

**Table 4.3** | Phasing Table

Phase	Residential Units constructed and occupied	Minimum delivery in Phase
	<b>Prior to commencement of development</b>	<ul style="list-style-type: none"><li>» Prior to the commencement of development, strategic district level measures and detailed design shall be prepared by the developer(s) and agreed with South Dublin County Council through a Surface Water Management Plan to implement the prepared Surface Water Strategy.</li><li>» Prior to the commencement of development, a strategic level Parks and Landscape Strategy (incorporating a Biodiversity Management Plan) shall be prepared by the developer(s) and agreed in writing with South Dublin County Council.</li><li>» Prior to the commencement of development, detailed Water and Wastewater plans for the Planning Scheme shall be prepared by the developers and agreed with Irish Water and South Dublin County Council.</li></ul>
<b>1A</b>	<b>0 – 1,000</b>	<ul style="list-style-type: none"><li>» Retail Core development in accordance with the Place Making Requirements.</li><li>» Development shall accord with the Local Level Infrastructure Requirements in relation to agreeing timeline for the opening of Kishoge Train Station &amp; completion of the realignment of Lock Road (R120).</li><li>» Provision of Water and Wastewater infrastructure on a pro rata basis in accordance with detailed plans agreed with Irish Water and SDCC.</li></ul>
<b>1B</b>	<b>1,001 – 2,000</b>	<ul style="list-style-type: none"><li>» Planning permission for Clonburris Retail Core, including retail provision, employment, residential, community floorspace and urban hub.</li><li>» Planning permission for Kishoge Retail Core, including retail provision, employment, community floorspace and residential.</li><li>» Planning and commencement of works at Griffeen Valley Park Extension or Barony Park (North and South) in accordance with the prepared and agreed strategic Parks and Landscape Strategy.</li><li>» Agree and make available a school site to the Department of Education (in accordance with requirement of the Department of Education and SDCC).</li><li>» Provision of a minimum 1,000 sqm net convenience floorspace and 500 sqm net comparison/ retail services floorspace (As part of the Place Making Requirements for delivery of Kishoge and Clonburris).</li><li>» Provision of a minimum of 500 sqm of community services floorspace (e.g. childcare or health centre) (At Kishoge or Clonburris – subject to location of residential units constructed).</li><li>» Design and planning permission for District Park Hub at Clonburris Little.</li><li>» Planning and commencement of Link Streets with associated undergrounded services in Development Areas where construction of residential units commences or commenced in Phase 1 (A or B).</li><li>» Provide/demonstrate availability of childcare spaces in the catchment in accordance with Section 2.7.3.</li><li>» District and catchment level measures from an agreed Surface Water Management Plan to accommodate construction within the subject development areas of construction.</li><li>» Retail Core development in accordance with the Place Making Requirements.</li><li>» Development shall accord with Local Infrastructure Requirements in relation to opening of Kishoge Railway Station.</li><li>» Provision of Water and Wastewater infrastructure in accordance with detailed plans agreed with Irish Water and SDCC on a pro rata basis.</li></ul>

Phase	Residential Units constructed and occupied	Minimum delivery in Phase
<b>2</b>	2,001 – 4,000	<ul style="list-style-type: none"> <li>» Provision of District Park Hub at Clonburris Little.</li> <li>» Completion of Link Streets and associated junctions with associated undergrounded in development areas where residential units are constructed (includes bridges where relevant).</li> <li>» Planning and commencement of works to Griffeen or Barony Park (alternate option to park commenced in Phase 1B) in accordance with the prepared and agreed strategic Parks and Landscape Strategy.</li> <li>» Completion of works to Park commenced in Phase 1B at Griffeen or Barony Park.</li> <li>» Agree and make available sites to the Department of Education for Schools (in accordance with requirement of the Department of Education and SDCC).</li> <li>» Provide/demonstrate availability of childcare spaces in the catchment in accordance with Section 2.7.3 including the delivery of a minimum of one purpose built facility in Kishoge or Clonburris Urban Centre.</li> <li>» Provision of strategic pedestrian/cycle links (including bridges) in development areas where residential units are constructed.</li> <li>» District and catchment level measures from the Surface Water Management Plan to accommodate construction within the subject development areas.</li> <li>» Retail Core development in accordance with the Place Making Requirements.</li> <li>» Provision of Water and Wastewater infrastructure in accordance with detailed plans agreed with Irish Water and SDCC on a pro rata basis.</li> </ul>
<b>3</b>	4,001 – 6,000	<ul style="list-style-type: none"> <li>» Agree and make available site(s) to the Department of Education for School(s).</li> <li>» Provide/demonstrate availability of childcare spaces in the catchment in accordance with Section 2.7.3.</li> <li>» District and catchment level measures from the Surface Water Management Plan to accommodate construction within the subject development areas.</li> <li>» Retail Core development in accordance with the Place Making Requirements table.</li> <li>» Provision of Water and Wastewater infrastructure in accordance with detailed plans agreed with Irish Water and SDCC on a pro rata basis.</li> <li>» Provision of strategic pedestrian/ cycle links (including bridges) in development areas where residential units are constructed.</li> </ul>
<b>4</b>	6,001 – end	<ul style="list-style-type: none"> <li>» Provide/demonstrate availability of childcare spaces in the catchment in accordance with Section 2.7.3.</li> <li>» Provide floorspace in Clonburris or Kishoge Urban Centres for a minimum of 1 health centre in consultation with the HSE.</li> <li>» District and catchment level measures from the Surface Water Management Plan to accommodate construction within the subject development areas of construction.</li> <li>» Retail Core development in accordance with the Place Making Requirements.</li> <li>» Development shall accord with Local Infrastructure Requirements in relation to making a site available for a Fire Station to Dublin Fire Brigade and Undergrounding of 220 kv line.</li> <li>» Provision of Water and Wastewater infrastructure in accordance with detailed plans agreed with Irish Water and SDCC on a pro rata basis.</li> </ul>