

# Extension of Newcastle Local Area Plan 2012



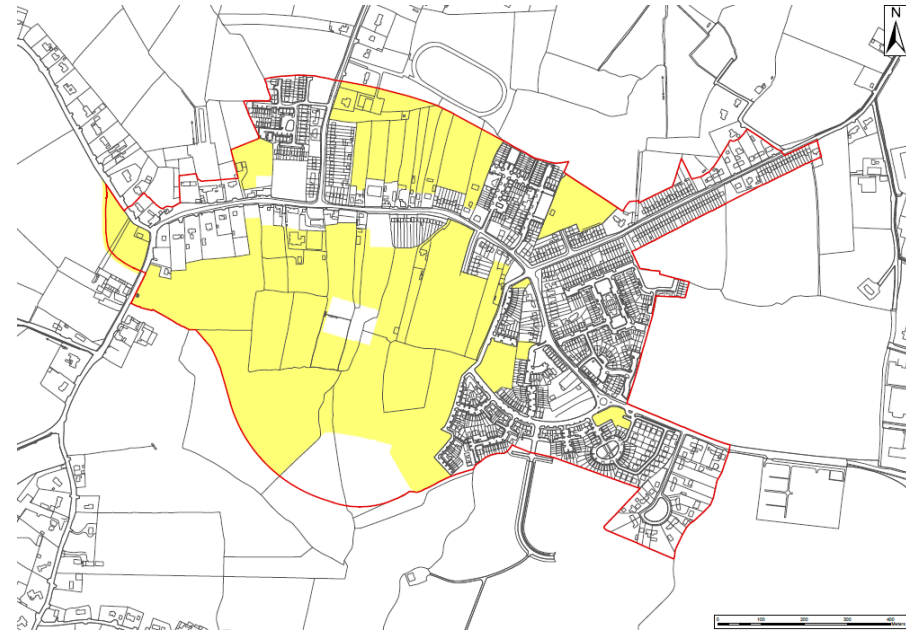
Clondalkin Area Committee Briefing October 2017

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# Newcastle Local Area Plan 2012

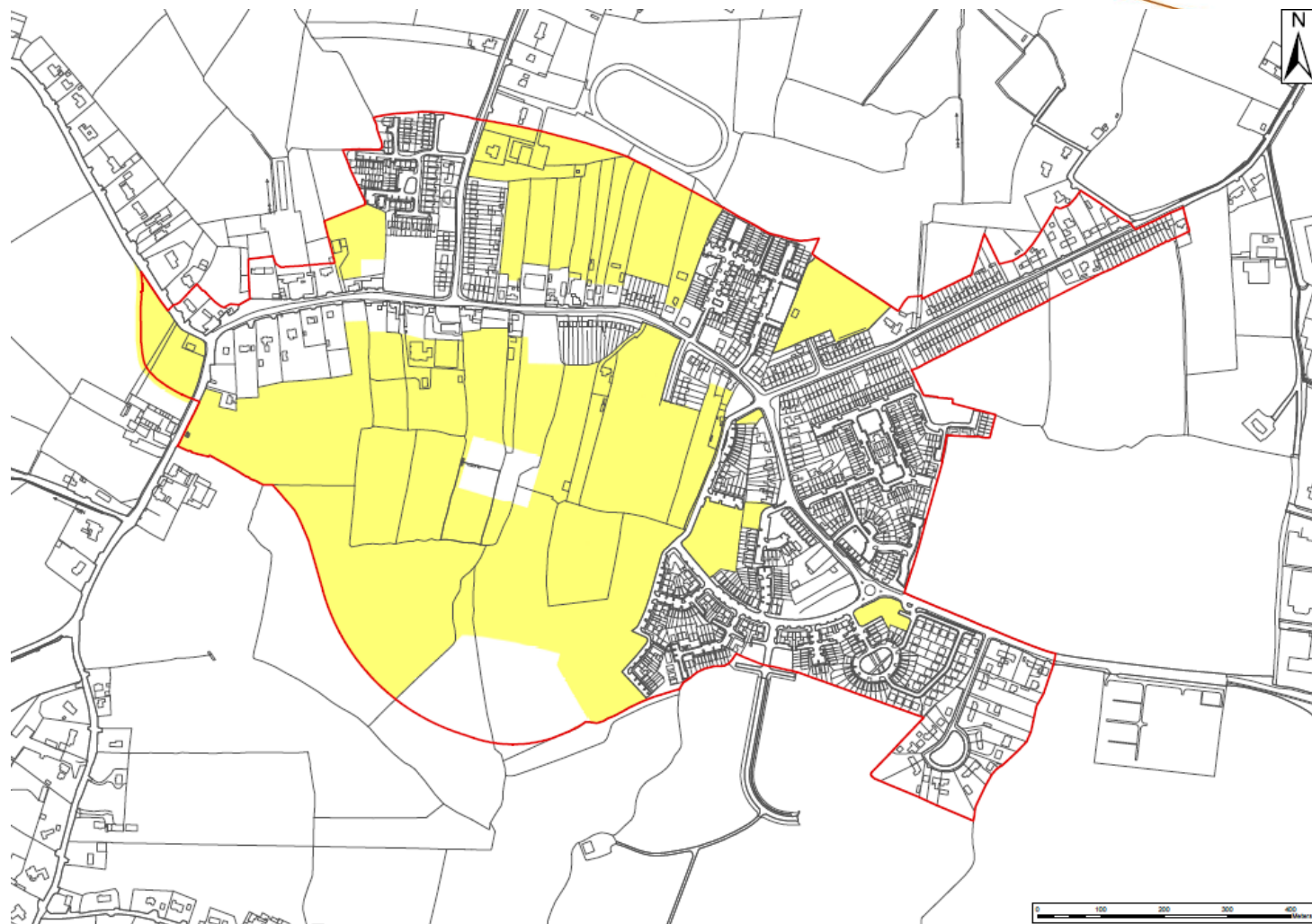
- Adopted in November 2012. Due to expire 2018.
- Plan area of c. 95 Ha.
- In total approx. 74 Ha zoned for residential use.
- 43 ha zoned new residential development (RES-N)
- Approx. 41 of 43 hectares zoned RES-N undeveloped.
- P Permission 28 Ha, 23 hectares due to expire in November 2017





Comhairle Contae  
Átha Cliath Theas  
South Dublin County Council

# Extension of Newcastle Local Area Plan 2012



RES-N  
Lands

# Legislation to extend Local Area Plans

## Section 19 of the Planning and Development Acts 2000-2015.

- Planning Authority can resolve to extend the life of a Local Area Plan following receipt from the Chief Executive of:
  - (i) an opinion that the Local Area Plan 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.
- Plan can be extended by up to 5 years.
- Resolution to extend must take place **within 5 years of adoption of LAP. (by 2017)**
- Newcastle LAP **adopted November 2012**
- Planning Authority has until **November 2017** to resolve to extend life of Plan.

# Extension of Newcastle Local Area Plan 2012

## Consistency of the Local Area Plan with the Objectives and Core Strategy CDP 2016-2022

### CDP Core Strategy Provisions relevant Newcastle LAP

- Newcastle designated as a **Small Town** in the CDP, with a forecasted population of 4,235 in 2022.
- Newcastle has **limited public transport provision and social services** and is **not identified** as a **growth node**.
- CDP Core Strategy includes the Newcastle LAP lands and the capacity of zoned lands in Newcastle is considered to be largely sufficient to meet long term demand.
- Core Strategy **CS3 Objective 1** states “To support and facilitate development on zoned lands on a phased basis subject to approved Local Area Plans.”
- Community facilities section acknowledges the requirement **for community floorspace set out under the Newcastle LAP**.
- **Six year road programme** provides for the **Newcastle Street Network** which will form a strategic street network **providing access throughout the Newcastle LAP lands**

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## Consistency of the Local Area Plan with the Objectives and Core Strategy of CDP 2016-2022

### CDP Policy and Objectives relevant to Newcastle LAP

The policies and objectives of the County Development Plan are underpinned by 6 overarching considerations:

- (a) Quality of life** - key economic, environmental, social and cultural indicators
- (b) Prosperity** - contributing to a competitive business environment
- (c) Sustainability** - making better use of key resources such as land, buildings, water, energy, waste and transport infrastructure
- (d) Health and wellbeing** - facilitating active and healthy lifestyles with increased opportunities for walking, cycling and active sport and recreation
- (e) Social inclusion** - an emphasis on creating socially and physically inclusive neighbourhoods
- (f) Climate change adaptation** - reducing climate change at a local level through settlement and travel patterns, energy use and protection of green infrastructure.



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## Consistency of LAP Vision with the Objectives and Core Strategy of CDP 2016-2022

**Vision** for the Newcastle LAP raises similar issues:

*“A village with a **strong sense of identity** that offers a good quality of life building upon its past, where there is **integration between the existing and new** developments through the creation of an intricate **network of walkable streets** that connect pedestrian and cyclist path with important destinations; a beautiful village with quality useful spaces that **realise and enhance the full potential of Newcastle’s rich natural and built heritage** through the sensitive incorporation of hedgerows, waterfeatures, burgage plots, townland and parish boundaries, archaeology, protected structures and recorded monuments; a **developing village** that sensitively addresses the contrast between existing and new elements and **retains much of its existing character**, whilst being a **showcase for the sensitive expansion of an historic and nationally important settlement**.”*



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## Securing the Objectives of the Newcastle Local Area Plan 2012

Four key strategies, accompanied by more specific objectives:

### **Strategies: (Initiated but not complete)**

- 1. Green Infrastructure:** construction of a green network to ensure the conservation and enhancement of biodiversity and the provision of accessible parks, open spaces and recreational facilities incorporating Sustainable Urban Drainage systems
- 2. Accessibility and Movement:** reinstate Main Street as backbone of movement for the Village and to provide alternative routes for pedestrians, cyclists and vehicles in a manner that links each neighbourhood directly with the Village Core and between neighbourhoods
- 3. Land Use and Density:** direct land uses and densities to three Character Areas (The Village Core, The Village Expansion Area and The Settlement Edge) in a manner sensitive to the historic importance and character of the Village and surrounding area
- 4. Built Form:** creation of a framework within which a network of village streets, blocks and plots can be laid out in a manner sensitive to the Village's historic setting and cultural importance

# Extension of Newcastle Local Area Plan 2012



Specific objectives (Initiated but not complete) in the Newcastle LAP include:

## Land Use Objectives:

To concentrate new commercial and community development including retail floorspace around historical/cultural, civic and retail nodes along Main Street in a manner that contributes to Main Street's vitality and viability and its re-establishment as the Village Core. Incorporating also extended community centre **(Objective LUD1) (Objective LUD3)**

## Built Form Objectives:

Provision of integrated pedestrian and cycle routes that link with Main Street and adjacent neighbourhoods. **(Objective N2)**

## Access and Movement Objectives:

Cycling and walking (improved permeability) to be encouraged within and through the Plan Lands **(Objective AM4) (Objective AM13)**

# Extension of Newcastle Local Area Plan 2012

Specific objectives (Initiated but not complete) in the Newcastle LAP include:

## Green Infrastructure Objectives:

A linked open space hierarchy shall be implemented fully across the Park Lands and all proposed developments shall contribute to the achievement of this integrated Green Infrastructure Network where relevant. **(Objective GI1)**

## Community and Social Infrastructure Objectives:

Development of the Main Street and the Ballynakelly West Neighbourhoods shall each include for the provision of a primary school site (two in total) that accord with the requirements of this Local Area Plan. **(Objective LUD9)**

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## Securing the Objectives of the Newcastle Local Area Plan 2012

A number of **key outcomes** are **yet** to be fully realised including:

- A second primary school.
- Community floorspace.
- Open Space and play facilities to include NEAP's, LEAP's and YCAP's.
- Village Park: Taobh Chnoic and various local and neighbourhood parks.
- Neighbourhood link streets.
- Full East-West and North-South linkages across Plan lands.

LAP area constitutes approximately 95 hectares.

- 74 ha zoned Residential (i.e. RES or RES-N), with 41 ha remaining undeveloped
- 41 of 43 ha zoned RES-N remain undeveloped.
- Sites where planning permission has been granted amount to approximately 28 hectares, including approx. 23 hectares due to expire in November.

Majority of LAP strategy and objectives remain to be achieved.

# Extension of Newcastle Local Area Plan 2012

## Timeframe for Extension of Plan

- Planning authority may extend the life of the LAP, which is normally 6 years, for a further 4 years i.e. up to a total of 10 years from adoption.
- Proposed resolution:

*“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 -2016 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 2000-2016 for the Newcastle Local Area Plan for a further period of 5 years.”*

Newcastle LAP would be extended up to 2022.