and 1 additional NEAP for western side of Plan Lands The provision of a minimum of 300 sq.m. of community floorspace
Rationale	Public open space and children's play facilities will be required to serve new housing development on the western side of the Plan Lands.

Amendment Ref No. PA07	
Section Ref.	Page Ref.
6.3.2 Western Side of Plan Lands	39

PHASE THREE	
Key Development	<p>Completion of balance of permissible residential development on western side of Plan Lands:</p> <p>Option A (relocation of 220 kV lines) – approx. 460 dwellings 350 dwellings</p> <p>Option B (retention of existing 220 kV lines) – approx. 460 dwellings 350 dwellings</p>
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> Site made available for construction of a second primary school on the remaining designated primary school on the eastern and western side of the Plan Lands Completion of Oldcourt Park Commencement of planning process for the provision of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands.
Rationale	<p>Two primary schools and parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland.</p> <p>Parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland. A Primary School is also required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p>

Amendment Ref No. PA08	
Section Ref.	Page Ref.
6.3.2 Western Side of Plan Lands	39

PHASE FOUR	
Key Development	<p>Completion of balance of permissible residential development on western side of Plan Lands:^d</p> <p>Option A (relocation of 220 kV lines) – approx. 110 dwellings</p> <p>Option B (retention of existing 220 kV lines) – approx. 110 dwellings</p>
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> Commencement of construction of the designated Primary Schools on the eastern and western side of the Plan Lands
Rationale	<p>Two Primary Schools will be required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p>

Amendment Ref No. PA09	
Section Ref.	Page Ref.
6.3.2 Western Side of Plan Lands	39

^a Extant Planning Permissions

It is possible that 1,180* dwellings could be built on the eastern side of the Plan Lands if all extant permission for residential development were to be fully built or completed prior to their expiration. The densities, layouts and dwelling-types of these permitted developments are not in keeping with the objectives of this plan and would require extensive engineered solutions that would not be in accordance with SUDS principles. Some of these permissions are close to expiry. Furthermore, aspects of the permitted developments may no longer be viable under the current housing market and economic climate. New applications lodged for development on these sites would be looked upon favourably, provided that:

- They adhere to the density and housing mix requirements contained within the Plan
- They comply with the SUDS requirements of the Plan
- Applications for development includes for the Knocklyon Park Extension and a Neighbourhood and Community Facility.

*Figure includes recently expired permission on Ballycullen Partnership Site.

^b Primary School Provision

Two primary schools sites are designated under this LAP to cater for the existing population demands of the surrounding area and the future population demands of the Plan Lands. Further to a Material Alteration of the Local Area Plan, the Oldcourt/Gunny Hill School Site has been increased by 1.2 acres to allow for a third school site. The Phasing Strategy provides the option of constructing the first primary school on either of the two school sites initially designated to serve the Plan Lands be it on the eastern or western side of the Plan Lands. Development on the eastern and western sides of the Plan Lands shall not enter into their third phases until ~~at least one primary school has been constructed and is fully operational~~ the commencement of the planning process for a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands.

^c Community Floorspace

Based on Option A (see tables presented overleaf), a total of 680 sq.m of community floorspace is required to serve the existing and future population needs of the Plan Lands. This includes for at least 190 sq.m of community floorspace to serve existing dwelling on the eastern side of the Plan Lands. The required floorspace quantum is calculated at a rate of 3 sq.m per 10 dwellings. Floorspace on the eastern side of the Plan Lands shall be provided within the planned Stocking Wood Neighbourhood/Community Centre. Floorspace on the western side shall be co-located with the permitted discount foodstore.

^d Residential Development

For the purposes of phasing assessment and in the interest of clarity, a residential unit will be defined as completed when a Certificate of Compliance on Completion (CCC), where required, has been submitted via the Building Control and Management System (BCMS), validated, and particulars entered on the Register.