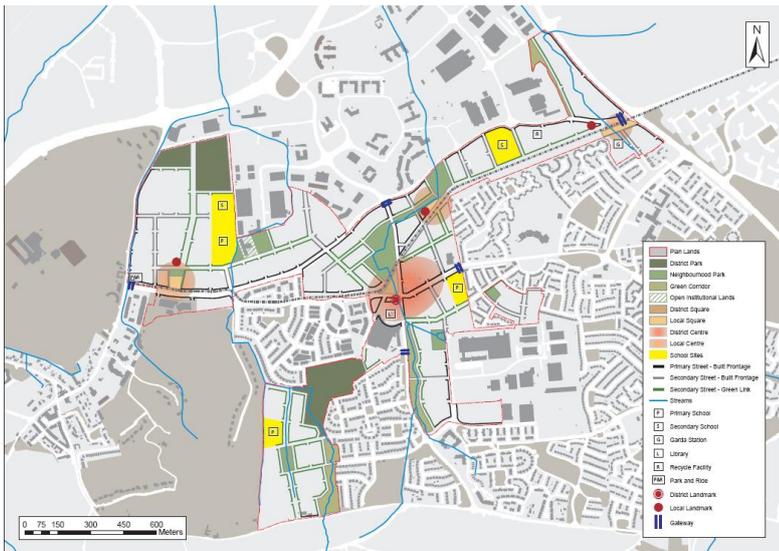


Extension of Fortunestown Local Area Plan 2012

Report of the Chief Executive in accordance with Section 19 of the Planning and Development Acts 2000-2015



Comhairle Contae
Átha Cliath Theas
South Dublin County Council

Fortunestown Local Area Plan - May 2012

fortunestown



A vibrant district ... focused on the Luas ... neighbourhoods with individual character ... strong links ... balanced mix of residential accommodation ... good community, civic and school facilities ... good quality streets and spaces ... existing and new neighbourhoods that are knitted together ... network of safe usable green spaces ...

June 2017

1.0 Introduction

Section 12 of the Planning and Development Act 2010 introduced a new provision that amended Section 19 of the Planning and Development Act 2000, whereby a Planning Authority may extend the life of an existing Local Area Plan (LAP), which is normally 6 years, for a further 4 years (i.e. up to a total of 10 years from adoption). This is dependent on the Planning Authority resolving to extend the life of the Plan within 5 years of its original adoption date. Members will be aware that there is also a mechanism in the Act for extending individual grants of planning permission.

The Fortunestown LAP was adopted in May 2012. Figure 1 illustrates the LAP area. It will remain in force for 6 years from its adoption until 2018. The procedure introduced under Section 12 of the Planning and Development Act 2010 gives the Council the option to extend the Fortunestown LAP to June 2022 provided the elected members resolve to do this before 28th June 2017 (an additional 45 days are allowable relating to the Christmas period for each year of the life of the Plan as per Section 251 of the Planning and Development Acts 2000-2015). Both the Tallaght Town Centre LAP and Liffey Valley LAP have been extended in accordance with this legislation, with both plans being extended for a further period of four years.

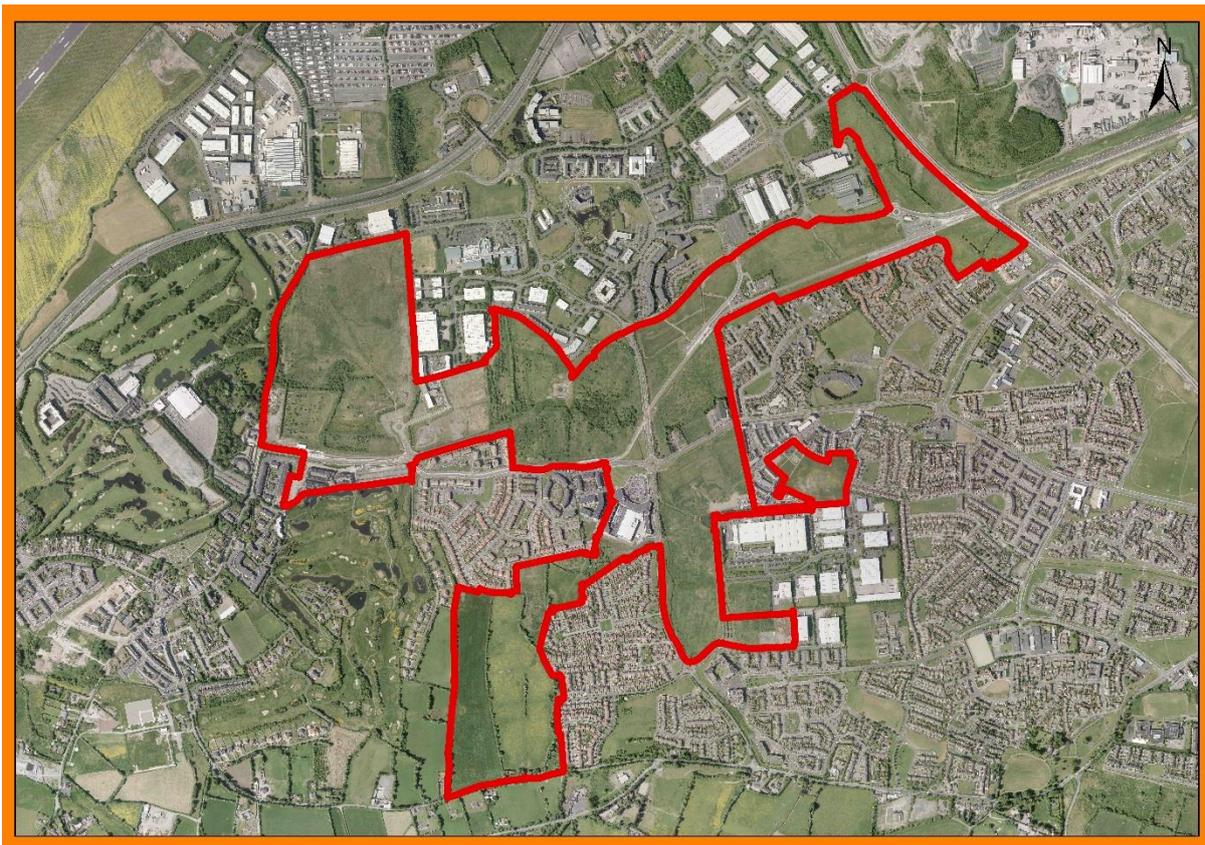


Figure 1: Fortunestown LAP Plan Area

The process set out in Section 19 of the Planning and Development Acts 2000-2015 requires that the members can resolve to extend the life of a LAP following receipt from the Chief Executive of:

(i) an opinion that the LAP remains consistent with the objectives and core strategy of the relevant development plan,

- (ii) an opinion that the objectives of the LAP have not been substantially secured, and
- (iii) confirmation that the sending and publishing of notices to commence the review of the LAP may be deferred and the period for which they may be deferred.

The purpose of this report is, therefore, to accord with Section 19 of the Planning and Development Acts 2000-2015 and to set out in the following sections the opinion of the Chief Executive that:-

- a) The Fortunestown LAP 2012 remains consistent with the objectives and core strategy of the South Dublin County Development Plan 2016 – 2022; and
- b) The objectives of the Fortunestown LAP 2012 have not been substantially secured.

2.0 Consistency with the Objectives and Core Strategy of the South Dublin County Development Plan 2016-2022

The South Dublin County Council Development Plan 2016- 2022 (the Development Plan) sets out a coherent spatial planning framework for the County within the context of the National Spatial Strategy (2002) and the Dublin and Mid East Regional Planning Guidelines.

The policies and objectives of the Development Plan are underpinned by the following overarching considerations:

- (a) Quality of life, with an emphasis on key economic, environmental, social and cultural indicators;
- (b) Prosperity, with an emphasis on contributing to a competitive business environment that supports economic development, job creation and prosperity for all;
- (c) Sustainability, with an emphasis on making better use of key resources such as land, buildings, water, energy, waste and transport infrastructure;
- (d) Health and wellbeing, by facilitating active and healthy lifestyles with increased opportunities for walking, cycling and active sport and recreation;
- (e) Social inclusion, with an emphasis on creating socially and physically inclusive neighbourhoods, taking account of the recommendations of The National Disability Strategy Implementation Plan 2013-2015 and Inclusion Ireland’s Changing Places campaign; and
- (f) Climate change adaptation, with increased emphasis on reducing climate change at a local level through settlement and travel patterns, energy use and protection of green infrastructure.

The vision for the Fortunestown LAP 2012 is:

- A vibrant district that focuses development on an identifiable centre, nodal points and the Luas in a manner that creates a series of neighbourhoods with individual character and identity.
- A district with strong, safe pedestrian and cyclist links between local residents and the business community.
- A sustainable community with a balanced mix of residential accommodation and access to good community, civic and school facilities that are realised in a timely manner.
- A clear urban structure with a public realm shaped by good quality streets, spaces and buildings that prioritises open ended and safe routes for pedestrians, cyclists and public transport users.

- Physically integrated residential communities where existing and new neighbourhoods are knitted together.
- A green structure or network of safe usable green spaces that permeates through the Plan Lands in a manner that links adjoining lands, provides meaningful recreational facilities, incorporates environmental resources including existing elements of significant heritage and wildlife value, and provides for sustainable water management.

This vision is consistent with the overarching considerations for the Development Plan.

The Development Plan policy and objectives for Fortunestown include the following:

- It is situated within Saggart/Citywest which is designated as an Emerging Moderate Sustainable Growth Town in the county settlement hierarchy with a forecasted population of 17,972 in 2022. This is detailed in Table 1.10 of the core strategy which also outlines the land capacity in the area. It is stated that Saggart/Citywest will develop based on the capacity of the public transport network and social infrastructure. While additional long term capacity is said to exist in this area, the capacity of zoned lands is considered to be sufficient to meet demand during the period 2016-2022. The zoned lands in Saggart/Citywest includes those within the Fortunestown LAP which have therefore been built into the projections contained in the core strategy.
- It is the policy of the Council to support the sustainable long term growth of Moderate Sustainable Growth Towns/Emerging Moderate Sustainable Growth Towns based on the capacity of public transport connections and the capacity of social infrastructure. CS3 Objective 1 states “To support and facilitate development on zoned lands on a phased basis subject to approved Local Area Plans.” The presence of the LUAS line through the Plan lands is a key element in the urban framework and structure set out in the Fortunestown LAP. The LAP also sets out the requirements for the phased development of the Plan lands detailing the key social and physical infrastructure necessary to secure the orderly and integrated development of the area. The development of the Fortunestown area in accordance with the LAP is consistent with objective CS 3 Objective 1.
- The appraisal of community facilities in Chapter 3 (Community Infrastructure) acknowledges the requirement for community floorspace set out under the Fortunestown LAP.
- C9 Objective 13 in Chapter 3 states “To support and facilitate the provision of post-primary schools in the Citywest/Saggart area, in line with the Fortunestown Local Area Plan and any subsequent plan for the area.”
- The six year road programme outlined in Table 6.5 refers to the Fortunestown Street Network which will form a strategic street network providing access to the Fortunestown LAP lands.

It is apparent from the above and it is the opinion of the Chief Executive that the Fortunestown LAP remains consistent with the objectives and core strategy of the Development Plan.

3) Securing the Objectives of the Fortunestown LAP 2012

There are four key strategies, which in turn are accompanied by more specific objectives, set out in the LAP which will assist in realising the vision for the Plan lands:

1. Accessibility and Movement - The creation of links between existing and proposed neighbourhoods with Luas stops, nodal points and a clearly identifiable district centre. A movement and accessibility framework is set out illustrating the strategic and secondary street network, pedestrian and cycle links and district and local nodes.

2. Green Infrastructure - The construction of a green network to ensure the conservation and enhancement of biodiversity; the provision of accessible parks, open spaces and recreational facilities; the sustainable management of water; the maintenance of landscape character; and the protection and enhancement of the architectural and archaeological heritage. A green infrastructure strategy and framework are provided which illustrate the district open spaces/parks, neighbourhood open spaces/parks, squares, green links and biodiversity corridors. A SUDS strategy and network is set out for Corbally, Fettercairn and Kingswood Streams.

3. Land Use and Density - The provision of a series of residential neighbourhoods (Cheeverstown, Citywest Road, Boherboy and Saggart - Cooldown Commons) that surround a mixed use district centre (Fortunestown Centre) with densities and nodes of activity that vary according to their location relative to the district centre and the LUAS. Required community facilities are specified such as youth specific facilities, healthcare facility, Garda Station, library and primary (3 no. required) and secondary (2 no. required) schools.

4. Built Form - The creation of a framework within which a network of streets, blocks and plots can be laid out and from which a built environment that creates a unique identity for each neighbourhood can be made.

The LAP also includes a requirement for applications to be accompanied by a masterplan that demonstrates compliance with the above coordinated approach and strategies.

The policies and objectives in the Fortunestown LAP are important in ensuring that permitted development is in accordance with the proper planning and sustainable development of the area and that proposed developments are consistent with the phasing requirements and land use, green infrastructure, built form and movement and accessibility frameworks set out in the LAP. In this regard, permitted development has seen some delivery of the LAP objectives. However, given that development of the LAP lands is only partially completed, the full realisation of these objectives remains outstanding in a number of areas:

- In terms of accessibility and movement, linkages between all previously unconnected areas of the LAP land and integration of the lands with existing neighbourhoods has not been fully achieved to date.

- In terms of green infrastructure, a network of corridors, links and green spaces remains to be delivered on the Plan lands to date.
- In terms of land-use, a sustainable mix of residential and supporting retail, commercial and community uses has not been achieved to date.
- In terms of built form, the building distribution and grid layout has not been achieved to date.
- In terms of public spaces, the provision of a linked open space hierarchy has not been achieved to date.

A number of key outcomes included in the phasing strategy are yet to be fully realised including:

- Major junction upgrade: Fortunestown Lane/Citywest Road
- Strategic pedestrian cycle link: Boherboy to Fortunestown District Park
- Community floorspace: 780 sq.m
- District Park: Saggart-Cooldown Commons
- Neighbourhood parks in the different framework areas
- Strategic road extension: Citywest Avenue
- Secondary school site
- 584 dwellings have been permitted out of a planned 3,300 units while 390 (12%) have been built. The map in Appendix 1 illustrates the extent of area of the Plan which is subject to a planning permission, where development has commenced and where development has not commenced.

Overall, the LAP area constitutes approximately 144 hectares. Of this, approximately 10 hectares have been developed¹. Sites where planning permission has been granted amount to approximately 49 hectares. Therefore, there still remains a substantial quantum of land in the LAP area which does not benefit from planning permission and which is to be built out.

In addition, there are a series of detailed objectives in the Fortunestown LAP that have not been secured. These include:

Land Use Objectives

- Facilitate employment and training uses to include for microenterprise and start-up units in the Cheeverstown Neighbourhood. **(Objective LUD5)**
- Facilitate the provision of flexible use units including live-work units around the nodes of residential neighbourhoods; within the Fortunestown Centre and within transition zones between adjacent residential and employment uses. **(Objective LUD6)**
- Disperse social housing throughout the area as facilitated by Applicant Sourced Housing and Rental Accommodation Schemes. **(Objective LUD9)**
- To encourage a mix of dwelling types and quality design that will help aid legibility and way finding throughout the area. **(Objective LUD11)**

Built Form Objectives

- That the Plan Lands will incorporate a full street hierarchy that incorporates the four different types of street and emphasises street function. The design of new streets

¹ All figures in this section have been calculated in May 2017.

shall be carefully assessed to ensure they fit within the hierarchy of streets and are designed to distinguish between residential, retail, commercial and employment locations with emphasis placed on the Fortunestown Centre as an urban hub. **(Objective BF1)**

- Require planning applications for any building(s), street(s) or space(s) to be accompanied by a masterplan layout drawing that details how the proposed building(s), streets(s) or space(s) fits within the framework for the neighbourhood to which they relate in terms of accessibility and movement; integration of development; density and land use; green infrastructure and built form. These framework elements can be varied in terms of precise location and design provided that they conform to the principles and guidance set out in this Local Area Plan. Existing utilities should be accommodated between blocks and under streets. **(Objective F1)**

Access and Movement Objectives

- That future development will be mainly focused around the four Luas stops, especially the Fortunestown Stop at the District Centre and will create or facilitate direct routes to these stops. **(Objective AM1)**
- Encourage cycling within and through the LAP lands by creating an open ended and integrated network of safe and accessible cycle routes that serve primary, secondary and tertiary streets and spaces. Cycle paths that correspond with vehicular routes shall be provided on-street on both sides and shall be separated from pedestrian routes. **(Objective AM3)**
- To create a network of pedestrian routes between destinations including housing, business parks, employment areas and public transport stops and to make walking, cycling and the use of public transport a priority. **(Objective AM7)**
- Achieve an integrated network of safe pedestrian and cycle routes in line with 'A Proposal for Connected Walking and Cycling Routes through the Parks, Open Spaces and Roads of South Dublin County' (2006) by utilising links through and along parks, open spaces and green corridors. **(Objective AM8)**
- That Citywest Avenue (and its extension when constructed) will act as a primary movement corridor that bypasses the District Centre and allows the junction between Fortunestown Way/Lane and Citywest Road to be upgraded to a pedestrian and cyclist friendly junction. **(Objective AM10)**
- Ensure that each neighbourhood is developed with open ended and integrated pedestrian and cycle routes that link with the Fortunestown Centre and adjacent neighbourhoods. **(Objective F2)**

Green Infrastructure

- Create an integrated network of biodiversity strips through the LAP lands by way of linking, preserving and incorporating existing hedgerows (especially those at Boherboy and Cheeverstown), wildlife corridors, green corridors and existing streams with a necklace of parks in a manner that forms a link between the Plan Lands and the Dublin Mountains. All developments relating to planting and water features should be cognisant of the potential for creating bird hazard to aviation. **(Objective GI1)**
- Ensure that each of the neighbourhoods throughout the Plan Lands will be provided with green spaces that each have a clear role or function and fits within the plan's hierarchy and network of linked spaces as outlined in Table 5.1. **(Objective GI2)**

Community and Social Infrastructure Objectives

- Provide community facilities, which shall include youth specific facilities, across the LAP lands at a rate of 300 sq.m per 1,000 dwellings. **(Objective LUD1)**
- Concentrate community facilities in and around the District Centre and district parks local shops and/or cafes in and around the node of each of the residential neighbourhoods of Cheeverstown, Saggart-Cooldown Commons and Citywest Road. **(Objective LUD2)**
- Make provision for a Garda Station, subject to need, off the Outer Ring Road and Citywest Avenue. **(Objective LUD2b)**
- Make provision for a library building or space, within or in close proximity to the Citywest Shopping Centre. **(Objective LUD2c)**
- Development of the Boherboy, Fortunestown Centre and Saggart-Cooldown Commons neighbourhoods shall each include for the provision of a primary school site (three in total) that measures at least one hectare. **(Objective LUD3)**
- Development of the Cheeverstown and Saggart-Cooldown Commons neighbourhoods shall each include for the provision of a secondary school site (two in total) that measures at least two hectares. One of these secondary schools may include accommodation for a 3rd level institution. **(Objective LUD4)**

Thus, the achievement of the objectives in the LAP has not progressed significantly to date and cannot be said to have been substantially secured.

4.0 Statutory Procedure under Section 19 of the Planning and Development Acts 2000-2015.

Having sought and received from the Chief Executive:

- 1) The opinion that the LAP remains consistent with the objectives and core strategy of the Development Plan; and
- 2) The opinion that the objectives of the LAP have not been substantially secured as set out in this Report;

it is confirmed that the sending and publishing of the notices may be deferred for a further period not exceeding 5 years from June 2017.

Subsequent to a resolution under Section 19(1) (d) of the Planning and Development Acts 2000-2015, the Planning Authority must publish notification in a newspaper circulating in the area of the LAP not later than 2 weeks after the resolution is passed. Notice of the resolution must be made available for inspection by members of the public during office hours of the Planning Authority and made available in electronic form including by placing the notice on the authority's website.

5.0 Manager's Recommendation

It is recommended that the Council approve the procedure to defer the sending of a notice under section 20(3) (a)(i) of the Planning and Development Acts 2000-2015 i.e. notices for making, amending or revoking the LAP, in accordance with Section 19(1)(d) of the Planning and Development Acts 2000-2015 for the Fortunestown LAP Plan for a further period of 5 years.

It is recommended that the following resolution be approved at the June Council Meeting:

"That this Council approve the procedure to defer the sending of a notice under section 20(3) (a) (i) of the Planning and Development Act 2000 -2010 i.e. notices for making, amending or revoking the Local Area Plans in accordance with Section 19(1) (d) of the Planning and Development Acts 2000-2015 for the Fortunestown Local Area Plan for a further period not exceeding 5 years."

Appendix 1 Lands with Extant Planning Permission

Fortunestown Local Area Plan 2012

