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

Minutes of South Dublin County Council Special Meeting of County Council Meeting on Clonburris SDZ Draft Planning Scheme held on 26th January 2018

**PRESENT**

|  |  |  |
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| **Councillors** |  | **Councillors** |
| Bonner, B. |  | Looney, D. |
| Casserly, V. |  | Mahon, K.  |
| Duffy, F. |  | Mc Cann, C.  |
| Egan, K. |  | McMahon, C.  |
| Ferron, B. |  | McMahon, R. |
| Foley, P. |  | Murphy, E.  |
| Genockey, M. |  | Murphy, M. |
| Gilligan, T. |  | Nolan, R. |
| Gogarty, P. |  | O’Brien, E. |
| Graham, J. |  | O’Connell, G. |
| Higgins, E.Johansson, M. |  | O’Connor, C.O’Donovan, D. |
| Kearns, P. |  | O’Toole, L. |
| Lavelle, W.  |  | Richardson, D. |
| Lawlor, B. |  | Timmons, F. |
| Leech, B. |  | Ward, M. |
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**OFFICIALS PRESENT**

|  |  |
| --- | --- |
| Chief Executive | D. McLoughlin.  |
| Directors/ Heads of FunctionA/Heads of FunctionSenior PlannerSenior Executive Planner | B. Coman. L. Leonard. B. KeaneyF. Redmond  |
|  Executive PlannersChief Technican | E. Burke, M. Keating, J. Phelan, A. McNamaraP. Larkin |
| Administrative Officers | C. Shanahan |
| Senior Staff OfficerAssistant Staff OfficerClerical OfficerIT. Support | E. Colgan S. BeattyE. De CourcyR. Saiz |

The Mayor P. Gogarty Presided.

Apologies received from Councillor R. Russell

### **H1/0118 Item ID:56883**

Proposed by Land Use, Planning and Transportation

**Chief Executive's Report**

[H 1](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58502)

Headed Item H1 was adopted.

The Mayor outlined the running order of the meeting and it was **AGREED** that the following Motions **M341** and **M342** would be taken first.

### **M341/0118 Item ID:56732**

Proposed by Councillor W. Lavelle and Seconded by Councillor M. Duff.

That this Council, noting:

- the Adamstown SDZ remains at an early stage of development;

- the lack of sustainable phasing requirements in the draft SDZ planning scheme for necessary transport infrastructure and public transport improvements;

- the failure of the draft SDZ planning scheme to acknowledge or address the current scale of traffic congestion and lack of public transport carrying capacity in the Lucan and Clondalkin;

Considers that the proposal set-out in the draft SDZ planning scheme would lead to unsustainable over-development and therefore RESOLVES NOT TO ADOPT THE PLANNING SCHEME.

***REPORT:***

**Response**

The Draft Planning Scheme for the Clonburris SDZ has been prepared by South Dublin County Council as a direct result of Government legislation (S.I. No. 604 of 2015). SDCC is the specified Development Agency responsible for the preparation of the Planning Scheme for the SDZ lands. The SDZ Order identifies the lands at Clonburris, consisting of 280 hectares, as a site for the establishment of an SDZ and deems the lands to be of economic and social importance to the State.

The Government’s position on the Clonburris SDZ is reinforced by the classification of the SDZ lands as a Major Urban Housing Development Site (MUHDS), and also the allocation of funding in 2017, to the SDZ lands under the Local Infrastructure Housing Activation Fund (LIHAF). Furthermore, it is noted that the site is identified as a strategic residential development site in ‘Planning and Development of Large-Scale, Rail Focused Residential Areas in Dublin Region’ (NTA, 2013). The Draft Planning Scheme is also consistent with current guidance, strategies and policies at national, regional and local level. This includes Rebuilding Ireland which sets ambitious national targets for the provision of new housing in Ireland in the period to 2021.

Having regard to the above, the previous adopted Planning Scheme and Local Area Plan on the lands, the intervening economic, social and environmental context, and the overarching and strategic outlook for the growth of South Dublin County, the Council has responded by preparing a Draft Planning Scheme that takes account of these factors and responds to the requirements of the 2015 Government Order.

In summary, a motion not to adopt the Draft Planning Scheme (for the reasons submitted in the motion) would be unacceptable for the following reasons:

* The motion would be contrary to the requirements of the SDZ Order (S.I. No. 604 of 2015) for the subject lands which are deemed to be of economic and social importance to the State;
* The motion would be contrary to the Government’s commitment to the development of the SDZ lands by way of its designation as a Major Urban Housing Development Site (MUHDS) and the allocation of funding in 2017, to the SDZ lands under the Local Infrastructure Housing Activation Fund (LIHAF);
* The motion would severely undermine the role of South Dublin County in addressing the demand for additional residential development in Ireland, as outlined by the Government in ‘Rebuilding Ireland’;
* The motion would be contrary to a range of national and regional policy and guidance including ‘Planning and Development of Large-Scale, Rail Focused Residential Areas in Dublin Region’ (NTA, 2013);
* The motion would be contrary to the zoning and policy objectives of the South Dublin County Council Development Plan 2016-2022;
* The motion would directly conflict with the corporate mission of South Dublin Council Council which is ‘to make our County the best possible place in which to live, work and do business’, as stated in the Corporate Plan 2015-2019; and
* Having regard to national policy in relation to supporting residential development on appropriately zoned lands, it is considered that the Adamstown and Clonburris Planning Schemes should not be staggered or limited based on each other.

**Recommendation**

It is recommended that this motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

For the reasons cited above, particularly the stated objective of the scheme through statutory provisions, and having regard to national policy in relation to supporting residential development on appropriately zoned lands, as well as the iterative process through SEA that informed the plan preparation, it is not recommended that this motion be adopted.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contributions from Councillors G. O’Connell, B. Bonner and P. Gogarty, Councillor W. Lavelle agreed to **WITHDRAW** the Motion.

### **M342/0118 Item ID:56741**

Proposed by Councillor E. Higgins and Seconded by Councillor K. Egan.

That we will only support the adoption of the Clonburris SDZ scheme if it provides for sustainable planning and adequate transport infrastructure

Cllrs Emer Higgins, Vicki Casserly, Kenneth Egan, Paula Donovan, Brian Lawlor and Conor McMahon

**REPORT:**

**Response**

The Draft Planning Scheme for the Clonburris SDZ has been prepared by South Dublin County Council as a direct result of Government legislation (S.I. No. 604 of 2015). SDCC is the specified Development Agency responsible for the preparation of the Planning Scheme for the SDZ lands. The SDZ Order identifies the lands at Clonburris, consisting of 280 hectares, as a site for the establishment of an SDZ and deems the lands to be of economic and social importance to the State.

The Government’s position on the Clonburris SDZ is reinforced by the classification of the SDZ lands as a Major Urban Housing Development Site (MUHDS), and also the allocation of funding in 2017, to the SDZ lands under the Local Infrastructure Housing Activation Fund (LIHAF). Furthermore, it is noted that the site is identified as a strategic residential development site in ‘Planning and Development of Large-Scale, Rail Focused Residential Areas in Dublin Region’ (NTA, 2013). The Draft Planning Scheme is also consistent with current guidance, strategies and policies at national, regional and local level. This includes Rebuilding Ireland which sets ambitious national targets for the provision of new housing in Ireland in the period to 2021.

Having regard to the above, the previous adopted Planning Scheme and Local Area Plan on the lands, the intervening economic, social and environmental context, and the overarching and strategic outlook for the growth of South Dublin County, the Council has responded by preparing a Draft Planning Scheme that takes account of these factors and responds to the requirements of the 2015 Government Order.

In summary, a motion to only support the adoption of the Draft Planning Scheme (for the reasons submitted in the motion) would be unacceptable for the following reasons:

* The motion would be contrary to the requirements of the SDZ Order (S.I. No. 604 of 2015) for the subject lands which are deemed to be of economic and social importance to the State;
* The motion would be contrary to the Government’s commitment to the development of the SDZ lands by way of its designation as a Major Urban Housing Development Site (MUHDS) and the allocation of funding in 2017, to the SDZ lands under the Local Infrastructure Housing Activation Fund (LIHAF);
* The motion would severely undermine the role of South Dublin County in addressing the demand for additional residential development in Ireland, as outlined by the Government in ‘Rebuilding Ireland’;
* The motion would be contrary to a range of national and regional policy and guidance including ‘Planning and Development of Large-Scale, Rail Focused Residential Areas in Dublin Region’ (NTA, 2013);
* The motion would be contrary to the zoning and policy objectives of the South Dublin County Council Development Plan 2016-2022; and
* The motion would directly conflict with the corporate mission of South Dublin Council Council which is ‘to make our County the best possible place in which to live, work and do business’, as stated in the Corporate Plan 2015-2019.

**Recommendation**

It is recommended that this motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

For the reasons cited above, particularly the stated objective of the scheme through statutory provisions, and having regard to national policy in relation to supporting residential development on appropriately zoned lands, as well as the iterative process through SEA that informed the plan preparation, it is not recommended that this motion be adopted. Also, for reasons stated above and the design of the planning scheme to promote integrated transport and sustainable transport, underpinned by the transport strategy, it is not recommended that this motion be adopted.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

## Outside Scope of Planning Scheme or SDZ Lands

Following the withdrawal of the previous motion (M341) Councillor E. Higgins **AGREED** to **WITHDRAW** the Motion.

### **M137/0118 Item ID:56807**

Proposed by Councillor G. O'Connell and Seconded by Councillor F. Timmons

**Section 3.2.1.** Prior to any development and in consultation with the SPC and relevant local interest groups, an Ecological, Heritage and Environmental Plan (EHEP) shall be drawn up to inform and provide a blueprint for the development of the area that comes under the influenced of the Canal.

**Councillors Guss O’Connell, Liona O’Toole, Francis Timmons and Paul Gogarty.**

**REPORT:**

The Draft Planning Scheme fully supports the rich and varied natural heritage features, habitats and landscapes of the SDZ lands, all of which are important in defining the character of the Clonburris SDZ. The intent of this motions is covered by the Strategic Environmental Assessment process, the Parks and Landscape Strategy and the Biodiversity Management Plan.

Given the biodiversity value of the SDZ lands, a Biodiversity Management Plan (BMP) is required to be prepared by a qualified Ecologist and be guided by relevant best practice guidelines and established techniques for habitats present on the SDZ lands.

The BMP shall form part of the Parks and Landscape Strategy. (See Section 2.10 Parks and Landscape Strategy) and shall incorporate “*The preservation of existing hedgerows, treelines, woodland, scrub and other semi-natural habitats where possible.”*

It is considered that the issue raised in the motion are already covered in the Draft Planning Scheme.

**Recommendation**

It is recommended that this motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to take Motion 138 in conjunction with Motion 137.

### **M138/0118 Item ID:56754**

Proposed by Councillor E. O'Brien and Seconded by Councillor T. Gilligan.

Section 2.3.1 to be amended at page 37 by the addition at the end of paragraph 3 of the following sentence *“Any development carried out along the Grand Canal will incorporate appropriate public lighting and CCTV in the interests of public safety and avoidance of anti- social behaviour”*

**REPORT:**

One of the key principles of the Draft Planning Scheme is to

*To maximise appropriate access to and use of the Grand Canal, Griffeen Valley Park and other biodiversity assets in an ecologically sensitive way, thereby offering unique selling points to the SDZ Planning Scheme;*

Section 2.11.2 Biodiversity and Natural Heritage Features refers to the Grand Canal and states that

*Appropriate access to the northern towpath shall be carefully designed based on site specific characterises and sensitivities (including lighting design, new planting of hawthorn and blackthorn species) and shall be set out in the LPS. (See also Sections 2.10*)

In addition, *All external lighting should be downlighting and should be time limited where possible. Lighting should be avoided in sensitive wildlife areas and light pollution, in general, should be avoided. Any additional nocturnal illumination of the canal corridor resulting from the development of the Planning Scheme should be kept to a minimum. Further lighting along the northern bank shall be restricted and shall be based on the sensitivities of bat species using the northern bank.*

The Draft Planning Scheme has carefully considered the environmental impacts of additional lighting on the Grand Canal, a proposed Natural Heritage Area (pNHA). Through the SEA process and the Ecology studies carried out, the northern towpath of the Grand Canal has been identified as the area of greatest sensitivity.

As such, in order to protect the continuity and character of the pNHA, the Draft Planning Scheme requires all buildings to be set back 50m from the pNHA boundary, and all other development to be set back 30m of the pNHA boundary. Access to the Grand Canal from the northern side will be carefully designed to achieve a balance between minimizing environmental impacts and mitigating against antisocial behavior. This will include for the provision of CCTV where appropriate.

It is considered that the intent of this motion is covered under the Draft Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that this motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Motion**

As stated above, the ecological importance of the Grand Canal as a wildlife corridor was identified as a key consideration and adopting this motion would give rise to adverse effects on a number of Biodiversity SEOs.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contributions from Councillors W. Lavelle, P. Gogarty and B. Bonner, Mr. B. Keaney, Senior Planner responded to queries raised.

The Motions were **AGREED.**

## 2.11 Biodiversity and Natural Heritage

## Development Area 2: Clonburris South East

### **M258/0118 Item ID:56348**

Proposed by Councillor B. Bonner and Seconded by Councillor T. Gilligan.

This council agrees that the important hedgerow along the Neilstown / Cappagh boundary would be enhanced and protected and retained in its entirety, and not just in small sections and that as much as possible of the over thirty kilometers of hedgerow on the SDZ lands would be retained and protected.

**REPORT:**

The Draft Planning Scheme supports the preservation of existing hedgerows where possible. Section 2.11 of the Draft Planning Scheme requires all development proposals to seek to enhance biodiversity and avoid or minimise loss of existing habitats and wildlife corridors.

An Ecological Survey was carried out in 2015 and was attached as an appendix to the Chief Executives Report on the submissions received. The survey highlighted the major ecological corridors along the railway line, the Griffeen River and the Grand Canal. These corridors are the most important ecological features in terms of their associated habitats and species on the lands.

There is in excess of 30 km of hedgerow/treeline habitat within the SDZ lands some of which form townland and more historic barony boundaries. The Draft Planning Scheme has been designed to retain and incorporate the historic Barony boundaries and requires these to be retained where possible, the same species shall be planted along streets within the development.

In addition, given the biodiversity value of the SDZ lands, a Biodiversity Management Plan (BMP) is required to be prepared by a qualified Ecologist and be guided by relevant best practice guidelines and established techniques for habitats present on the SDZ lands. The BMP shall form part of the Parks and Landscape Strategy. (See Section 2.10 Parks and Landscape Strategy).

It is considered that the issues in the motion are already covered in the Draft Planning Scheme.

**Recommendation**

It is recommended that this motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion **AS** **PUT** was **AGREED.**

### **M259/0118 Item ID:56349**

Proposed by Councillor B. Bonner and Seconded by Councillor F. Timmons.

This council agrees that the trees along the boundary of the SDZ lands with the Cappaghmore estate should be protected with walls and buildings set back a suffucient distance from the trees to avoid interference with their root systems.

[Cappaghamore Est boundary aerial](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58481)
[Cappaghamore Est boundary Master Plan](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58482)

**REPORT:**

The Draft Planning Scheme supports the preservation of existing hedgerows where possible.

The Draft Planning Scheme requires a Landscape and Parks Strategy to be prepared for the entire lands.

Given the biodiversity value of the SDZ lands, a Biodiversity Management Plan (BMP) is required to be prepared by a qualified Ecologist and be guided by relevant best practice guidelines and established techniques for habitats present on the SDZ lands.

The BMP shall form part of the Parks and Landscape Strategy. (See Section 2.10 Parks and Landscape Strategy) and shall incorporate “*The preservation of existing hedgerows, treelines, woodland, scrub and other semi-natural habitats where possible.”*

Furthermore the BMP and PLS will ensure that any impacts on trees or boundaries will be mitigated at planning application stage.

It is considered that the issues in the motion are already covered in the Draft Planning Scheme.

**Recommendation**

It is recommended that this motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion **AS** **PUT** was **AGREED.**

### **M260/0118 Item ID:56531**

Proposed by Councillor D. O'Brien and Seconded by Councillor M. Ward.

Page 87, under Protected Species, insert a new sentence at the end of the first paragraph: “In addition to the protection of existing protected species recorded on the site the Council and other stakeholders shall actively improve and enhance the natural habitat in order to increase the population of the protected species.”

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

**REPORT:**

The Draft Planning Scheme supports the protection of Protected Species and their habitats including the provision of a 50m set back from the Grand Canal and a 30m setback from all other watercourses.

Section 2.11 Biodiversity and Natural Heritage details Protected Species that have been found to be using the site. The Draft Planning Scheme states that ‘To ensure that areas of biodiversity value are adequately protected, an EcIA, prepared by a qualified Ecologist and in line with Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater and Coastal (CIEEM 2nd ed 2016) shall be required for development proposals that have the potential to impact on environmentally sensitive sites in particular within 50m of the Grand Canal, and 30m of the Griffeen River and the Kilmahuddrick stream.‘

In addition, it is stated that ‘All development proposals should seek to enhance biodiversity and avoid or minimise loss of existing local habitats and wildlife corridors.’

It is considered that the intent of the proposed motion is provided for under Section 2.11 Biodiversity and Natural Heritage and therefore no amendment to the Draft Plan is required.

**Recommendation**

It is recommended that this motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion **AS** **PUT** was **AGREED.**

### **M261/0118 Item ID:56573**

Proposed by Councillor F. Timmons and Seconded by Councillor T. Gilligan

That habitats for the otters and bats be improved and increased and a stronger commitment is given to all wildlife protection

Cllrs G. O Connell, P. Gogarty and L. O'Toole

**REPORT:**

The Draft Planning Scheme supports the protection of Protected Species and their habitats including the provision of a 50m set back from the Grand Canal and a 30m setback from all other watercourses.

Section 2.11 Biodiversity and Natural Heritage details Protected Species that have been found to be using the site. The Draft Planning Scheme states that ‘To ensure that areas of biodiversity value are adequately protected, an EIA, prepared by a qualified Ecologist and in line with Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater and Coastal (CIEEM 2nd ed 2016) shall be required for development proposals that have the potential to impact on environmentally sensitive sites in particular within 50m of the Grand Canal, and 30m of the Griffeen River and the Kilmahuddrick stream.‘

In addition, it is stated that ‘All development proposals should seek to enhance biodiversity and avoid or minimise loss of existing local habitats and wildlife corridors.’

There is a robust policy position in the Planning Scheme to ensure that the impacty of any planning applications can be sucessfully mitigated.

It is considered that the intent of the proposed motion is provided for under Section 2.11 Biodiversity and Natural Heritage and therefore no amendment to the Draft Plan is required.

**Recommendation**

It is recommended that this motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contributions from Councillors F. Timmons, P. Gogarty and G. O’Connell, Mr. B. Keaney, Senior Planner responded to queries raised.

The Motion **AS** **PUT** was **AGREED.**

### **M262/0118 Item ID:56632**

Proposed by Councillor E. Higgins and Seconded by Councillor T. Gilligan.

That the SDZ be amended to provide for proposed names of estates and areas to be finalised only after consultation with the emergency services where names of new estates are similar to that of existing.

Cllrs Emer Higgins, Vicki Casserly, William Lavelle, Kenneth Egan, Paula Donovan, Brian Lawlor and Conor McMahon

**REPORT:**

Section 2.1.3 Place Names of the Draft Planning Scheme states that

*Established place names are key elements of local context and wayfinding. Existing place names should be retained and their use promoted through the proposed development, particularly through the use of public art, and the marking of barony boundaries where appropriate.* The Chief Executive agrees with the motion and recommends that the text be amended to include the following text

The naming and numbering of each development must not duplicate or be easily confused with an existing name in the County. This is in the interests of owners, occupiers, visitors, service and utility providers and for rapid emergency service provision.

**Recommendation**

It is recommended that this motion is adopted and the text be amended as follows

Insert into Section 2.11.3

**The naming and numbering of each development must not duplicate or be easily confused with an existing name in the County. This is in the interests of owners, occupiers, visitors, service and utility providers and for rapid emergency service provision.**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion **AS** **PUT** was **AGREED.**

## 2.12 Archaeological and Architectural Heritage

### **M263/0118 Item ID:56625**

Proposed by Councillor E. Higgins and Seconded by Councillor V. Casserly.

That the Clonburris SDZ treats the Clondalkin Round Tower as if it were a designated prospect.

Cllrs Emer Higgins, William Lavelle, Vicki Casserly, Kenneth Egan, Paula Donovan, Brian Lawlor and Conor McMahon

[Clondalkin Round Tower SDCC map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58540)

**REPORT:**

**Response**

The designation of prospects is the function of a County Development Plan and it is not possible to designate such under the Draft Planning Scheme particularly an item in the landscape that is located outside of the SDZ lands.

Within the context that the Clondalkin tower is located approximately 1 kilometre to the south-east of the SDZ Lands (at its nearest point) beyond other lands zoned for development, the scope of the SDZ Planning Scheme to preserve the restricted views of such is limited.

It is accepted that Section 2.8.2 (Design Criteria) of the Draft Planning Scheme could be amended to require Design Statements to seek that developments be designed, where practicable, in a manner that is informed by the relationship with archaeological or architectural features either within or outside the SDZ Lands such as the Clondalkin Round Tower.

**Recommendation**

It is recommended that this motion is adopted with amendment:

Include the following additional text under Section 2.8.2 (Design Criteria):

Design Statements

To ensure coherency and quality in design, all medium to large scale development proposals on the SDZ lands (Landmark Buildings, 10 dwellings or more in the case of residential development or development of over 1,000 sq.m in the case of employment or retail/ non-retail services development) shall be accompanied by a Design Statement that:…

Is accompanied by **Includes** details in relation to the identification and incorporation of any features and structures of architectural merit and/or any sites and features of archaeological interest. **Where practicable, the design of a development should be informed by its relationship with archaeological or architectural features located either within or outside the SDZ Lands such as the Clondalkin Road Tower.**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

Positive effects for cultural heritage and landscape SEOs with this text above in green font.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contributions from Councillors W. Lavelle, B. Bonner, T. Gilligan, E. Higgins and P. Gogarty it was **AGREED** to **DEFER** this Motion until later in the meeting. Returning to M263 and following further discussion it was AGREED to accept the Chief Executive’s Recommendation.

The Chief Executive’s recommendation was **AGREED.**

### **M264/0118 Item ID:56784**

Proposed by Councillor E. O'Brien and Seconded by Councillor T. Gilligan.

Section 2.12.2 to be amended under heading Architectural Heritage by insertion of the following sentence *where possible in preserving the architectural integrity of the Omer Lock House that a heritage centre be located on or close to the site of the Lock House to act as a centre for the promotion of the heritage, architectural and archaeological history of the Lucan and Clondalkin areas*

**REPORT:**

**Response**

The intent of the proposed motion in relation to seeking the refurbishment of the Omer Lock House and a cultural use is already provided for under the Draft Planning scheme, however, **the prescribed requirements of the motion could undermine the realisation of a more viable use.**

The Draft Planning Scheme already seeks the incorporation of Omer’s Lock House (Protected Structure) as a cultural asset under Chapter 3 (Development Areas) and Section 2.10 (Landscape and Open Space) of the Draft Planning Scheme.

The Draft Planning Scheme identifies Omer’s Lock House as a Protected Structure and seeks the refurbishments and re-use of such as part of the Grand Canal Park and Development Area 3 (Clonburris South West).

Culture Uses are listed as permitted in principle in Open Space Areas under Section 2.1 of the Draft Planning Scheme (Land Use and Density) and this provides further scope for the achievement of a cultural project either within or close to the Lock House. The intent of the proposed motion is therefore already provided for under the Draft Planning Scheme subject to an element of flexibility.

The prescribed uses under the proposed motions could rule out other potentially more viable uses and could ultimately undermine the refurbishment and re-use of the Protected Structure.

The intent of the proposed motion has, however, been fulfilled by the Draft Planning Scheme and no amendment to the Planning Scheme is required.

**Recommendation**

It is recommended that this motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Master Plan 56784 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58266)
Following contributions from Councillor M. Ward it was **AGREED** to defer this Motion until later in the meeting. Returning to M264 an amendment to the motion was put forward:-

where possible in preserving the architectural integrity of the Omer Lock House that a heritage centre be located on or close to the site of the Lock House to act as a centre for the promotion of the heritage, architectural and archaeological history of the Lucan and Clondalkin areas **whilst recognising that other more viable uses for the structure may present themselves and will be considered should that be the case**

The Motion as **AMENDED** was **AGREED.**

### **M219/0118 Item ID:56524**

Proposed by Councillor D. O'Brien and Seconded by Councillor M. Ward

Page 67, in Key Principles bullet point 6 replace “progress” with “promote” to read “To **promote** a range of…”

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

**REPORT:**

**Response**

This motion relates to Key Principle No. 6 of Section 2.9 Services, Infrastructure and Energy Framework.

The motion is considered acceptable.

**Recommendation**

It is recommended that this motion is adopted.

On page 67 amend the wording of Key Principle No. 6 as follows:

To **progress** **promote** a range of low carbon and renewable energy opportunities at Clonburris and demonstrate leadership in their development and realisation, from strategic site options to individual block level technologies, in accordance with the recommendations of the Clonburris Energy Masterplan;

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion was **AGREED.**

### **M220/0118 Item ID:56525**

Proposed by Councillor D. O'Brien and Seconded by Councillor M. Ward

Page 67, in Key Principles bullet point 6, insert “/zero carbon” after “low carbon” to read “low carbon/**zero carbon**”

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

**REPORT:**

**Response**

This motion relates to Key Principle No. 6 of Section 2.9 Services, Infrastructure and Energy Framework.

The motion is considered acceptable.

**Recommendation**

It is recommended that this motion is adopted.

On page 67 amend the wording of Key Principle No. 6 as follows:

To progress a range of low carbon**/zero carbon** and renewable energy opportunities at Clonburris and demonstrate leadership in their development and realisation, from strategic site options to individual block level technologies, in accordance with the recommendations of the Clonburris Energy Masterplan;

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion was **AGREED.**

### **M221/0118 Item ID:56529**

Proposed by Councillor D. O'Brien and Seconded by Councillor M. Ward.

Page 73, under Heat Networks, insert “public” before “private” in the final paragraph to read “…the heat network scheme could be attractive to a **public** or private sector investor…”

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

**REPORT:**

**Response**

This motion relates to Section 2.9.8 Energy & Climate Change Mitigation and delivering a potential heat network at Clonburris by stating that such a scheme could be attractive to not just a private sector investor, but the public sector also.

The motion is considered acceptable.

**Recommendation**

It is recommended that this motion is adopted.

On page 73 amend the wording of the final paragraph as follows:

There are a range of delivery models and financing structures that could be used to unlock the investment required for the local heat networks at Clonburris. The development level expected at the Clonburris and Kishoge urban centres suggests that the heat network scheme could be attractive to **a public or** private sector investor, for example an energy service company (ESCO) or utility (or consortium) may undertake to design, build, finance and operate the heat network.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion was **AGREED**

### **M222/0118 Item ID:56530**

Proposed by Councillor D. O'Brien and Seconded by Councillor M. Ward.

Page 73, under Heat Networks, insert “a public utility or” before “an energy service company” to read “for example **a public utility or** an energy services company…”

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

**REPORT:**

**Response**

This motion relates Section 2.9.8 Energy & Climate Change Mitigation and delivering a potential heat network at Clonburris by stating that such a scheme could be attractive to not just an energy service company, but a public utility also.

The motion is considered acceptable.

**Recommendation**

It is recommended that this motion is adopted.

On page 73 amend the wording of the final paragraph as follows:

There are a range of delivery models and financing structures that could be used to unlock the investment required for the local heat networks at Clonburris. The development level expected at the Clonburris and Kishoge urban centres suggests that the heat network scheme could be attractive to a private sector investor, for **example a public utility** or an energy service company (ESCO) or utility (or consortium) may undertake to design, build, finance and operate the heat network.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion was **AGREED.**

### **M223/0118 Item ID:56765**

Proposed by Councillor E. O'Brien and Seconded by Councillor T. Gilligan.

Consistent with Development Plan objective E2 Objective 8 to require, where feasibly practical and viable, the provision of green roofs for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc), to assist in flood alleviation, insulation and improved biodiversity, and to actively promote these measures where appropriate in new commercial and industrial buildings

**REPORT:**

**Response**

The motion submitted would be generally consistent with 2.9.5 Surface Water Drainage and Sustainable Urban Drainage System (SUDS) and the recommendations of the Surface Water Strategy that accompanies the Draft Planning Scheme.

The wording proposed in the motion would replicate that of ENERGY (E) Policy 2 South Dublin Spatial Energy Demand Analysis – Objective 8 which states:

*To require, where feasibly practical and viable, the provision of green roofs for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc), to assist in flood alleviation, insulation and improved biodiversity, and to actively promote these measures where appropriate in new commercial and industrial buildings.*

**Recommendation**

It is recommended that this motion is adopted.

In Section 2.9.5 add additional text as follows:

**To require, where feasibly practical and viable, the provision of green roofs for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc), to assist in flood alleviation, insulation and improved biodiversity, and to actively promote these measures where appropriate in new commercial and industrial buildings.**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion was **AGREED.**

### **M224/0118 Item ID:56279**

Proposed by Councillor F. Timmons and Seconded by Councillor G. O’Connell.

That recycling facilities are included in the plan and built in as part of the plan

Cllrs G. O Connell, P. Gogarty and L. O'Toole

**REPORT:**

**Response**

The Draft Planning Scheme acknowledges that waste reduction and recycling needs to be fully considered and implemented in the design, construction and operational phases of the Planning Scheme. Furthermore, Section 2.9.9 Waste Management and Recycling Facilities of the Draft Planning Scheme states that the recycling of waste shall be encouraged in accordance with the Eastern Midlands Regional Waste Management Plan 2015-2021.

Having regard to the motion submitted and the provision of recycling facilities, it is noted that the Draft Planning Scheme prioritises high quality and accessible refuse storage and recycling facilities for both residents and the public realm. A range of facilities can be provided at Clonburris in consideration of regional and national policy and guidance, which may include innovative options i.e. pneumatic waste systems at the Kishogue and Clonburris urban centres.

It is considered that issues regarding waste and recycling management are adequately addressed in Section 2.9.9 Waste Management and Recycling Facilities of the Draft Planning Scheme.

**Recommendation**

It is recommended that this motion is adopted. No amendment to the Draft Plan is required.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion was **AGREED.**

### **M225/0118 Item ID:56527**

Proposed by Councillor D. O'Brien and Seconded by Councillor M. Ward.

Page 67, in 68, in 2.9.2 Water Supply, introduce a new paragraph after paragraph 3: “Not withstanding Irish Waters commitments with regard to sufficient capacity the planning scheme should actively promote the highest levels of water conservation in residential, commercial, community and amenity developments.”

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

**REPORT:**

Section 2.9.2 Water Supply states *‘the use of greywater as a non-potable water supply in domestic situations, although not a mandatory requirement, is promoted as best practice in non-residential uses. This shall also be a requirement for all non-potable water consumption, particularly in commercial units. All non-residential proposals shall provide a method statement for the on-site storage, use and management of grey water’.*

This motion relates to promoting the highest levels of water conservation in residential, commercial, community and amenity developments.

For clarity it is considered that the motion should be re-worded, as follows:

“Notwithstanding Irish Water’s commitments with regard to sufficient capacity, the **planning scheme should** **Planning Scheme** actively promotes the highest levels of water conservation in residential, commercial, community and amenity developments.” Strikeout?

**Recommendation**

It is recommended that this motion is adopted with amendment.

With regard to Section 2.9.2 Water Supply, on page 68 insert additional text as follows:

“Notwithstanding Irish Water’s commitments with regard to sufficient capacity, the **planning scheme should** **Planning Scheme** actively promotes the highest levels of water conservation in residential, commercial, community and amenity developments.”

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Chief Executive’s recommendation was **AGREED.**

### **M226/0118 Item ID:56626**

Proposed by Councillor E. Higgins and Seconded by Councillor T. Gilligan.

That the Clonburris SDZ, Section 2.9.5, makes prov ision for the potential replacement of attenuation lakes and ponds, with landscaped areas, and delivery of a Stormtech drainage system; pending the outcome of public consultation with residents in existing communities such as Ashwood.

Cllrs Emer Higgins, William Lavelle, Vicki Casserly, Kenneth Egan, Paula Donovan, Brian Lawlor and Conor McMahon

**REPORT:**

**Response**

This motion relates to Section 2.9.5 Surface Water Drainage and Sustainable Urban Drainage Systems (SUDS). A Surface Water Strategy was prepared to inform the Draft Planning Scheme.

The Surface Water Strategy for the Draft Planning Scheme prioritises the sustainable management of surface water, to ensure that there is no unacceptable residual risk of flooding to each development site, mitigating against increased flood risk up or downstream from each development site, and to manage the amount of surface water entering the local piped sewer system and watercourses, including the Griffeen and Camac Rivers.

The Surface Water Strategy includes a range of measures with regard to areas of public realm and open spaces, including ponds and wetlands. The type, design and exact location for the pond attenuation areas is required to be agreed at detailed design stage. This is in accordance with Chapter 4.0 Phasing and Implementation, which requires that prior to the commencement of development, strategic district level measures and detailed design shall be prepared by the developers and agreed with South Dublin County Council through a Surface Water Management Plan to implement the prepared Surface Water Strategy. The Surface Water Management Plan will provide additional necessary design details on the final range of measures selected in association with the development of the SDZ lands, including ponds / wetlands, rainwater harvesting systems and other localised measures.

To propose a specific technology or infrastructure in the text of the Draft Planning Scheme would be premature pending the preparation of a Surface Water Management Plan in accordance with Chapter 4.0 Phasing and Implementation.

**Recommendation**

It is recommended that the motion is Not Adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Chief Executive’s recommendation was **AGREED.**

### **M227/0118 Item ID:56776**

Proposed by Councillor E. O'Brien and Seconded by Councillor T. Gilligan.

That where requested it shall be a requirement to connect existing landowners to new mains water supply, foul water and surface water drainage. Amend section 2.9.2 and 2.9.3.

**REPORT:**

**Response**

Water supply, foul water supply and surface water infrastructure are considered in Sections 2.9.2, 2.9.3 and 2.9.5 of the Draft Planning Scheme.

This motion relates to where requested it shall be a requirement to connect existing landowners to new mains water supply, foul water and surface water drainage. This may transpire on a case by case basis for existing buildings, development and landowners on the SDZ lands, for clarity it is considered that the motion wording should be amended.

**Recommendation**

It is recommended that this motion is adopted with amendment. In Sections 2.9.2, 2.9.3 and 2.9.5 add an additional sentence stating.

**Existing buildings, developments / landowners may be requested to connect to new services and infrastructure on the SDZ lands, where appropriate, in consultation with SDCC, Irish Water and other relevant stakeholders.**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### Following contributions from Cllr E. O’Brien , Mr B. Keaney, Senior Planner responded to queries raised and an amendment was proposed as follows:-

**Existing buildings, developments / landowners will be given the option to connect to new services and infrastructure on the SDZ lands, where appropriate, in consultation with SDCC, Irish Water and other relevant stakeholders.**

### The Motion as **AMENDED** was **AGREED**.

### **M228/0118 Item ID:56526**

Proposed by Councillor D. O'Brien and Seconded by Councillor M. Ward.

Page 67, in Key Principles insert a new bullet point after point 7: “To provide for district heating infrastructure heating requirements in partnership with energy providers and other stakeholders.”

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

**REPORT:**

**Response**

This motion relates to the Key Principles of Section 2.9 Services, Infrastructure and Energy Framework.

This motion is considered acceptable and in accordance with Section 2.9.8 Energy & Climate Change Mitigation with regard to the provision of district heating infrastructure at Clonburris. For clarity it is considered that the motion be re-worded.

**Recommendation**

It is recommended that this motion is adopted with amendment.

With regard to the Key Principles of Section 2.9 Services, Infrastructure and Energy Framework, insert an additional Key Principle as follows:

“To provide for district heating infrastructure **heating** requirements in partnership with energy providers and other stakeholders.”

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to take M229 in conjunction with M228.

### M229/0118 Item ID:56528

Proposed by Councillor D. O'Brien and Seconded by Councillor M. Ward.

Page 73, insert new sentence at end of first paragraph: “In order to promote these renewable energy options we must ensure that current energy infrastructure does not lock in fossil fuel based energy systems thus making it less coast effective to transition to renewables in the future. This is particularly important in terms of meeting current and future climate change mitigation targets.”

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

REPORT:

Response

This motion relates to Section 2.9.8 Energy & Climate Change Mitigation and facilitating the range of energy options available on the SDZ lands as outlined in the Clonburris Energy Masterplan. Whilst the spirit of the motion is accepted, it is considered that for clarity and to allow flexibility with regard to energy technologies and infrastructure opportunities in the medium to long term, the proposed wording should be amended as follows:

“In order to promote these renewable and low carbon energy options the Planning Scheme promotes the development of energy systems that facilitate a change from fossil fuel based energy sources to renewable and low carbon options, for example, a change in technology delivering district energy schemes at the Clonburris and Kishogue urban centres. we must ensure that current energy infrastructure does not lock in fossil fuel based energy systems thus making it less coast effective to transition to renewables in the future. This is particularly important in terms of meeting current and future climate change mitigation targets at both national and European level.”

Recommendation

It is recommended that this motion is adopted with amendment.

On page 73 insert a new sentence at end of first paragraph as follows:

“In order to promote these renewable and low carbon energy options the Planning Scheme promotes the development of energy systems that facilitate a change from fossil fuel based energy sources to renewable and low carbon options i.e a change in technology delivering district energy schemes at the Clonburris and Kishogue urban centres we must ensure that current energy infrastructure does not lock in fossil fuel based energy systems thus making it less coast effective to transition to renewables in the future. This is particularly important in terms of meeting current and future climate change mitigation targets at both national and European level.” Strikeout?

Strategic Environmental Assessment of Chief Executive’s Recommendation

No interaction with Strategic Environmental Objectives.

Appropriate Assessment Screening of Chief Executive’s Recommendation

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Chief Executive’s recommendations were **AGREED**.

### **M230/0118 Item ID:56620**

Proposed by Councillor P. Gogarty and Seconded by Councillor G. O’Connell.

In section 2.9 amend panel Key Principles to read:

The infrastructure, services and energy framework is based on
a number of key principles:

To set out a comprehensive evidence based approach to services, infrastructure and energy requirements and opportunities at Clonburris;

To ensure that infrastructure and services optimise connection to existing on site water main, foul and surface water pipe networks and resources **and to ensure that sufficient water pressure is maintained at all times through the provision of pumps**;

**To ensure that water conservation is built into the infrastructure through the provision of intelligent systems;**

To co-ordinate the delivery of infrastructure into key routes and corridors and the sharing of trenches to common infrastructure, to optimise road space, and to minimisepotential impacts on the public realm arising from ongoing
maintenance works;

To mitigate the risk of flooding by **installing Green Roofs in all apartment buildings, by** integrating a comprehensive and high quality Sustainable Urban Drainage System (SUD) into the design of new developments and maximising opportunities to incorporate rainwater attenuation measures into public realm, parks and open spaces;

To promote demand management and sustainable supply systems for all services;

To progress **and actively promote** a range of low carbon and renewable energy
opportunities at Clonburris, **particularly solar PV** and demonstrate leadership in
their development and realisation, from strategic site options to individual block level technologies, in accordance with the recommendations of the Clonburris Energy Masterplan;

To enable connection and high quality use of telecommunications infrastructure by a range of parties,promoting Clonburris as a connected place;

To provide for gas infrastructure requirements in partnership with energy providers and other stakeholders **should no cost effective and lower carbon energy source be available at the time of any sector being developed;**

To maximise best practice for waste minimisation, reuse and recycling during demolition, excavation, construction and occupation of development; and

To explore the use of pneumatic waste collection system for new developments, in particular higher density development areas at Clonburris and Kishoge.

Cllrs G. O'Connell, L. O'Toole and F. Timmons
**REPORT:**

**Response**

This motion relates to the Key Principles of Section 2.9 Services, Infrastructure and Energy Framework. The motion provides for additional text with regard to sufficient water pressure, water conservation, solar energy and gas infrastructure. These text changes are broadly acceptable and consistent with the strategic recommendations of the Clonburris Energy Masterplan. It is considered that the proposed text changes with regard to green roofs should be amended for the reasons outlined below.

The inclusion of green roofs in new developments can make significant contributions to managing and draining surface water in an environmentally friendly way, and as part of Sustainable Urban Drainage Systems (SuDS). In this regard Section 2.9.5 of the Draft Planning Scheme states, ‘Roof water runoff should be captured and treated within the curtilage of each site, for example through use of Blue and/or Green Roofs. Such measures should be prioritised for larger/mixed use developments within the Kishoge and Clonburris urban centres’.

In consideration of the motion wording ‘to mitigate the risk of flooding by installing Green Roofs in all apartment buildings’ such a mandatory requirement will impact on the viability and effectiveness of rainwater harvesting systems for apartment and other high density mixed use developments. The use of green roof measures may, therefore, not be appropriate or viable for all apartment developments on the SDZ lands.

Furthermore, in accordance with Section 2.9.5 of the Draft Planning Scheme, it is considered that there are a range of options for flood alleviation for each development proposal and on a case by case basis. It is considered that to ensure the provision of green roof technologies on all apartment buildings is overly prescriptive and may limit the range of flood alleviation and climate change adaptation measures that are both viable and practical on each site.

Having regard to the Government’s commitment to addressing the need for new residential development in Ireland and the implementation of ‘Rebuilding Ireland’ (2016), it is considered that the viability of new development and residential supply on the SDZ lands, would be placed at risk by insertion of unreasonable or excessive requirements in relation to the standard of housing or ancillary services and facilities that, in turn, impact adversely on the economic viability of commercial investment in and deliverability of new housing development over the lifetime of the SDZ Planning Scheme.

Having regard to mitigation of the risk of flooding by installing Green Roofs in all apartment buildings; it is considered that this proposed wording should be amended as follows:

‘To mitigate the risk of flooding by **promoting installing Green Roofs in all apartment buildings, by** integrating a comprehensive and high quality Sustainable Urban Drainage System (SUD) into the design of new developments and maximising opportunities to incorporate rainwater attenuation measures into public realm, parks and open spaces;

**Recommendation**

It is recommended that this motion is adopted with amendment.

Amend the text of the Key Principles of Section 2.9 Services, Infrastructure and Energy Framework on page 67 as follows:

The infrastructure, services and energy framework is based on a number of key principles:

To set out a comprehensive evidence based approach to services, infrastructure and energy requirements and opportunities at Clonburris;

To ensure that infrastructure and services optimise connection to existing on site water main, foul and surface water pipe networks and resources **and to ensure that sufficient water pressure is maintained at all times through the provision of pumps;**

**To ensure that water conservation is built into the infrastructure through the provision of intelligent systems;**

To co-ordinate the delivery of infrastructure into key routes and corridors and the sharing of trenches to common infrastructure, to optimise road space, and to minimise potential impacts on the public realm arising from ongoing maintenance works;

To mitigate the risk of flooding by **promoting** **installing Green Roofs in all apartment buildings, by** integrating a comprehensive and high quality Sustainable Urban Drainage System (SUD) into the design of new developments and maximising opportunities to incorporate rainwater attenuation measures into public realm, parks and open spaces;

To promote demand management and sustainable supply systems for all services;

To progress **and actively promote** a range of low carbon and renewable energy opportunities at Clonburris, **particularly solar PV** and demonstrate leadership in their development and realisation, from strategic site options to individual block level technologies, in accordance with the recommendations of the Clonburris Energy Masterplan;

To enable connection and high quality use of telecommunications infrastructure by a range of parties, promoting Clonburris as a connected place;

To provide for gas infrastructure requirements in partnership with energy providers and other stakeholders **should no cost effective and lower carbon energy source be available at the time of any sector being developed;**

To maximise best practice for waste minimisation, reuse and recycling during demolition, excavation, construction and occupation of development; and

To explore the use of pneumatic waste collection system for new developments, in particular higher density development areas at Clonburris and Kishoge.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### The Chief Executive’s recommendation was **AGREED**.

### **M231/0118 Item ID:56786**

Proposed by Councillor E. O'Brien and Seconded by Councillor T. Gilligan.

Amend section 2.9.9 at page 74 under heading Waste Management and Recycling Facilities by inserting the following sentence at paragraph 6 "where such bring bank facilities are located within the development they will incorporate CCTV and/or devices to deter illegal dumping at the facilities"

**REPORT:**

**Response**

This motion relates to Section 2.9.9 Waste Management and Recycling Facilities.

It is considered that this matter should be addressed on a case by case basis with regard to deterring illegal dumping. Accordingly, it is considered that the proposed motion wording should be amended, in that the Planning Scheme promotes measures to deter illegal dumping at waste management and recycling facilities.

**Recommendation**

It is recommended that this motion is adopted with amendment. In Section 2.9.9 Waste Management and Recycling Facilities add an additional sentence.

**The Planning Scheme promotes measures to mitigate against any illegal dumping, such as CCTV and/or devices, to deter illegal dumping at waste management and recycling facilities located on the SDZ lands.**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Chief Executive’s recommendation was **AGREED.**

### **M232/0118 Item ID:56445**

Proposed by Councillor F. Timmons and Seconded by Councillor G. O’Connell.

re Construction management: that there will be No access through existing estates or on Griffeen Avenue for construction traffic and Limitations on hours of construction site operation.

Cllrs G. O Connell, P. Gogarty and L. O'Toole

**REPORT:**

**Response**

It is noted that in accordance with Section 2.9.13 Construction Environmental Management Plans (CEMP), of the Draft Planning Scheme, a CEMP shall be prepared in advance of the physical elements proposed as part of the Planning Scheme and will be implemented throughout. The plans are also required to incorporate a range of relevant mitigation measures.

The Draft Planning Scheme also requires that all construction and maintenance works to be undertaken on the SDZ lands are to be undertaken in accordance with a range of policy and guidance documents

Having regard to the motion submitted, it is considered that safeguarding the residential amenity of existing estates, Griffeen Avenue and other locations in the vicinity of the SDZ lands, can be addressed as part of these Construction Environmental Management Plans, which will have to be submitted to the Planning Authority.

It is considered that construction management is adequately addressed in Section 2.9.13 Construction Environmental Management Plans, of the Draft Planning Scheme.

**Recommendation**

It is recommended that the motion is Not Adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Master Plan Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58191)

### It was **AGREED** to take M233 in conjunction with M232 .

### **M233/0118 Item ID:56716**

Proposed by Councillor W. Lavelle and Seconded by Councillor F. Timmons.

That a new objective be provided under section 2.9.13 as follows: *"That construction traffic serving the development of lands under this SDZ be prohibited, by way of explicit planning compliance condition, from using Griffey Avenue (with the exception of traffic related solely to work to upgrade Griffeen Avenue roads required under this SDZ).”*

**REPORT:**

**Response**

It is noted that in accordance with Section 2.9.13 Construction Environmental Management Plans (CEMP), of the Draft Planning Scheme, a CEMP shall be prepared in advance of the physical elements proposed as part of the Planning Scheme and will be implemented throughout. The plans are also required to incorporate a range of relevant mitigation measures.

The Draft Planning Scheme also requires that all construction and maintenance works to be undertaken on the SDZ lands are to be undertaken in accordance with a range of policy and guidance documents

Having regard to the motion submitted, it is considered that safeguarding the residential amenity of existing estates, Griffeen Avenue and other locations in the vicinity of the SDZ lands, can be addressed as part of these Construction Environmental Management Plans, which will have to be submitted to the Planning Authority.

It is considered that construction management is adequately addressed in Section 2.9.13 Construction Environmental Management Plans, of the Draft Planning Scheme.

**Recommendation**

It is recommended that the motion is Not Adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contributions from Councillors E. O’Brien, G. O’Connell, R. Nolan, B. Bonner, L. O’Toole D. O’Brien and P. Gogarty, Mr. B. Keaney, Senior Planner responded to queries raised.

The motions **AS PUT** were **AGREED.**

### **M234/0118 Item ID:56570**

Proposed by Councillor F. Timmons and Seconded by Councillor G. O’Connell

That no fossil fuel powered heating systems are installed in Clonburris SDZ. Installing for example Natural Gas heating would lock-in the development to ongoing greenhouse gas emissions of CO2 for the next 30 years. The homeowners would also be at the mercy of rising carbon taxes and volatile gas prices caused by geopolitical and international economic crisis. Alternatives are available for example heat pumps, geothermal and district heating and that this is written into the SDZ

Cllrs G. O Connell, P. Gogarty and L. O'Toole

**REPORT:**

**Response**

The energy efficiency and renewable energy requirements for the construction of new residential buildings are primarily addressed in the Building Regulations Part L (2011) and relevant national policy and guidelines. In consideration of the Planning and Development Act 2000 (as amended), it is considered that the function of SDZ Planning Scheme policies and objectives in this regard, is to support incremental changes to the Building Regulations Part L, national guidelines and other guidance, that may occur over the lifetime of the Clonburris SDZ, without duplicating or introducing specific requirements on energy efficiency and performance, and renewable energy technologies that may conflict with or impede the implementation of the Building Regulations on any specific site for development. It is recommended that the Draft Planning Scheme policies and objectives continue to support any future changes to the Building Regulations and national guidance, such as for example, Towards Nearly Zero Energy Buildings in Ireland: Planning for 2020 and Beyond, Department of the Environment, Community and Local Government, (2012).

In consideration of the motion submitted that no fossil fuel powered heating systems are installed on the SDZ lands, it is considered that this could lead to potential conflict with the implementation of the Building Regulations on any individual site for residential development, where the energy and heating requirements will be specific to each site and closely related to the location, layout, design and orientation of each residential dwelling. As such the variety of energy needs for the broad range of residential developments proposed in the Draft Planning Scheme and other site specific proposals on site, would negate the specific necessity to proclude all fossil fuel powered heating systems on each new housing and apartment builds to be constructed on the SDZ lands.

Furthermore having regard to the Government’s commitment to addressing the need for new residential development in Ireland and the implementation of ‘Rebuilding Ireland’ (2016), it is considered that the viability of new development and residential supply on the SDZ lands, would be placed at risk by insertion of unreasonable or excessive requirements in relation to the standard of housing or ancillary services and facilities that, in turn, impact adversely on the economic viability of commercial investment in and deliverability of new housing development over the lifetime of the SDZ Planning Scheme.

It is acknowledged that the SDZ offers potential for the development of a sustainable energy community into the future, and the Clonburris Energy Masterplan was prepared as a strategic first step in the development of a co-ordinated energy response for the area in the medium to long term. In this regard the Energy Masterplan explores the potential and viability of a range of potential options varying from ‘kick-start’ local networks to more localised level opportunities. The motion submitted to proclude fossil fuel powered heating systems would be contrary to the strategic recommendations of the Clonburris Energy Masterplan.

As such, it is considered that the energy performance of new buildings, which includes residential dwellings, is sufficiently addressed in Section 2.9.8 Energy & Climate Change Mitigation.

**Recommendation**

It is recommended that this motion is Not Adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

Whilst the motion is noted and recognised in terms of promoting more sustainable energy use, it is not considered feasible within the overall objectives of the planning scheme and building regulations. Therefore it is not recommended for adoption.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contributions from Councillors D. O’Brien, M. Ward, T. Gilligan, G. O’Connell, E. Higgins, B. Bonner, F. Duffy, P. Kearns, L. O’Toole, P. Gogarty, and F. Timmons, Mr B. Keaney, Senior Planner responded to queries raised. An amendment to the motion was proposed as follows:-

Promotion of non fossil fuel powered heating systems are encouraged in the Clonburris SDZ

The Motion as **AMENDED** was **AGREED**

### **M235/0118 Item ID:56633**

Proposed by Councillor E. Higgins.

That the site for the already approved Eirgrid line tower interface compound be clearly identified in Section 2.9.8.

Cllrs Emer Higgins, Vicki Casserly, William Lavelle, Kenneth Egan, Paula Donovan, Brian Lawlor and Conor McMahon

**REPORT:**

**Response**

The Draft Planning Scheme supports the provision of electricity infrastructure as outlined in Section 2.9.8 Energy & Climate Change Mitigation. South Dublin County Council is aware of and supports the Eirgrid West Dublin project and the Strategic Infrastructure Development (SID) permission, as granted by An Bord Pleanála. It is considered that the Draft Planning Scheme does not negate the development of a line tower interface compound on the SDZ lands, and its development can be provided for in consultation with EirGrid.

Having regard to the motion submitted, it is considered that to specify the location of the line tower interface compound in the Draft Planning Scheme at this stage would be premature pending further consultation and collaboration with Eirgrid and other stakeholders.

**Recommendation**

It is recommended that this motion is Not Adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Councillor E. Higgins **AGREED** to **WITHDRAW** the Motion.

### **M236/0118 Item ID:56634**

Proposed by Councillor E. Higgins.

That the SDCC site where an ESV 100kV/MV station may be built on be clearly identified in Section 2.9.8.

Cllrs Emer Higgins, Vicki Casserly, William Lavelle, Kenneth Egan, Paula Donovan, Brian Lawlor and Conor McMahon

**REPORT:**

**Response**

The Draft Planning Scheme supports the provision of electricity infrastructure as outlined in Section 2.9.8 Energy & Climate Change Mitigation. It is acknowledged that a new 110Kv/MV station will be required to provide for the electricity needs of the area and to support the development of the SDZ lands. In this regard, it is noted that the ESB Networks submission states ‘The construction of the 110kV/MV substation would require a suitable site to be made available to ESB Networks’. It is noted that a preferred site has not been outlined in the ESB Networks submission.

Section 2.9.8 of the Draft Planning Scheme also states that ‘provision for electricity infrastructure will be made in consultation with ESB Networks, SDCC and other stakeholders’.

Having regard to the motion submitted, it is considered that the provision of a new 110kV/MV station on the SDZ lands, can be delivered as required, in collaboration with a range of stakeholders, including ESB Networks and EirGrid. To specify the location of the 110kV/MV substation in the Draft Planning Scheme at this stage would be premature pending further consultation and collaboration with ESB Networks and other stakeholders.

**Recommendation**

It is recommended that this motion is Not Adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Councillor E. Higgins **AGREED** to **WITHDRAW** the motion.

## 2.10 Landscape and Open Space

### **M139/0118 Item ID:56582**

Proposed by Councillor P. Gogarty and Seconded by Councillor G. O’Connell

In section 2.4 Urban Centres under Key Principles amend to read (changes in bold)

To develop the Planning Scheme based on the following urban centres hierarchy:

 "–Clonburris as a vibrant and sustainable centre to serve a district catchment;

"–Kishoge as a vibrant and sustainable **centre to serve a district catchment**; and

"–A network of four Local Nodes to serve a local catchment.

"To promote Clonburris Urban Centre as the primary urban centre in the Planning Scheme by directing higher order retail, retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic uses into and adjoining the Core Retail Area of this centre;

To promote Kishoge Urban Centre as a primary urban centre in the Planning Scheme by directing higher order retail, retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic
uses within and adjoining the Core Retail Area of this centre;

To direct retail, commercial, leisure, entertainment, civic, community and cultural uses into Clonburris and Kishoge Urban Centres and to achieve a critical mass of development and a mix of uses that is appropriate to each level in the
urban hierarchy;

To promote a high standard of urban design in urban centres that contributes to the creation of safe and attractive streets and spaces and creates desirable places to work, live and visit;

To achieve an efficient use of land in centres, and to achieve **high** development densities that can support vibrant, compact,walkable places that prioritise pedestrian movement; and

To protect the quality, ambiance, vibrancy and vitality of urban centres by promoting an appropriate mix of day and night-time uses, including commercial, recreational, civic,cultural, leisure and residential uses and to limit or control
uses that might have a detrimental impact on the amenities of centres

Cllrs G. O'Connell, L. O'Toole and F. Timmons
**REPORT:**

The subject motion relates to Section 2.4 Urban Centres and will increase the scale and function of Kishoge Urban Centre to a district level. The Draft Planning Scheme outlines that the Kishoge centre will be a vibrant and sustainable secondary urban centre to serve a large local catchment. Clonburris Urban Centre is the primary centre in the Draft Planning Scheme.

The Chief Executive recommends that this motion and the associated motions in the Retail Section that increase the function of Kishoge to a district scale are not adopted as the Draft Planning Scheme has been carefully prepared with Clonburris Urban Centre as the District Centre.

Clonburris SDZ is in close proximity to Clondalkin Town Centre and it is the policy of the Council, as stated in Section 5.1.0 of the County Development Plan to develop the County’s based on the Urban Centre Hierarchy. Clondalkin Town Centre is a Town Centre and is at the top of the hierarchy in the County with Tallaght. Clonburris, as a District Centre, is a third tier centre. **In this context**, **it is considered that the provision of two urban centres at District scale at Clonburris is contrary to the stated policy of the County Development Plan and may have a detrimental impact on the development and improvement of Clondalkin Town Centre for urban uses such as higher order retail, public administration, employment, financial civic, entertainment and cultural uses.**

It is advised that a robust and co-ordinated approach has been applied to the hierarchy of urban centres designated within the SDZ Planning Scheme and the principles of integrating land use and transport planning. The designation of a higher order district centre at Clonburris has been informed by the existing public transport interchange (Clondalkin-Fonthill Railway Station) constructed at the Clonburris Urban Centre, which will be served by a Core Orbital Bus Route planned under the NTA Transport Strategy for the Greater Dublin Area (2016 – 2035). The location of two urban centres with similar retail levels and retail offer within close proximity of each other would also be at variance with the Guidelines for Planning Authorities on Retail Planning (2012) in terms of competition, vitality and viability. Furthermore, it is advised that the SDZ lands have been designated for only one District Centre under the Retail Strategy for the Greater Dublin Area 2008 – 2016 and the South Dublin County Council Development Plan 2016 – 2022. The distribution of employment floorspace is more evenly balanced between the Kishoge and Clonburris urban centres in the context of (inter alia) the potential benefits from the proximity of Kishoge to Grange Castle Business Park.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with provisions relating to retail in terms of the Retail Study prepared for the planning scheme or the South Dublin CDP 2016-2022. Altering this scheme to support this motion could give rise to effects in terms of existing viability of settlements such as Clondalkin and may negatively affect other retail elements included in the scheme. This could give rise to in combination and negative effects in terms of population and human health and material assets, particularly transport. It is not recommended that this motion is adopted.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[SDCC Development Plan Urban Hierarchy 56582](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58424)

### It was **AGREED** to **DEFER** this motion until a further meeting.

### **M140/0118 Item ID:56651**

Proposed by Councillor G. O'Connell and Seconded by Councillor F. Timmons.

**Section 2.4.** In order to have an orderly and timely realisation of the aim “To develop vibrant mixed use centres around the Clonhurris and Kishogue railway stations as part of a hierarchy of urban centres to serve Clonburris” (P 78 ibid) and associated hubs, South Dublin County Council shall be the lead partner to ensure that the facilities are delivered on schedule and where necessary, prioritising the needs of the residents, South Dublin County Council shall secure bridging finance in anticipation of contributions from Developers/Government Funding.

**Councillors Guss O’Connell, Liona O’Toole, Paul Gogarty and Francis Timmons**

**REPORT:**

The Chief Executive notes the intention of the motion.

It is noted that Section 4.10 Funding and Implementation states that

‘*The development of the SDZ lands is subject to the SDCC Section 48 Development Contribution Scheme 2016-2022 and the Kildare Route Project Section 49 Contribution Scheme and any applicable superseding schemes.*

*All measures and funding streams available for the release of funding to provide for the delivery of infrastructure and community facilities in Clonburris will be pursued in conjunction with landowners/ developers.*’

It is considered that the text in Section 4.10 covers the intention of the motion.

It is considered that additional text to Section 2.4 is unnecessary as the intent of the motion is already covered in the Draft Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No significant adverse impacts on European sites within the SDZ’s zone of influence is predicted.

## Following contributions from Councillors G. O’Connell and P. Gogarty an amendment to the motion was proposed as follows:-

## **Section 2.4.** In order to have an orderly and timely realisation of the aim “To develop vibrant mixed use centres around the Clonhurris and Kishogue railway stations as part of a hierarchy of urban centres to serve Clonburris” (P 78 ibid) and associated hubs, South Dublin County Council shall be the lead partner to ensure that the facilities are delivered on schedule and where necessary, prioritising the needs of the residents, South Dublin County Council shall secure finance in anticipation of contributions from Developers or Government Funding, including Bridging Finance.

## The Motion as **AMDENDED** was **AGREED**.

## 2.6 Economic

### **M147/0118 Item ID:56276**

Proposed by Councillor F. Timmons and Seconded by Councillor L. O’Toole.

A firm commitment should be given to developing a SME (Small to medium enterprise)centre to encourage development and growth in the area

Cllrs G. O Connell, P. Gogarty and L. O'Toole

**REPORT:**

The Chief Executive supports the development of an enterprise centre at Clonburris.

Section 2.6.3 of the Draft Planning Scheme supports enterprise/training floorspace to facilitate the development of a range of employment and enterprise opportunities in Clonburris. Any enterprise/training space should take the form of a purpose built facility located at Kishoge or Clonburris.

The Draft Planning Scheme provides a spatial framework for the development of the SDZ lands. The Scheme outlines the extent of development permissible in the area and includes for required provision of employment floorspace. The employment floorspace section is supported by an evidence base established through the Employment Floor Space Demand Study (2017).

Section 2.6.3 Employment Floorspace outlines the following as target sectors for the floorspace:

* Office and business premises for local employers in financial, professional services, insurance, legal services, property services, software and service start-up;
* Small flexible business premises; and
* Support services to the industries located in the technological crescent zone from Citywest to Grangecastle Business Park.

Additionally, the Draft Planning Scheme includes guidance on the form of the employment floorspace to cater for small and medium sized expanding businesses. As a minimum, 10% of the employment floorspace provided in the Urban Centres shall be in the form of small-medium sized units/incubation units of between 100 – 200sq.m.

**It is considered that the Draft Planning Scheme is supportive of an enterprise centre and provides a policy framework for an agency, the Council or a private developer to proceed with such a development.**

It is recommended that the motion is adopted and it is considered that the intention of the motion is included in the Draft Planning Scheme. No text changes to the Draft Planning Scheme.

**Recommendation**

It is recommended that the motion is adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion was **AGREED.**

### **M148/0118 Item ID:56764**

Proposed by Councillor E. O'Brien and Seconded by Councillor E. Murphy.

Section 2.7.3 be amended to include provision for a Local Enterprise Office

**REPORT:**

**Response**

The Chief Executive supports the development of enterprise at Clonburris.

Section 2.6.3 of the Draft Planning Scheme supports enterprise/training floorspace to facilitate the development of a range of employment and enterprise opportunities in Clonburris. The Draft Planning Scheme provides a spatial framework for the development of the SDZ lands. The Scheme outlines the extent of development permissible in the area and includes for required provision of employment floorspace. The employment floorspace section is supported by an evidence base established through the Employment Floor Space Demand Study (2017).

The motion specifically requests the provision of a Local Enterprise Office at Clonburris. Local Enterprise Office act as a one-stop shop providing advice, information and support to people in starting up or growing a business. To date, there are 31 dedicated teams across the Local Authority network in Ireland, with the Local Enterprise Office (LEO) in South Dublin established on the 15th April, 2014 in County Hall, Tallaght. In this context, a policy position on multiple Local Enterprise Offices in a Local Authority is not established and is outside the scope of this land use plan.

Clonburris SDZ is in close proximity to Clondalkin Town Centre and it is the policy of the Council, as stated in Section 5.1.0 of the County Development Plan to develop the County based on the Urban Centre Hierarchy. Clondalkin Town Centre is a Town Centre and is at the top of the hierarchy in the County with Tallaght. Clonburris, as a District Centre, is a third tier centre. In this context, it is considered that the provision of Local Enterprise Office services requires further assessment and the inclusion of the provision of a Local Enterprise Office is too definitive. The Draft Planning Scheme supports the role of the Local Enterprise Office in facilitating business within the SDZ. It is recommended that this text be inserted.

**Recommendation**

It is recommended that the motion is adopted with amendment:

Insert the following text in Section 2.6 Economic Development under Section 2.6.3

**Furthermore, the Planning Scheme supports the role of the Local Enterprise Office in facilitating business within the SDZ.**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### Councillor E. O’Brien proposed amending wording as follows:-

**Furthermore, the Planning Scheme supports the role of the Local Enterprise Office in facilitating business and due consideration will be given to locating a Local Enterprise centre within the SDZ.**

### TheMotion as **AMENDED** was **AGREED.**

### **M149/0118 Item ID:56787**

Proposed by Councillor L. O'Toole and Seconded by Councillor G. O’Connell.

**Section 2.6.1 Introduction**

Add in the following at end of Line 1:

“**a*nd light industry*** “

**Co-signed Cllr Guss O Connell & Cllr Paul Gogarty**

**REPORT:**

The Chief Executive recommends that the motion be adopted and light industry is added.

Line 1 of Section 2.6.1 Introduction of the Draft Planning Scheme states:

 ‘The Planning Scheme predominantly provides for residential development across the designated lands, however, it is considered that there is significant potential for commercial and economic activities, including office, hotel and leisure’

Having regard to the location of the SDZ lands, it is considered that there is significant potential for light industry development. It is noted that Industry – Light is Permitted in Principle in Mixed Use areas under Section 2.1.3 of the DPS, however, as noted in the response to Item 56823, the DPS targets employment uses integrated into the urban environment.

**Recommendation**

It is recommended that the motion is adopted.

  **Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion was **AGREED.**

### **M150/0118 Item ID:56823**

Proposed by Councillor L. O'Toole and Seconded by Councillor, G. O’Connell.

 **Economic Development 2.6**

Overall the size allocated to E&E has been reduced in the proposed Clonburris SDZ plan and this does not allow for increase in local employment and doesn’t allow for a broader mix of enterprise for future residents within the Cloburris SDZ and existing residents in surrounding areas. Introducing local employment with greater opportunities for local employment within the Clonburris SDZ plan would result in alleviating traffic congestion which residents in surrounding areas are currently experiencing.

Census figures from 2016 states the following:

*“In 2016 there were* ***11034*** *commuters who lived in the Electoral Division of LUCAN – ESKER but worked elsewhere. There were 2482 commuters who travelled into this electoral division to work. This resulted in a net flow of -****8552.”***

This tells us the vast majority of people in the Lucan are travelling one way to go to work outside the Lucan area resulting in the traffic gridlock. If more residents can get work locally it will reduce traffic journeys.

Local employment is vital to allow the possibility of part time work for those with young families (particularly women) who need to stay in close proximity to their children’s school and who are only available to work part time. It is not always viable for part time workers to commute outside the area.

The 442 units located in Adamstown Extension (see Table 2.1.5) to be relocated within the SDZ plan Kishoge Urban Centre (KUC) 734 + 442 = 1176, bringing it in line with the proposed number in Clonburris Urban Centre (CUC) (1265.).

Allowing the proposed 442 units on the Adamstown Extension would only lead to the following outcomes:

Increase car usage as the proposed 442 units are disconnected from the wider Clonburris Plan. Placing new and ADDITIONAL exits/entrances on the Newcastle Road R120 would result increasing the gridlock that is currently present on this road. The lack of schools, shops etc within close proximity to the proposed 442 units will lead to additional cars accessing the Newcastle Road R136 adding further to the traffic congestion which is currently being experienced.

**Cllr Liona O Toole Cllr Guss O Connell Cllr Paul Gogarty**

**Section 2.6 Economic Development**

Pg 47 2.6.2 Location of the Employment Floorspace within the Scheme

Paragraph 3 to add in the following:

“***The Adamstown Extension to be zoned for Enterprise & Employment which would result in future residents of Clonburris SDZ having mixed employment opportunities locally and also local employment for the surrounding areas which would lead to increase in local public transport and reducing the number of cars on the existing gridlocked roads.***”

Pg 126 Table 3.3.11 Adamstown Extension

Amend the table as follows:

|  |  |  |
| --- | --- | --- |
| Area Character Type |   | Small to Medium Enterprise |
| Net Development area |   | 919ha |
| No of units (Target) |   | Remove |
| Average Net Density (Target) |   | Remove |
| Affordable/Social dwelings |   | Remove |
| Building height |   | Remove |
| Public open space |   | Adjacent to the Griffeen Park Extension |

Pg 126 Amend Figure 3.3.23 to reflect above change

Pg 14 Amend Figure 2.1.1 to reflect above changes

Pg 15 Amend Figure 2.1.2 to reflect above changes

Pg 16 Amend Figure 2.1.3 to reflect above changes

Pg 20 Amend Table 2.1.8 to reflect above changes

**Co-signed Cllr Guss O Connell & Cllr Paul Gogarty**

[Fig 2.1.1 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58537)
[Fig 2.1.2 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58538)
[Fig 2.1.3 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58539)

**REPORT:**

The content of the motion is noted and if adopted, would remove the residential units in the Adamstown Extension Development Area and replace with an Enterprise and Employment land use with other complimenting changes to the DPS.

The motion proposes to insert the following into Section 2.6.2 Location of the Employment Floorspace within the Scheme of the DPS:

 “The Adamstown Extension to be zoned for Enterprise & Employment which would result in future residents of Clonburris SDZ having mixed employment opportunities locally and also local employment for the surrounding areas which would lead to increase in local public transport and reducing the number of cars on the existing gridlocked roads.”

For employment, the Draft Planning Scheme (DPS) targets sectors of the economy with a high job density such as offices and small to medium enterprises that can integrate into a mixed use urban environment in the Urban Centres. The Employment Floor Space Demand Study (2017) outlines the rationale for the target sectors. The **DPS requires a substantial minimum employment floorspace be provided in the Urban Centres to ensure employment opportunities. The employment floorspace will be provided, predominantly to facilitate the development of a vibrant and mixed use centre at the new Clonburris Urban Centre.** The distribution of the employment floorspace in the Scheme is related to the accessibility offered by public transport across the lands. The main commercial areas are focused primarily around Fonthill Train Station and Kishoge Train Station.

As such, it is considered that a dedicated area for Enterprise and Employment land use at Adamstown Extension conflicts with the overall aim of the DPS to create an urban district with vibrant mixed use urban centres. The Adamstown Extension area would not be proximate to and integrated with other land uses in so far as to promote compact urban development and sustainable transport options for employees.

**Furthermore, there are Enterprise and Employment zoned lands available in the wider employment catchment to accommodate light industry and manufacturing uses, including at Citywest, Greenogue and Grange Castle**.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with the objectives to provide mixed use urban centre aligned with sustainable transport options. It may also give rise to indirect negative effects in terms of material assets (transport) and population and human health SEOS in terms of overall sustainable communities.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Master Plan Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58536)
It was **AGREED** to **DEFER** this motion until a further meeting.

### **M151/0118 Item ID:56703**

Proposed by Councillor L. O'Toole and Seconded by Councillor, G. O’Connell.

**Economic Development 2.6**

Overall the size allocated to E&E has been reduced in the proposed Clonburris SDZ plan and this does not allow for increase in local employment for future residents within the Cloburris SDZ and existing residents in surrounding areas. Introducing local employment within the Clonburris SDZ plan would result in alleviating traffic congestion which residents in surrounding areas are currently experiencing.

Census figures from 2016 states the following:

*“In 2016 there were* ***11034*** *commuters who lived in the Electoral Division of LUCAN – ESKER but worked elsewhere. There were 2482 commuters who travelled into this electoral division to work. This resulted in a net flow of -****8552.”***

This tells us the vast majority of people in the Lucan are travelling one way to go to work outside the Lucan area resulting in the traffic gridlock. If more residents can get work locally it will reduce traffic journeys.

Local employment is vital to allow the possibility of part time work for those with young families (particularly women) who need to stay in close proximity to their children’s school and who are only available to work part time. It is not always viable for part time workers to commute outside the area.

The 442 units located in Adamstown Extension (see Table 2.1.5) to be relocated within the SDZ plan Kishoge Urban Centre (KUC) 734 + 442 = 1176, bringing it in line with the proposed number in Clonburris Urban Centre (CUC) (1265.).

Allowing the proposed 442 units on the Adamstown Extension would only lead to the following outcomes:

Increase car usage as the proposed 442 units are disconnected from the wider Clonburris Plan. Placing new and **ADDITIONAL** exits/entrances on the Newcastle Road R120 would result increasing the gridlock that is currently present on this road. The lack of schools, shops etc within close proximity to the proposed 442 units will lead to additional cars accessing the Newcastle Road R136 adding further to the traffic congestion which is currently being experienced.

The Adamstown Extension to be zoned for Mixed Use which would result in future residents of Clonburris SDZ having mixed employment opportunities locally and also local employment for the surrounding areas which would lead to increase in local public transport and reducing the number of cars on the existing gridlocked roads.

Pg. 126 Table 3.3.11 Adamstown Extension

Amend the table as follows:

|  |  |  |
| --- | --- | --- |
| Area Character Type |   | Light Industry and Open Space /Amenity |
| Net Development area |   |   |
| No of units (Target) |   | Remove |
| Average Net Density (Target) |   | Remove |
| Affordable/Social dwelings |   | Remove |
| Building height |   | Remove |
| Public open space |   | Adjacent to the Griffeen Park Extension |

Pg. 126 Amend Figure 3.3.23 to reflect above change

Pg. 14 Amend Figure 2.1.1 to reflect above changes

Pg. 15 Amend Figure 2.1.2 to reflect above changes

Pg. 16 Amend Figure 2.1.3 to reflect above changes

Pg. 20 Amend Table 2.1.8 to reflect above changes

**Co-signed Cllr Guss O Connell & Cllr Paul Gogarty**

[Clonburris SDZ Adamstown Extension 1](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58409)
[Clonburris SDZ Adamstown Extension 2](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58410)
[Fig 2.1.1 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58541)
[Fig 2.1.2 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58542)
[Fig 2.1.3 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58543)

**REPORT:**

The content of the motion is noted and if adopted, would remove the residential units in the Adamstown Extension Development Area and replace with a Mixed Use land use with other complimenting changes to tables in the DPS.

The motion provides for the Adamstown Extension to be zoned for Mixed Use which would result in future residents of Clonburris SDZ having mixed employment opportunities locally and also local employment for the surrounding areas which would lead to increase in local public transport and reducing the number of cars on the existing gridlocked roads.

For employment, the Draft Planning Scheme (DPS) targets sectors of the economy with a high job density such as offices and small to medium enterprises that can integrate into a mixed use urban environment in the Urban Centres. The Employment Floor Space Demand Study (2017) outlines the rationale for the target sectors. The DPS requires a substantial minimum employment floorspace be provided in the Urban Centres to ensure employment opportunities. The employment floorspace will be provided, predominantly to facilitate the development of a vibrant and mixed use centre at the new Clonburris Urban Centre. The distribution of the employment floorspace in the Scheme is related to the accessibility offered by public transport across the lands. The main commercial areas are focused primarily around Fonthill Train Station and Kishoge Train Station.

As such, it is considered that a further substantial area of Mixed Use at Adamstown Extension will compete with the proposed Urban Centres and conflict with the overall aim of the DPS to create a sustainable urban district with vibrant mixed use urban centres. The Adamstown Extension area would not be proximate to and integrated with other land uses in so far as to promote compact urban development and sustainable transport options for employees.

Furthermore, there are Enterprise and Employment zoned lands available in the wider employment catchment to accommodate light industry and manufacturing uses, including at Citywest, Greenogue and Grange Castle.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with the objectives to provide mixed use urban centre aligned with sustainable transport options. The scheme is designed to align employment with public transport as stated above. It may also give rise to indirect negative effects in terms of material assets (transport) and population and human health SEOS in terms of overall sustainable communities. . It is not recommended this motion be adopted.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### It was **AGREED** to **DEFER** this motion until a further meeting.

### **M152/0118 Item ID:56789**

Proposed by Councillor L. O'Toole and Seconded by Councillor, G O’Connell.

**Section 2.1.6 Introduction**

Pg 47 2.6.2 Location of the Employment Floorspace within the scheme

Paragraph 1 First sentence and in “***and Adamstown Extension***” at the end.

**Co-signed Cllr Guss O Connell & Cllr Paul Gogarty**

**REPORT:**

The Chief Executive recommends Item 56823, 56703, 56788 and 56790 be considered together as the underlining principle is the provision of employment at Adamstown Extension and the placing of that area as a key employment location, on the same level as the Urban Centres.

The content of the motion is noted and relates to Page 47, Paragraph 1 of 2.6.2 ‘Location of the Employment Floorspace within the Scheme’ of the Draft Planning Scheme which states

‘Predominantly, the employment floorspace will be provided to facilitate the development of a vibrant and mixed use centre at the new Clonburris Urban Centre’

The subject motion requests the addition of ‘and Adamstown Extension’ to this sentence.

As outlined in response to Item 56823 and Item 56703, the Draft Planning Scheme (DPS) targets sectors of the economy with a high job density such as offices and small to medium enterprises that can integrate into a mixed use urban environment in the Urban Centres. The distribution of the employment floorspace in the Scheme is related to the accessibility offered by public transport across the lands. The main commercial areas are focused primarily around Fonthill Train Station and Kishoge Train Station.

As such, it is considered that a dedicated area for Enterprise and Employment land use at Adamstown Extension conflicts with the overall aim of the DPS to create an urban district with vibrant mixed use urban centres. The Adamstown Extension area would not be proximate to and integrated with other land uses in so far as to promote compact urban development and sustainable transport options for employees.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with the objectives to provide mixed use urban centre aligned with sustainable transport options. It may also give rise to indirect negative effects in terms of material assets (transport) and population and human health SEOS in terms of overall sustainable communities.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### It was **AGREED** to **DEFER** this motion until a further meeting.

### **M153/0118 Item ID:56788**

Proposed by Councillor L. O'Toole and Seconded by Councillor, G. O’Connell.

**Section 2.1.6 Introduction**

Key Principles

Amend bullet point one to the following:

To support the local economy and promote Clonburris and Kishoge ***and Adamstown Extension*** as a location for employment and enterprise floorspace:

Pg 47 Table 2.6.1 Allocation to Development Areas

Amend table to reflect above changes

**Co-signed Cllr Guss O Connell & Cllr Paul Gogarty**

**REPORT:**

The Chief Executive recommends Item 56823, 56703, 56788 and 56790 be considered together as the underlining principle is the provision of employment at Adamstown Extension and the placing of that area as a key employment location, on the same level as the Urban Centres.

The content of the motion is noted and relates to Page 47, Paragraph 1 of 2.6.2 ‘Location of the Employment Floorspace within the Scheme’ of the Draft Planning Scheme which states

‘Predominantly, the employment floorspace will be provided to facilitate the development of a vibrant and mixed use centre at the new Clonburris Urban Centre’

The subject motion requests the addition of ‘and Adamstown Extension’ to this sentence.

As outlined in response to Item 56823 and Item 56703, the Draft Planning Scheme (DPS) targets sectors of the economy with a high job density such as offices and small to medium enterprises that can integrate into a mixed use urban environment in the Urban Centres. The distribution of the employment floorspace in the Scheme is related to the accessibility offered by public transport across the lands. The main commercial areas are focused primarily around Fonthill Train Station and Kishoge Train Station.

 As such, it is considered that a dedicated area for Enterprise and Employment land use at Adamstown Extension conflicts with the overall aim of the DPS to create an urban district with vibrant mixed use urban centres. The Adamstown Extension area would not be proximate to and integrated with other land uses in so far as to promote compact urban development and sustainable transport options for employees.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with the objectives to provide mixed use urban centre aligned with sustainable transport options. It may also give rise to indirect negative effects in terms of material assets (transport) and population and human health SEOS in terms of overall sustainable communities.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### It was **AGREED** to **DEFER** this motion until a further meeting.

### **M154/0118 Item ID:56790**

Proposed by Councillor L. O'Toole and Seconded by Councillor, G. O’Connell.

**Section 2.1.6 Introduction**

Pg 47 Paragraph 3 Sentence 3 Line 7 add in and “***Adamstown Extension***”

Pg 47 Table 2.6.1 Allocation to Development Areas

Amend table to reflect above changes

**Co-signed Cllr Guss O Connell & Cllr Paul Gogarty**

**REPORT:**

The Chief Executive recommends Item 56823, 56703, 56788 and 56790 be considered together as the underlining principle is the provision of employment at Adamstown Extension and the placing of that area as a key employment location, on the same level as the Urban Centres.

The content of the motion is noted and relates to Page 47, Paragraph 1 of 2.6.2 ‘Location of the Employment Floorspace within the Scheme’ of the Draft Planning Scheme which states

‘Predominantly, the employment floorspace will be provided to facilitate the development of a vibrant and mixed use centre at the new Clonburris Urban Centre’

The subject motion requests the addition of ‘and Adamstown Extension’ to this sentence.

As outlined in response to Item 56823 and Item 56703, the Draft Planning Scheme (DPS) targets sectors of the economy with a high job density such as offices and small to medium enterprises that can integrate into a mixed use urban environment in the Urban Centres. The distribution of the employment floorspace in the Scheme is related to the accessibility offered by public transport across the lands. The main commercial areas are focused primarily around Fonthill Train Station and Kishoge Train Station.

As such, it is considered that a dedicated area for Enterprise and Employment land use at Adamstown Extension conflicts with the overall aim of the DPS to create an urban district with vibrant mixed use urban centres. The Adamstown Extension area would not be proximate to and integrated with other land uses in so far as to promote compact urban development and sustainable transport options for employees.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with the objectives to provide mixed use urban centre aligned with sustainable transport options. It may also give rise to indirect negative effects in terms of material assets (transport) and population and human health SEOS in terms of overall sustainable communities.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### It was **AGREED** to **DEFER** this motion until a further meeting.

### **M155/0118 Item ID:56602**

Proposed by Councillor P. Gogarty and Seconded by Councillor L. O’Toole.

In section 2.6.2 Location of the Employment Floorspace within the Scheme, amend to read as follows:

Predominantly, the employment floorspace will be provided to facilitate
the development of vibrant and mixed use **centres at the new Clonburris**
**and Kishoge Urban Centres.** The distribution of the employment floorspace in the Scheme shall be related to the accessibility offered by public transport
across the lands. The main commercial areas are focused primarily
around Fonthill **and Kishoge Train Stations.**

The total employment floorspace provision for the Planning Scheme is
informed by a Clonburris SDZ Employment Floor Area Demand Study
(February 2017) **and also takes into account the expansion of the Kishoge Urban area and increased densities in the vicinity of the train stations.**
The Planning Scheme shall accommodate a range of **45,000 sqm –**
**60,000 sqm** of non-retail commercial floorspace. Table 2.6.1

*[NB as amended by motions]*

provides a minimum allocation of the floorspace for each Development Area to
provide for the low end of the range. Additional floorspace exceeding
the minimum allocation to achieve a maximum of **60,000** sqm in the
Planning Scheme can be developed in the Clonburris Urban Centre or
Kishoge Urban Centre. Provision of additional small scale employment
floorspace in the Local Nodes will also be considered.

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

The Chief Executive recommends that the motion is not adopted by reason of the motion conflicting with the recommendations of the Employment Floor Area Demand Study (2017).

**The subject motion amends text in Section 2.6.2 Location of the Employment Floorspace. The subject amendments provides for an increased in the minimum required employment floorspace in the DPS from 31,115 sqm to 45,015 sqm.**

Please note amended Table 2.13.1 attached to Item 56601. It is recommended that this motion is considered in tandem with Item 55604 which inserts the employment floorspace from this motion into Section 2.6.5 Home Working of the DPS.

In preparation of the Draft Planning Scheme, the Planning Authority prepared an Employment Floor Area Demand Study (2017) to inform the quantum and type of commercial floorspace. The Study accompanies the Draft Planning Scheme and recommends that the Draft Planning Scheme should accommodate 30,000 sqm – 40,000 of commercial floorspace. The policy context, economic growth, public transport accessibility, road infrastructure, supply, vacancies and sector demands were considered to inform this recommendation.

The Draft Planning Scheme provides for a minimum of 31,115 sqm employment floorspace. Predominantly, the employment floorspace will be provided to facilitate the development of vibrant and mixed use centres at the new Clonburris Urban Centre.

It is considered that the requirement to provide a minimum of 45,000 sqm is not supported by an evidence base. Furthermore, it is considered that the role of Clonburris within the wider County does not warrant the provision of a minimum of 45,000 sqm of employment. It is the stated policy of the Council to reinforce the role of Tallaght as the County Town and Clondalkin as a major Town Centre at the top of the County’s urban hierarchy. Additionally, the Urban Hierarchy of the County outlines that the traditional village centres are above District centres and it is the policy of the Council to develop the villages, such as Lucan, as vibrant and sustainable centres. In this context, the proposed quantum is carefully considered to provide an appropriate quantum to match the district centre role of Clonburris.

Additionally, it is considered that increases in the minimum commercial floorspace requirements will adversely impact on the economic viability of the Draft Planning Scheme.

**Recommendation**

It is recommended that the motion is not adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with the objectives to provide mixed use urban centre aligned with sustainable transport options. It may also give rise to indirect negative effects in terms of material assets (transport) and population and human health SEOS in terms of overall sustainable communities. As stated above, the role of Tallaght and Clondalkin’s function of County Town and major Town Centre in the South Dublin CDP should be supported through the planning scheme. It is not recommended this motion be adopted.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to take Motion 139 in conjunction with Motion 155.

### **M139/0118 Item ID:56582**

Proposed by Councillor P. Gogarty and Seconded by Councillor G. O’Connell

In section 2.4 Urban Centres under Key Principles amend to read (changes in bold)

To develop the Planning Scheme based on the following urban centres hierarchy:

"–Clonburris as a vibrant and sustainable centre to serve a district catchment;

"–Kishoge as a vibrant and sustainable **centre to serve a district catchment**; and

"–A network of four Local Nodes to serve a local catchment.

"To promote Clonburris Urban Centre as the primary urban centre in the Planning Scheme by directing higher order retail, retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic uses into and adjoining the Core Retail Area of this centre;

To promote Kishoge Urban Centre as a primary urban centre in the Planning Scheme by directing higher order retail, retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic
uses within and adjoining the Core Retail Area of this centre;

To direct retail, commercial, leisure, entertainment, civic, community and cultural uses into Clonburris and Kishoge Urban Centres and to achieve a critical mass of development and a mix of uses that is appropriate to each level in the
urban hierarchy;

To promote a high standard of urban design in urban centres that contributes to the creation of safe and attractive streets and spaces and creates desirable places to work, live and visit;

To achieve an efficient use of land in centres, and to achieve **high** development densities that can support vibrant, compact,walkable places that prioritise pedestrian movement; and

To protect the quality, ambiance, vibrancy and vitality of urban centres by promoting an appropriate mix of day and night-time uses, including commercial, recreational, civic,cultural, leisure and residential uses and to limit or control
uses that might have a detrimental impact on the amenities of centres

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

The subject motion relates to Section 2.4 Urban Centres and will increase the scale and function of Kishoge Urban Centre to a district level. The Draft Planning Scheme outlines that the Kishoge centre will be a vibrant and sustainable secondary urban centre to serve a large local catchment. Clonburris Urban Centre is the primary centre in the Draft Planning Scheme.

The Chief Executive recommends that this motion and the associated motions in the Retail Section that increase the function of Kishoge to a district scale are not adopted as the Draft Planning Scheme has been carefully prepared with Clonburris Urban Centre as the District Centre.

Clonburris SDZ is in close proximity to Clondalkin Town Centre and it is the policy of the Council, as stated in Section 5.1.0 of the County Development Plan to develop the County’s based on the Urban Centre Hierarchy. Clondalkin Town Centre is a Town Centre and is at the top of the hierarchy in the County with Tallaght. Clonburris, as a District Centre, is a third tier centre. **In this context**, **it is considered that the provision of two urban centres at District scale at Clonburris is contrary to the stated policy of the County Development Plan and may have a detrimental impact on the development and improvement of Clondalkin Town Centre for urban uses such as higher order retail, public administration, employment, financial civic, entertainment and cultural uses.**

It is advised that a robust and co-ordinated approach has been applied to the hierarchy of urban centres designated within the SDZ Planning Scheme and the principles of integrating land use and transport planning. The designation of a higher order district centre at Clonburris has been informed by the existing public transport interchange (Clondalkin-Fonthill Railway Station) constructed at the Clonburris Urban Centre, which will be served by a Core Orbital Bus Route planned under the NTA Transport Strategy for the Greater Dublin Area (2016 – 2035). The location of two urban centres with similar retail levels and retail offer within close proximity of each other would also be at variance with the Guidelines for Planning Authorities on Retail Planning (2012) in terms of competition, vitality and viability. Furthermore, it is advised that the SDZ lands have been designated for only one District Centre under the Retail Strategy for the Greater Dublin Area 2008 – 2016 and the South Dublin County Council Development Plan 2016 – 2022. The distribution of employment floorspace is more evenly balanced between the Kishoge and Clonburris urban centres in the context of (inter alia) the potential benefits from the proximity of Kishoge to Grange Castle Business Park.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with provisions relating to retail in terms of the Retail Study prepared for the planning scheme or the South Dublin CDP 2016-2022. Altering this scheme to support this motion could give rise to effects in terms of existing viability of settlements such as Clondalkin and may negatively affect other retail elements included in the scheme. This could give rise to in combination and negative effects in terms of population and human health and material assets, particularly transport. It is not recommended that this motion is adopted.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[SDCC Development Plan Urban Hierarchy 56582](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58424)

### Following contributions from Councillors P. Gogarty, L. O’Toole, M. Ward, G. O’Connell, B. Bonner, L. Dunne and E. Higgins it was **AGREED** to **DEFER** these motions until a later meeting.

### **M156/0118 Item ID:56603**

Proposed by Councillor P. Gogarty and Seconded by Councillor G. O’Connell.

In Section 2.6.3 Employment Floor Space amend section to read as follows:

The following types of commercial development are the target sector
for the employment floorspace outlined in the Planning Scheme:

Office and business premises for local employers in financial,
professional services, insurance, legal services, property services,
software and service start-up;
 Small flexible business premises;
 **Light manufacturing suitable for an urban environment;**
 and
 Support services to the industries located in the technological crescent zone from Citywest to Grangecastle Castle Business Park.

The employment floorspace should be provided in the form of **10,000-20,000**sqm of flexible floorspace to cater for small and medium
sized expanding businesses and the balance to be provided for in
buildings of a larger floor plate. As a minimum, 10% of the employment
floorspace provided in the Urban Centres shall be in the form of small-
medium sized units/incubation units of between 100 – **300**sq.m.

Additionally, the Planning Scheme supports enterprise/training
floorspace to facilitate the development of a range of employment and
enterprise opportunities in Clonburris. Any enterprise/training space
should take the form of a purpose built facility located at Kishoge or
Clonburris. The purpose of the enterprise/training facilities is to provide
office, training, incubation and workshop accommodation backed up by
support, catering for local business start-ups.

Commercial uses such as hotels, hostels, bed and breakfast, funeral
homes, public houses, nursing homes, garden centres, conference
centres and healthcare facilities etc are generally permitted in principle
in the Urban Centres.

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

The subject motion requests the listing of Light Industry as a target sector in Section 2.6.3 Employment Floor Space. Having regard to the location of the SDZ lands, it is considered that there is potential for light industry development and it is noted that Industry – Light is Permitted in Principle in Mixed Use areas under Section 2.1.3 of the DPS. As such, the provision of Light Industry is facilitated in the Draft Planning Scheme.

In relation to the text changes, the target sector for the employment floorspace is derived from an evidence based Employment Floor Space Demand Study (2017). The study did not recommend Light Industry as a target floorspace and as such, it is not recommended to be included in this section of the Draft Planning Scheme text.

In relation to the increase in the employment floorspace provided for SME’s from 10,000 in the DFS to 10,000 - 20,000 in the motion, it is considered that this proposal is linked to the overall minimum employment floorspace increasing to 60,000 sqm. It is considered that 10,000 sqm out of the proposed 31,115 sqm is adequate in the DPS. The 10,000 sqm figure is derived from the Employment Floor Space Demand Study (2017).

In relation to the increase in the upper range of size for the small-medium sized units/incubation units to 300sqm, the Chief Executive accepts that this will provide further flexibility for delivery.

**Recommendation**

It is recommended that the motion is adopted with amendment:

Amend Section 2.6.3 to increase the upper limit of the range for small-medium sized units/incubation units to 300sqm.

 ‘... small-medium sized units/incubation units of between 100 – 300sq.m.’

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contributions from Councillors P. Gogarty, Mr. B. Keaney, Senior Planner, responded to queries raised.

The Motion **AS** **PUT** was **AGREED.**

### **M157/0118 Item ID:56601**

Proposed by Councillor P. Gogarty and Seconded by Councillor G. O’Connell

Clonburris SDZ

That all employment floorspace provision for amended zones and core retail areas be based on the attached amended Table 2.13.1 (linked to several motions) and that all other graphs, figures, tables and text be amended to reflect same.

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

This motion amends Table 2.13.1 Summary of Planning Scheme Tables of the DPS to demonstrate cumulative employment impact of Motion 155. The amended table is attached to the motion.

The cumulative adoption of the motions increases the minimum employment floorspace from 31,115 sqm in the DPS to 45,015 sqm. The breakdown of the 31,115sqm would provide for a minimum of 17,600 sqm at Kishoge and a minimum of 27, 415 sqm at Clonburris.

It is considered that this motion implements the content of Motion 155 and it recommended that they be considered in tandem:

**Item 56602 (Motion 155 - Cllr Gogarty)** – Text changes to Section 2.6.2 including increasing minimum employment floorspace quantum in the SDZ.

Please refer to the responses to Item 56602 (Motion 155). The Chief Executive recommends that the proposed changes to the employment floorspace elements of the DPS, including Tables not be adopted.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with the objectives to provide mixed use urban centre aligned with sustainable transport options. The scheme is designed to align employment with public transport as stated above. It may also give rise to indirect negative effects in terms of material assets (transport) and population and human health SEOS in terms of overall sustainable communities. . It is not recommended this motion be adopted.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to **DEFER** this motion to the Retail Core Strategy

### **M158/0118 Item ID:56604**

Proposed by Councillor P. Gogarty and Seconded by Councillor G. O’Connell

Amend section 2.65 Home Working to read:

2.6.5 Home Working
Small scale home based economic activity offers flexibility to self
employed persons and employees. This can contribute to a decrease
in the demand for travel and reduce the costs associated with starting
a business. The Planning Scheme supports and encourages the
provision of ground floor purpose built live-work units as part of mixed
use and residential developments in appropriate locations, as a means
of enlivening streets and to provide flexible accommodation for small
businesses. Any additional floorspace associated with home working
shall be additional to the employment floorspace range of 45,000 sqm –
60,000 sqm total for the Planning Scheme.

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

The subject motion amends the text in 2.6.5 Home Working to implement the proposed increase in the employment floorspace range in Motion 155 - Item 56602. As such, it is recommended that this motion be taken with Motion 155 - Item 56602 as the text changes are only required if that motion is adopted.

The Chief Executive recommends that the increase in the minimum amount of employment floorspace in the Draft Planning Scheme is not adopted.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

 **Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to **DEFER** this motion to the Retail Core Strategy

## 2.7 Community Facilities

### **M159/0118 Item ID:56278**

Proposed by Councillor F. Timmons and Seconded by Councillor L. O’Toole.

That a commitment and timeframe for delivery of community facilities is given in the plan with facilities that caters for the Young, Teenagers, People with a disability and older people.

Cllrs G. O Connell, P. Gogarty and L. O'Toole

**REPORT:**

The Chief Executive acknowledges the intention of the motion in relation to delivering community facilities. It is considered that a commitment to deliver community buildings and facilities is included in the Draft Planning Scheme through Section 2.7 Community Facilities and Section 4 Phasing.

Section 2.7 of the Draft Planning Scheme requires community buildings to be delivered in the form of Urban and Park hubs. These facilities are linked to the development of the residential units through the Phasing Programme in Section 4. The management, occupation and use by organisations of these buildings are outside the remit of the Planning Scheme. Additionally, the Draft Planning Scheme does not provide for the detailed design of the community buildings. In Section 2.7.1, the Planning Scheme promotes the highest levels of universal accessibility in the design of all community buildings.

The timeframe for the delivery of community buildings is considered to be in tandem with the population increase in the SDZ from the construction of residential units. Given that the commencement year and construction rate are unknown, a calendar year timeframe is not possible.

In addition to the above on Community Buildings, the provision of schools sites, a health care centre, a site for a Fire Station and childcare services are integral to the Draft Planning Scheme and are linked to the construction of residential units through the Phasing Programme. In some cases, the completion of facilities are outside the control of either SDCC or the SDZ landowner. The Draft Planning Scheme outlines that all measures and funding streams available for the release of funding will be pursued.

In the context of the above and the Draft Planning Scheme written text, no text changes are required to implement this motion.

**Recommendation**

It is recommended that this motion is adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion was **AGREED.**

### **M160/0118 Item ID:56282**

Proposed by Councillor F. Timmons and Seconded by Councillor L. O’Toole.

that a commitment is given in the SDZ to provide housing in conjunction with a community center/s in a phased manner

Cllrs G. O Connell, P. Gogarty and L. O'Toole

**REPORT:**

The Chief Executive considers that a commitment for the delivery of community buildings in tandem with the construction of residential units is in the Draft Planning Scheme in Section 2.7.

Section 2.7 of the Draft Planning Scheme requires community buildings to be delivered in the form of Urban and Park hubs. These facilities are linked to the development of the residential units through the Phasing Programme in Section 4.

In the context of the Draft Planning Scheme written text, no text changes are required to implement this motion.

**Recommendation**

It is recommended the motion is adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion was **AGREED**

### **M161/0118 Item ID:56756**

Proposed by Councillor E. O'Brien and Seconded by Councillor L. O’Toole.

That any school constructed within the development should incorporate a sports and recreational facility or where it is not possible to do so that the said school be located immediately adjoining an accessible green area to avoid over-use of any facility situated within this development.

 **REPORT:**

The intention of this motion is noted and the Chief Executive agrees. As part of the masterplanning process, the Planning Authority ensured that the majority of the proposed school sites are located adjacent to open space. The Draft Planning Scheme identifies six sites for new schools; five of these sites are immediately adjacent to proposed or existing strategic open space. The remaining site is for a post primary school in Development Area 7 KNW. This site is sized to accommodate a playing pitch. The provision of sports and recreational facilities within the school sites is a function of the Department of Education and Skills.

In this context, it is considered that the content of the motion is incorporated into the masterplanning process and the school sites identified are located adjacent to proposed or existing open space.

It is recommended that the motion is adopted and that no text or mapping changes to the document are required.

**Recommendation**

It is recommended that the motion is adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion was **AGREED**

### **M162/0118 Item ID:56518**

Proposed by Councillor D. O'Brien and Seconded by Councillor M. Ward.

Page 49, Amend the title of this section to read “Community Facilities **and Public Services”** and amend the document contents page and all other references to this section accordingly.

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

**REPORT:**

The Chief Executive notes that the section includes for Community Facilities and buildings to provide for services, such as emergency services etc.

**Recommendation**

It is recommended the motion is adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion was **AGREED.**

### **M163/0118 Item ID:56519**

Proposed by Councillor D. O'Brien and Seconded by Councillor G. O’Connell.

Page 49, under Key Principles delete the first bullet point and replace with the following: To facilitate and promote the provision of high quality clusters of community facilities and public services to meet the need of existing and future communities. These facilities and services should include community centres, health and primary care services, childcare, schools, sports and leisure facilities, community policing, social welfare and community employment supports and open spaces top create multi-purpose community hubs.”

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

**REPORT:**

The Chief Executive notes the content of the motion.

The first bullet point under 2.7 Community Facilities in the DPS states:

‘To promote clusters of community facilities and services such as community centres, health care, childcare, schools, sports and leisure facilities and open spaces to create multi-purpose community hubs’

The proposed motion proposes the following replacement key principle:

‘To facilitate and promote the provision of high quality clusters of community facilities and public services to meet the need of existing and future communities. These facilities and services should include community centres, health and primary care services, childcare, schools, sports and leisure facilities, community policing, social welfare and community employment supports and open spaces top create multi-purpose community hubs’

The subject motion provides for an amendment to refer to community policing, social welfare and community employment supports in the principle. The merit of referring to these services is noted, however, the inclusion of meeting the need of existing communities is not considered appropriate as it gives an expectation that the community hubs will solve any issues in the wider Lucan and Clondalkin area. In some instances, public services at Clonburris will provide public services that will facilitate a regional catchment, however, that will not apply in all instances. For example, uses such as childcare are more appropriate on a local catchment basis.

It is recommended that the motion be adopted with a minor amendment to remove reference to ‘existing and future communities’ and replace same with ‘the community’.

**Recommendation**

It is recommended that the motion be adopted with an amendment:

Replace 1st Key Principle in 2.7 Community Facilities on page 49 with:

‘**To facilitate and promote the provision of high quality clusters of community facilities and public services to meet the needs of the community. These facilities and services should include community centres, health and primary care services, childcare, schools, sports and leisure facilities, community policing, social welfare and community employment supports and open spaces to create multi-purpose community hubs’**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

**No likely significant effects on European sites within the SDZ’s zone of influence are predicted.**

The Chief Executive’s recommendation was **AGREED.**

### **M164/0118 Item ID:56763**

Proposed by Councillor E. O'Brien and Seconded by Councillor E. Murphy.

Section 2.7.3 be amended to include provision for an Intreo office

**REPORT:**

The location and provision of an Intreo office is the function of the Department of Employment Affairs and Social Protection and outside the remit of the Planning Scheme.

It is noted that M163- Item 56519 relates to the provision of social welfare and community employment supports. The Chief Executive recommends the following amendment under that motion:

 Replace 1st Key Principle in 2.7 Community Facilities on page 49 with:

‘To facilitate and promote the provision of high quality clusters of community facilities and public services to meet the needs of the community. These facilities and services should include community centres, health and primary care services, childcare, schools, sports and leisure facilities, community policing, social welfare and community employment supports and open spaces to create multi-purpose community hubs’

It is considered that the amendment above captures the intention of the subject motion and should be replicated for this motion.

**Recommendation**

It is recommended that the motion be adopted with an amendment:

Replace 1st Key Principle in 2.7 Community Facilities on page 49 with:

‘**To facilitate and promote the provision of high quality clusters of community facilities and public services to meet the needs of the community. These facilities and services should include community centres, health and primary care services, childcare, schools, sports and leisure facilities, community policing, social welfare and community employment supports and open spaces to create multi-purpose community hubs’**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Chief Executive’s recommendation was **AGREED**

### **M165/0118 Item ID:56759**

Proposed by Councillor E. O'Brien and Seconded by Councillor E. Murphy.

Noting that following completion of the Adamstown SDZ and Clonburris SDZ that the combined population the Lucan/Clondalkin area will exceed that of Tallaght and Blanchardstown that provision be made for the location of a third level educational institution in the development and that consultation begin with the Department of Education or other statutory authority to decide the appropriateness and feasibility of locating such an institution in the development. Amend section 2.7.3 at page 51

**REPORT:**

**Response**

The Chief Executive supports the provision of third level educational facilities within the SDZ.

It is considered that the Draft Planning Scheme has provided a spatial framework for the development of the SDZ lands. In general, large scale third level facilities have a regional catchment and are located in regionally recognised towns. In this context, it is noted that the County Town of Tallaght is host to the ITT. The Draft Planning Scheme has not reserved an area of land for large scale third level education, however, it is considered that the spatial framework supports the provision of education facilities integrated into the urban environment within the urban centres. In this context, it is noted that Education is listed as permitted in principle in the Urban Centres.

As such, the location of a third level facility by the Department of Education and Skills or other statutory authority at Clonburris is provided for. For third level proposals, the priority location principle shall apply with site suitability assessed based on the catchment scale for the proposal, the urban centre hierarchy of the Draft Planning Scheme, the accessibility of the site and the availability of alternative, more suitable sites.

In the interest of clarity, a new section under Section 2.7.3 Other Community Facilities titled ‘Third Level Education Facilities’ with the following text:

The Scheme facilities and supports the development of new third and higher-level facilities in the SDZ, including the development of competences in innovation and outreach services. Third level and higher level facilities will be favourably considered and accommodated in Clonburris Urban Centre and Kishoge Urban Centre.

**Recommendation**

It is recommended that the motion be adopted with amendment as follows:

Insert a new section under Section 2.7.3 Other Community Facilities titled ‘Third Level Education Facilities’ with the following text:

**The Scheme facilities and supports the development of new third and higher-level facilities in the SDZ, including the development of competences in innovation and outreach services. Third level and higher level facilities will be favourably considered and accommodated in Clonburris Urban Centre and Kishoge Urban Centre**.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Chief Executive’s recommendation was **AGREED**

### **M166/0118 Item ID:56521**

Proposed by Councillor D. O'Brien and Seconded by Councillor G. O’Connell.

Page 51, under Schools, insert a new sentence at the end of the first paragraph: “South Dublin County Council will. Also work with the relevant Government Department and agencies and other educational institutions to explore the possibility of locating a third level college, technology institute or campus within the planning scheme.”

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

**REPORT:**

The Chief Executive supports the provision of third level educational facilities within the SDZ.

It is considered that the Draft Planning Scheme has provided a spatial framework for the development of the SDZ lands. In general, large scale third level facilities have a regional catchment and are located in regionally recognised towns. In this context, it is noted that the County Town of Tallaght is host to the ITT. The Draft Planning Scheme has not reserved an area of land for large scale third level education, however, it is considered that the spatial framework supports the provision of education facilities integrated into the urban environment within the urban centres. In this context, it is noted that Education is listed as permitted in principle in the Urban Centres.

As such, the location of a third level facility by the Department of Education and Skills or other statutory authority at Clonburris is provided for. For third level proposals, the priority location principle shall apply with site suitability assessed based on the catchment scale for the proposal, the urban centre hierarchy of the Draft Planning Scheme, the accessibility of the site and the availability of alternative, more suitable sites.

In the interest of clarity, a new section under Section 2.7.3 Other Community Facilities titled ‘Third Level Education Facilities’ with the following text:

The Scheme facilities and supports the development of new third and higher-level facilities in the SDZ, including the development of competences in innovation and outreach services. Third level and higher level facilities will be favourably considered and accommodated in Clonburris Urban Centre and Kishoge Urban Centre.

**Recommendation**

It is recommended that the motion be adopted with amendment as follows:

Insert a new section under Section 2.7.3 Other Community Facilities titled ‘Third Level Education Facilities’ with the following text:

**The Scheme facilities and supports the development of new third and higher-level facilities in the SDZ, including the development of competences in innovation and outreach services. Third level and higher level facilities will be favourably considered and accommodated in Clonburris Urban Centre and Kishoge Urban Centre**.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Chief Executive’s recommendation was **AGREED**

### **M167/0118 Item ID:56758**

Proposed by Councillor E. O'Brien and Seconded by Councillor E. Higgins.

All schools constructed within the development to include drop off/pick up zones on or immediately adjacent to the school grounds to ensure minimum traffic congestion. Amend section 2.7.3 at page 51

**REPORT:**

The Chief Executive notes the content of the motion. The detailed design of individual proposals will be subject to detailed assessment at planning application stage. Issues such as drop off and access for schools will be scrutinised at application stage. In general, the design of the schools will be informed by the Department of Education and Skills ‘General Design Guidelines for Schools: Primary & Post Primary (2017)’ or any superseding guidance. Section 12.4 Vehicular Access & Parking provides relevant guidance.

It is considered that reference to the General Design Guidelines for Schools: Primary & Post Primary (2017) be included in Section 2.7.3.

**Recommendation**

It is recommended that the motion be adopted with amendment as follows:

Insert the following text under Schools subheading in Section 2.7.3:

**The design and layout of school sites shall be consistent with the General Design Guidelines for Schools: Primary & Post Primary (2017) or any superceding guidance.**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contributions from Councillors E O’Brien, L. O’Toole, E. Higgins, D. O’Brien, B. Bonner, P. Gogarty, Mr. B Keaney, Senior Planner, responded to queries raised.

The motion **AS PUT** was **AGREED**

### **M169/0118 Item ID:56757**

Proposed by Councillor E. O'Brien, and Seconded by Councillor P. Foley.

That all primary schools constructed within the development have pre-school childcare/ early years learning care centres located on the same campus as the said primary school. Amend section 2.7.3 at page 51

**REPORT:**

The Chief Executive supports the co-location pre-school childcare/ early years learning care centres and schools. In Section 2.7.2, the Scheme supports proposals for early childhood care and education use within community buildings such as community centres and schools. The Chief Executive does not recommend a mandatory policy position that all primary schools have such facilities and considers such as policy position is an issue for the Department of Education and Skills and the Department of Children and Youth Affairs.

The Draft Planning Scheme seeks to facilitate the sustainable development of good quality and accessible early childhood care (early years and general childcare both home based and centre based) and education infrastructure. The Scheme requires an approach to early childhood care that combines area based and market led provision.

In general, the policy position in Ireland in relation to the delivery of Early Childcare Care and Education (ECCE) is predominantly based on private sector delivery with state financial support.

The requirement that all primary schools constructed have an ECEC centre is not recommended for inclusion in the Draft Planning Scheme as it may impinge on the delivery of the schools. It is considered that an amendment to the text in Section 2.7 under Childcare is warranted to state the following:

The Scheme supports the co-location of purpose built childcare facilities with primary schools and supports the provision of purpose built childcare facilities adjacent to existing or planned primary schools.

**Recommendation**

It is recommended that the motion be adopted with amendment as follows:

In Section 2.7.3, under Childcare subheading, after the existing line:

The Scheme will also support proposals for early childhood care and education use within employment floorspace, community buildings such as community centres and schools.

Insert

**The Scheme supports the co-location of purpose built childcare facilities with primary schools and supports the provision of purpose built childcare facilities adjacent to existing or planned primary schools.**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contribution from Councillor E. O’Brien an amendment to the motion was proposed as follows:-

That all primary schools constructed within the development have pre-school childcare/ early years learning care centres located on the same campus where possible and appropriate as the said primary school. Amend section 2.7.3 at page 5

The motion as **AMENDED** was **AGREED**.

### **M170/0118 Item ID:56608**

Proposed by Councillor P. Gogarty and Seconded by Councillor G. O’Connell

Amend Table 2.7.2 Childcare Infrastructural Minimum Capacity

Clonburris Urban Centre 300 Childcare Places (full day care)

Kishoge Urban Centre 250 Childcare Places (full day care)

Total in scheme 900

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

The Chief Executive supports the provision of childcare facilities in the Planning Scheme.

The Planning Scheme seeks to facilitate the sustainable development of good quality and accessible early childhood care (early years and general childcare both home based and centre based) and education infrastructure.

The Scheme requires an approach to early childhood care that combines an area based and market led provision. **The 600 Childcare Places across the Scheme is a minimum provision and it is anticipated that the market will exceed this minimum. The minimum figure of 600 places is derived from ensuring a space for the anticipated children in the 3-4 age range within the population of the SDZ.** It is considered that a proportion of children will not use childcare, will access childcare outside the site (adjacent to workplace etc) or will be minded in the home environment by family members. The figure of 600 is comparable with Adamstown SDZ Planning Scheme.

The phasing requires the developer to demonstrate available provision is provided in the catchment. The Scheme will also support proposals for early childhood care and education use within employment floorspace, community buildings such as community centres and schools. Early childhood care in residential units should only be provided at an appropriate scale to complement purpose built facilities and are subject to appropriate safeguards. Childcare facilities should be within walking and cycling distance of educational, community facilities and employment locations.

It is noteworthy that Section 4.9 Monitoring and Review outlines that the Phasing Programme and Planning Scheme will be reviewed prior to the commencement of Phase 3.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contributions from Councillors, P. Gogarty, E. O’Brien, L. O’Toole, P. Kearns, M. Murphy, B. Bonner and P. Gogarty and Mr B. Keaney, Senior Planner responded to queries raised.

Amend Table 2.7.2 Childcare Infrastructural Minimum Capacity

Total in Scheme 900

The Motion as **AMENDED** was **AGREED.**

### **M171/0118 Item ID:56607**

Proposed by Councillor P. Gogarty and Seconded by Councillor G. O’Connell.

Amend Table 2.7.1 as attached

Cllrs G. O'Connell, L. O'Toole and F. Timmons

[Clonburris SDZ amended 2 7 1 table for motion](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58066)

**REPORT:**

The content of the motion is contained in an attached table and proposes three Sports Hub at Adamstown Extension, Canal Extension and Kishoge North West/East Development Areas. The sports hubs will replace the planned residential units at the locations.

A carefully co-ordinated and considered landscape and open space provision has been devised for the SDZ Lands through the masterplanning process and the Draft Planning Scheme provides for 90 hectares of Parks and Open Spaces (over 30%). These lands will provide for strategic amenity needs of the emerging population and provides for smaller designated local squares and parks. The subject motion would increase the quantum of strategic parklands to approximately 100 hectares of the Gross Developable Area of the SDZ Lands.

**The Guidelines on Sustainable Residential Development in Urban Areas (2009) advise that public open space should be provided at a rate of 2-2.5 hectares per 1,000 population or a minimum of 15% of the total site area for greenfield sites. The subject motion would result in the provision of approximately 12 hectares of open space per 1,000 population or 40% of the gross development area. This is considered to be far in excess of the open space amenity needs of the SDZ Lands and tips the balance of land uses away from residential development as the primary land use in a manner that is at variance with the SDZ Order for the subject lands.**

The Draft Planning Scheme for the Clonburris SDZ has been prepared as a direct result of Government legislation (S.I. No. 604 of 2015). The SDZ Order identifies the lands at Clonburris, consisting of 280 hectares, as a site for the establishment of an SDZ and deems the lands to be of economic and social importance to the State. The lands that make up the Adamstown Extension are included in this Government designation and therefore must comprise part of the Planning Scheme. The Government’s position on the Clonburris SDZ is reinforced by the classification of the SDZ lands as a Major Urban Housing Development Site (MUHDS), and also the allocation of funding in 2017, to the SDZ lands under the Local Infrastructure Housing Activation Fund (LIHAF).

The Adamstown Extension, Canal Extension and Kishoge Development Areas are been designated for residential development under the Draft SDZ Planning Scheme in accordance with:

* the requirements of the SDZ Order (S.I. No. 604 of 2015) for the subject lands to prioritise residential development within the ‘designated area’ of the SDZ Lands;
* the designation of the SDZ lands under SDZ Order (S.I. No. 604 of 2015) on the basis of the potential to provide a comprehensive planning and development framework, the phased delivery of housing to meet the deficiency in housing supply and the potential to make efficient use of public investment including in roads such as the R120 and its upgrade;
* the Interim Housing Strategy for South Dublin County (2016) in terms of meeting the housing needs for the County (32,650 dwellings between 2016 and 2022);

Removal of reference to residential development at these Development Areas would be at variance with the SDZ Order and the Housing Strategy for the County.

**The Character and Development Areas concept has been carefully considered as part of the urban design approach including the green infrastructure and land use strategies of the Draft Planning Scheme reflects the requirements of the SDZ Order to prioritise residential development.**

As such, the Chief Executive does not support the overall intent of this motion or other motions relating to this issue.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Motion**

The parks and landscape strategy works with the surface water strategy and ecological considerations and altering significantly elements of this could give rise to conflict with a number of SEOS, namely Water, Biodiversity, Green Infrastructure and Landscape. Therefore it is not recommended for adoption.

 **Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Table 2.7.1 proposed amendment](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58579)

### It was **AGREED** to **DEFER** this Motion.

### **M172/0118 Item ID:56606**

Proposed by Councillor P. Gogarty

That, for the purposes of defining land areas, the areas zoned from residential to amenity/open space be referred to (subject to future permanent naming) as:

Formerly "Adamstown Extension" - Griffeen Extension Sports Zone

Formerly "KNW-S1" and "KNE-S1" - Clonburris Sports Campus

Formerly "Canal Extension" (if deleted instead of reorientated) - Canal Sports Campus

Cllrs G. O'Connell, L. O'Toole and F. Timmons

[Green urban network indicative to show new sports areas other maps show exact areas](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58077)

**REPORT:**

The Draft Planning Scheme fully supports the provision of open space and active recreation on the SDZ lands. In relation to amendments to the Character and Development Areas and  however, the Chief Executive does not agree with the rezoning of land from residential to amenity/open space in Adamstown Extension, Kishoge North West, Kishoge North East and the Canal Extension.

The proposed motion does not reflect the carefully considered and co-ordinated approach of the Draft Planning Scheme and the SDZ Order for the subject lands.

The Character and Development Areas concept has been carefully considered as part of the urban design approach including the green infrastructure and land use strategies of the Draft Planning Scheme reflects the requirements of the SDZ Order to prioritise residential development.

 As such, the Chief Executive does not support the overall intent of this motion or the preceding motions relating to this issue.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to **DEFER** this Motion.

### **M173/0118 Item ID:56605**

Proposed by Councillor P. Gogarty.

That all Community Facility provision for the SDZ be based on the attached amended Table 2.13.1 (linked to several motions) and that all other graphs, figures, tables and text be amended to reflect same.

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

This motion amends Table 2.13.1 Summary of Planning Scheme Tables of the DPS to demonstrate cumulative community impact of Motion 171. The amended table is attached to the motion.

It is considered that this motion implements the content of Motion 171 and it recommended that they be considered in tandem:

**Item 56605 (Motion 171 - Cllr Gogarty)** – Text changes to Section 2.7.1 including increasing community floorspace quantum and add Sports Hubs into the SDZ.

Please refer to the responses to Item 56607 (Motion 171). The Chief Executive recommends that the proposed changes to the community floorspace elements of the DPS, including Tables not be adopted.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Motion - Section-2-13-Summary of Planning Scheme Tables](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58086)
[Section 2-13 Summary of Planning Scheme tables](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58578)

It was **AGREED** to **DEFER** this motion.

### **M174/0118 Item ID:56639**

Proposed by Councillor E. Higgins and Seconded by Councillor V. Casserly.

That Section 2.7.2 be amended to include a specified list of all community facilities that will be delivered in each of the Development Zones including the multi-functional community space envisaged to be similar to Rua Red in style.

Cllrs Emer Higgins, Vicki Casserly, William Lavelle, Kenneth Egan, Paula Donovan, Brian Lawlor and Conor McMahon

**REPORT:**

Section 2.7.2 outlines that community facilities will predominantly be located in the Urban Centres. Overall, the Planning Scheme specifies a minimum of 7,300 sqm, including an Urban Hub with a 2,500 sqm building(s) with a multi-functional use and Park Hubs. Section 2.7.3 outlines that other community facilities such as Childcare, Primary Health Care, Fire Station site and School sites are required to be delivered.

There are a wide range of other community facilities that may emerge as required for the population, hence the floorspace figure is a minimum. The Council, statutory agencies, voluntary bodies or the private sector may agree or propose the provision of further facilities as the population profile of the community emerges, such as nursing homes and places of worship. To provide a list of required facilities would limit the scope of such facilities and is unnecessary. Similar to development in any part of the County, proposals for such facilities will be assessed through Part 8 or planning applications. The matrix in Section 2.1.3 outlines land uses open for consideration and permitted in principle in the Residential, Mixed Use and Open Space areas.

It is noteworthy that Section 4.9 Monitoring and Review outlines that the Phasing Programme and Planning Scheme will be reviewed prior to the commencement of Phase 3.

**Updated Response – 29-01-2017**

Further to the debate at the meeting on January 26th, the Chief Executive has prepared the following for clarity:

The Chief Executive outlines that it is an overarching principle of the Draft Planning Scheme to facilitate the balanced provision of community facilities and services for the residents of Clonburris to promote health and well-being, social inclusion and quality of life. The Community Buildings provision for the SDZ is outlined in minimum terms in the Draft Planning Scheme in Section 2.7.2 Community Buildings and Table 2.7.1. The Scheme provides for a minimum of 7,300 sqm of community floorspace.

The minimum provision is envisaged to be predominantly provided for in an Urban Hub at Clonburris Urban Centre and at four Park Hubs integrated into the urban environment adjacent to the main parks.

Urban Hub at Clonburris

These hubs are located in the Urban Centres and should be the location for intensive community uses that do not require extensive outdoor space.

A minimum of 2,500 sqm building with a multi-function use and a minimum of 600 sqm of dedicated community space. The building might include community offices, art studios, health centres, nurseries, creches, school, retail or commercial. The Chief Executive envisages a scale of provision equivalent of Rua Red in Tallaght at the heart of the Clonburris Urban Centre. The minimum floorspace for community provides scope for other facilities such as a library

Four Park Hubs

Four Park Hubs are outlined adjacent to Griffeen Valley Park, Barony Park North, Barony Park South and Canal Park. These Park Hubs are designated to correspond to the local nodes at Grange, Clonburris Little, Cappagh and Gallanstown. The Park Hub designation facilitates complementary floorspace required for the adjacent park such as changing rooms, meeting rooms etc.

A district level provision of recreation facilities shall be located adjacent to Barony Park South as part of the Clonburris Little Local Node. This facility may be shared with schools and should accommodate meeting rooms, sports hall, changing rooms, playground & flexible community space in a purpose built building(s) of a minimum gross floor space of 1,500 sqm. The Park Community Centre at Ballycullen or the planned sports hall at Adamstown would be examples of a similar sized facility.

Summary

The Community Buildings provision in the Draft Planning Scheme is provided for through the following minimums:

* A minimum of 7,300 sqm across the SDZ lands including:
* A minimum of 2,500 sqm Urban Hub at Clonburris (Similar scale to Rua Red)
* Four Park Hubs with changing rooms, meeting rooms etc. adjacent to the parks (minimum of 600 sqm)
* A District level recreation facility at Barony Park South with a sports hall, meeting rooms, changing rooms etc. with a minimum of 1,500sqm (similar to Adamstown Sports Hall or Park Community Centre)

These buildings will be designed to serve the functions of several sports and community uses. The details will be considered at detailed design/ planning application stage.

The subject motion requests a specified list. In the context of the above, the Chief Executive considers the above as a minimum provision list in terms of community buildings. This is outlined in the Draft Planning Scheme in Table 2.7.1.

There are a wide range of other community facilities that may emerge as required for the population, hence the floorspace figure is a minimum. The Council, statutory agencies, voluntary bodies or the private sector may agree or propose the provision of further facilities as the population profile of the community emerges, such as nursing homes and places of worship. To provide a list of required facilities would limit the scope of such facilities and is unnecessary. Similar to development in any part of the County, proposals for such facilities will be assessed through Part 8 or planning applications. The matrix in Section 2.1.3 outlines land uses open for consideration and permitted in principle in the Residential, Mixed Use and Open Space areas.

**The Chief Executive accepts the intention of the motion, however, it is considered that a minimum provision for community centres is included in the Plan and the provision of a specified list is not appropriate.**

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contributions from Councillor P. Donovan, and input from Mr. B. Keaney, Senior Planner it was agreed to defer this meeting until later in the meeting and to revert with amended wording for the motion.

It was **AGREED** to **DEFER** the Motion.

### **M175/0118 Item ID:56575**

Proposed by Councillor F. Timmons and Seconded by Councillor L. O’Toole.

That an outdoor swimming area be included in Clonburris SDZ

Cllrs G. O Connell, P. Gogarty and L. O'Toole

**REPORT:**

The Chief Executive notes the content of the motion. **The Chief Executive considers that the provision of an outdoor swimming area would need to be located and integrated into the design of the strategic open spaces. The need for same can be investigated as part of the active recreation amenities in the Parks and Landscape Strategy prior to the commencement of development.** In this context, the inclusion of same in the Draft Planning Scheme is not recommended.

In general, at a County level, swimming pools are provided for at a regional catchment.

The County Development Plan 2016-2022 supports district level community hubs in the Metropolitan Consolidation Towns of Tallaght, Lucan and Clondalkin. Additionally, the County Development Plan supports the delivery of a sports facility, including a third public swimming pool in the County, in Lucan. The delivery of the Lucan swimming pool is progressing from the planning stage to construction. In planning terms, Clonburris forms part of the Metropolitan Consolidation Towns of Clondalkin which has a swimming pool at Clondalkin Leisure Centre and is proximate to the new swimming pool at Griffeen.

**Recommendation**

It is recommended the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Motion**

Provision for swimming pools may impact on the surface water and parks strategy in order to provide adequate space. This may impact through increased landtake from these areas with potential effects for Water SEOs. It is not recommended for adoption for these reasons and those cited above.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### The Chief Executive’s recommendation was **AGREED.**

### **M176/0118 Item ID:56653**

Proposed by Councillor G. O'Connell and Seconded by Councillor F. Timmons.

**Section 2.7.2. And 2.7.3**. In providing community floor space e.g. Community Centre(s), Health Care, Childcare and schools, South Dublin Council shall take the lead role and where necessary, and to ensure that the facilities are delivered on schedule to meet the needs of residents, secure bridging finance in anticipation of contributions from Developers and or Government Departments.

**Councillors Guss O’Connell, Liona O’Toole, Paul Gogarty and Francis Timmons**

**REPORT:**

The Chief Executive notes the intention of the motion. The DPS text, including amendments proposed through the motions and the CE report provides several statements and commitments in relation to working with the relevant stakeholders to delivery community facilities and services, including Dublin Fire Brigade, An Garda Siochana, Department of Education and Skills etc.

It is noted that Section 4.10 Funding and Implementation states that

‘All measures and funding streams available for the release of funding to provide for the delivery of infrastructure and community facilities in Clonburris will be pursued in conjunction with landowners/ developers.’

It is considered that the text in Section 4.10 covers the intention of the motion.

It is considered that additional text to Section 2.7.2 or 2.7.3 is unnecessary as the intent of the motion is already covered in the Draft Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### Following contributions from Councillor P. Gogarty, Mr.B Keaney, Senior Planner, responds to queries raised. An amendment was proposed as follows:-

###  **Section 2.7.2. And 2.7.3**. In providing community floor space e.g. Community Centre(s), Health Care, Childcare and schools, South Dublin Council shall take the lead role and to ensure that the facilities are delivered on schedule to meet the needs of residents, secure finance, where necessary, in anticipation of contributions from Developers and or Government Departments

### The Motion **as AMENDED** was **AGREED**.

### **M177/0118 Item ID:56760**

Proposed by Councillor E. O'Brien and Seconded by Councillor P. Foley.

That the Local Authority request the Dublin Fire Brigade to immediately carry out an audit of Fire Services in the Dublin Mid- West/Dublin South West areas and noting the previous provision of the location of Fire Station in the Adamstown SDZ to designate that site or a site in the Clonburris SDZ and that provision be made for such Fire Station in the Clonburris SDZ the said site to be used as an alternative community facility in the event that it is not required by Dublin Fire Brigade. Amend section 2.7.3 at page 52

[Fig 2.5.1 Planning Scheme with Legend](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58295)

**REPORT:**

As part of the preparation on the Draft Planning Scheme, the Planning Authority engaged with Dublin Fire Brigade (DFB). During the consultation, DFB indicated a desire to construct a Fire Station and assessed the Adamstown site and options in Clonburris. Based on their assessment on proximity to population, historic fire service incidents and long term fire demand in the area, a preference for a site at Clonburris adjacent to the Fonthill Road was indicated. **The Chief Executive supports this provision of a Fire Station within the SDZ and the Draft Planning Scheme allocates a site for a Fire Station.**

Dublin Fire Brigade however have not finalised a Fire & Emergency Operations Plan under Section 26 of the Fire Services Act 1981. A Section 26 Plan depicts the required organisation structure, personnel, equipment, fire stations, water supplies, training, procedures, all resources and other related matters. The plan will detail current arrangements within the fire authority and will also set out strategic plans and targets for the fire authority for the next 5 years.

**The making available of the site for the new Fire Station is included as a requirement in the Phasing Programme. DFB have indicated that the Fire Station at Clonburris will serve a wider regional catchment.** The Chief Executive considers that the identification and provision of a site is appropriate and considers that the construction of the Fire Station is a wider County issue. It is Council policy to engage with Dublin City Council and the DFB to improve the fire service for the County as established in the South Dublin County Council Development Plan 2016 – 2022 under Section 3.7.0. The Chief Executive recommends that this general policy position is included under Section 2.7.1 of the Draft Planning Scheme.

**Recommendation**

It is recommended that the motion is adopted with amendment as follows:

Insert the following into Section 2.7.1:

‘**South Dublin County Council will continue to co-operate with and support Dublin City Council and Dublin Fire Brigade in the development of a Fire Station at Clonburris.‘**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Chief Executive’s recommendation was **AGREED**.

### **M178/0118 Item ID:56672**

Proposed by Councillor L. O'Toole

**Community Facilities 2.7**

An **additional** section to be added in

“***2.7.4 Fire Station***”

“To meet the needs of the planned SDZ and surrounding areas now and in the future a fire station to be provided for within the SDZ (as mapped out in figure 2.5.1.)

Co-signed Cllr Guss O Connell & Cllr Paul Gogarty

[Fig 2.5.1 Planning Scheme with Legend](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58489)

**REPORT:**

The Chief Executive supports the provision of a Fire Station within the SDZ and the Draft Planning Scheme allocates a site for a Fire Station.

Fire Stations are generally located on a regional scale. It is noted that the Adamstown SDZ Planning Scheme has also identified a possible site for a Fire Station. The making available of the site for the new Fire Station is included as a requirement in the Phasing Programme. In this context, Dublin Fire Brigade have the option of two sites in the northern section of the County. From consultation with Dublin Fire Brigade, the Clonburris site has been indicated as the preferred site, however, Dublin Fire Brigade has not finalised a Fire & Emergency Operations Plan under Section 26 of the Fire Services Act 1981.

A Section 26 Plan depicts the required organisation structure, personnel, equipment, fire stations, water supplies, training, procedures, all resources and other related matters. The plan will detail current arrangements within the fire authority and will also set out strategic plans and targets for the fire authority for the next 5 years.

In the absence of a Section 26 Plan, the Chief Executive considers that the option to construct the Fire Station at either Adamstown or Clonburris should remain.

The Chief Executive considers that the identification and provision of a site is appropriate and considers that the construction of the Fire Station is a wider County issue. It is Council policy to engage with Dublin City Council and the DFB to improve the fire service for the County as established in the South Dublin County Council Development Plan 2016 – 2022 under Section 3.7.0. The Chief Executive recommends that this general policy position is included under Section 2.7.1 of the Draft Planning Scheme.

It is considered that the inclusion of a new section titled Section 2.7.4 Fire Station is unnecessary. Garda Stations and Fire Stations are included as sub headings within the Community Facilities heading. This is considered appropriate.

**Recommendation**

It is recommended that the motion is adopted with amendment as follows:

Insert the following into Section 2.7.1:

**‘South Dublin County Council will continue to co-operate with and support Dublin City Council and Dublin Fire Brigade in the development of a Fire Station at Clonburris.‘**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to **WITHDRAW** this motion.

### **M179/0118 Item ID:56827**

Proposed by Councillor R. Nolan

With approx. 8500 houses planned for Clonburris, that this council will ensure a new fire station. With no existing fire station in Lucan  Clondalkin and Adamstown, it will be imperative for an ambulance and fire service in these communities.

[Fig 2.5.1 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58224)

**REPORT:**

The Chief Executive supports the provision of a Fire Station within the SDZ and the Draft Planning Scheme allocates a site for a Fire Station.

Fire Stations are generally located on a regional scale. It is noted that the Adamstown SDZ Planning Scheme has also identified a site for a Fire Station. During pre draft engagement, Dublin Fire Brigade indicated a desire to construct a Fire Station in this catchment and assessed the Adamstown site and options in Clonburris. Based on their assessment on proximity to population, historic fire service incidents and long term fire demand in the area, a preference for a site at Clonburris adjacent to the Fonthill Road was indicated. The Chief Executive supports this provision of a Fire Station within the SDZ and the Draft Planning Scheme allocates a site for a Fire Station.

Dublin Fire Brigade however have not finalised a Fire & Emergency Operations Plan under Section 26 of the Fire Services Act 1981. A Section 26 Plan depicts the required organisation structure, personnel, equipment, fire stations, water supplies, training, procedures, all resources and other related matters. The plan will detail current arrangements within the fire authority and will also set out strategic plans and targets for the fire authority for the next 5 years.

In this context, the Chief Executive considers that the option to construct the Fire Station at either Adamstown or Clonburris should remain. Accordingly, the Draft Planning Scheme should not require a Fire Station to be built on the lands as a Fire Station at Adamstown will provide the emergency service to the subject lands.

The construction of a Fire Station is outside the direct control of either SDCC or the SDZ landowners. The Planning Authority has engaged with Dublin Fire Brigade (DFB) and in consultation, identified a suitable site in the Draft Planning Scheme adjacent to the Fonthill Road within Kishoge North West. The making available of the site for the new Fire Station is included as a requirement in the Phasing Programme.

DFB have indicated that the Fire Station at Clonburris will serve a wider regional catchment. The Chief Executive considers that the identification and provision of a site is appropriate. It is Council policy to engage with Dublin City Council and the DFB to improve the fire service for the County as established in the South Dublin County Council Development Plan 2016 – 2022 under Section 3.7.0. The Chief Executive recommends that this general policy position is included under Section 2.7.1 of the Draft Planning Scheme.

Insert the following text into Section 2.71:

‘South Dublin County Council will continue to co-operate with and support Dublin City Council and Dublin Fire Brigade in the development of a Fire Station at Clonburris.‘

**Recommendation**

It is recommended that the motion is adopted with amendment as follows:

Insert the following into Section 2.7.1:

**‘South Dublin County Council will continue to co-operate with and support Dublin City Council and Dublin Fire Brigade in the development of a Fire Station at Clonburris.‘**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

 **Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### The Chief Executive’s recommendation was **AGREED.**

### **M180/0118 Item ID:56676**

Proposed by Councillor L. O'Toole and Seconded by Councillor F. Timmons.

**Community Facilities 2.7**

Pg. 52 Garda Station and Fire Station

Paragraph 1 Remove the following wording:

“***at the implementation stage if south Dublin County Council (as the Development Agency) is advised in writing that a site is not required for a fire station the site may then be developed fir residential or community uses in accordance with the guidance set for the Clonburris North West Development area***.”

Co-signed Cllr Guss O Connell & Cllr Paul Gogarty

**REPORT:**

The Chief Executive supports the provision of a Fire Station within the SDZ and the Draft Planning Scheme allocates a site for a Fire Station.

Fire Stations are generally located on a regional scale. It is noted that the Adamstown SDZ Planning Scheme has also identified a site for a Fire Station. In this context, the Chief Executive considers that the option to construct the Fire Station at either Adamstown or Clonburris should remain. Accordingly, the Draft Planning Scheme should not require a Fire Station to be built on the lands as a Fire Station at Adamstown will provide the emergency service to the subject lands.

In the event that the Fire Station is provided at Adamstown and the Clonburris site is not required, the section of wording the motion seeks to delete enables an alternative land use to be provided.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to take Motions, M181, M183, M185, M186, M187, M188, M189, M190, M191 and M192 in conjunction with M180.

### **M181/0118 Item ID:56679**

Proposed by Councillor L. O'Toole and Seconded by Councillor F. Timmons

**Community Facilities 2.7**

An **additional** section is added in **2.7.5** Garda Station

Provision for a Garda station will be located within the Kishoge Urban Centre (KUC) or Clonburris Urban Centres (CUC) as deemed necessary.

Co-signed Cllr Guss O Connell & Cllr Paul Gogarty

[Clonburris Garda Station](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58415)

**REPORT:**

The Chief Executive supports the provision of a Garda Station within the SDZ. The Draft Planning Scheme outlines that in the event of An Garda Siochana identifying the need for the provision of a Garda Station at Clonburris, the station can be accommodated within the Kishoge or Clonburris Urban Centres. The provision and planning of Garda Stations is the function of the Department of Justice and Equality in conjunction with An Garda Siochana. In general, a Garda Station should be centralised in an area and can be integrated into an urban setting. In the context of the Planning Scheme, a Garda station doesn’t require specific site identification. A substantial minimum for commercial and community floorspace is included in the Planning Scheme and provides opportunities for a Garda Station within the planned urban centres blocks.

In this context, the following policy position text is recommended to be included under Section 2.7.1 of the Draft Planning Scheme.

‘South Dublin County Council will support and facilitate An Garda Siochana and the Department of Justice and Equality in the development of a Garda Station at Clonburris.‘

It is considered that the inclusion of a new section titled Section 2.7.5 Garda Station is unnecessary. Garda Stations are included as sub headings within Section 2.7.3 Other Community Facilities. This is considered appropriate.

**Recommendation**

It is recommended that the motion is adopted with amendment as follows:

 Insert the following into Section 2.7.1:

 **‘South Dublin County Council will support and facilitate An Garda Siochana and the Department of Justice and Equality in the development of a Garda Station at Clonburris.‘**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### **M183/0118 Item ID:56761**

Proposed by Councillor E. O'Brien and Seconded by E. Murphy

That the Local Authority request An Garda Siochana to immediately carry out an audit of Policing Services in the Dublin Mid- West areas and that provision be made for such Garda Station in the Clonburris SDZ as may be necessary the said site to be used as an alternative community facility in the event that it is not required by An Garda Siochana. Amend section 2.7.3 at page 52

**REPORT:**

The intention of the motion is noted and acknowledged by the Chief Executive. The Chief Executive supports the provision of a Garda Station within the SDZ.

Section 2.7 of the Draft Planning Scheme outlines that in the event of An Garda Siochana identifying the need for the provision of a Garda Station at Clonburris, the station can be accommodated within the Kishoge or Clonburris Urban Centres. The provision and planning of Garda Stations is the function of the Department of Justice and Equality in conjunction with An Garda Siochana. In general, a Garda Station should be centralised in an area and can be integrated into an urban setting. In the context of the Planning Scheme, a Garda station doesn’t require specific site identification. A substantial minimum for commercial and community floorspace is included in the Planning Scheme and provides opportunities for a Garda Station within the planned urban centres blocks.

In this context, the following policy position text is recommended to be included under Section 2.7.1 of the Draft Planning Scheme.

‘South Dublin County Council will support and facilitate An Garda Siochana and the Department of Justice and Equality in the development of a Garda Station at Clonburris.‘

**Recommendation**

It is recommended that the motion is adopted with amendment as follows:

Insert the following into Section 2.7.1:

 **‘South Dublin County Council will support and facilitate An Garda Siochana and the Department of Justice and Equality in the development of a Garda Station at Clonburris.‘**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### Following contributions from Councillors and a lengthy debate it was **AGREED** to amend the Motion as follows:-

That provision be made for such Garda Station in the Clonburris SDZ as may be necessary the said site to be used as an alternative community facility in the event that it is not required by An Garda Siochana. Amend section 2.7.3 at page 52

### **M185/0118 Item ID:56320**

Proposed by Councillor B. Bonner and Seconded by Councillor F. Timmons

This council requests that the planned Fire Station,  Garda Station and Primary Health Care Centre be built at an early stage of the development of the Clonburris SDZ.

[Fig 2.5.1 Planning Scheme with Legend](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58505)

**REPORT:**

The Chief Executive acknowledges the intention of the motion in relation to delivering community services. The construction of a Fire Station, Garda Station and Primary Health Care Centre are outside the direct control of SDCC and the SDZ landowners and the linking of their construction to the construction of residential units in the early phases is not considered appropriate.

Fire Station

The Chief Executive supports the provision of a Fire Station within the SDZ and the Draft Planning Scheme allocates a site for a Fire Station.

 The construction of a Fire Station is outside the direct control of either SDCC or the SDZ landowners. The Planning Authority has engaged with Dublin Fire Brigade (DFB) and in consultation, have identified a suitable site in the Draft Planning Scheme adjacent to the Fonthill Road within Kishoge North West. The making available of the site for the new Fire Station is included as a requirement in the Phasing Programme.

DFB have indicated that the Fire Station at Clonburris will serve a wider regional catchment. As such, it is considered that restricting residential development, through phasing, in the SDZ pending the construction of a Fire Station to serve a wide catchment is not proportionate. The Chief Executive considers that the identification and provision of a site is appropriate and considers that the construction of the Fire Station is a wider County issue. It is Council policy to engage with Dublin City Council and the DFB to improve the fire service for the County as established in the South Dublin County Council Development Plan 2016 – 2022 under Section 3.7.0. The Chief Executive recommends that this general policy position is included under Section 2.7.1 of the Draft Planning Scheme.

 Insert the following text into Section 2.71:

‘South Dublin County Council will continue to co-operate with and support Dublin City Council and Dublin Fire Brigade in the development of a Fire Station at Clonburris.‘

Garda Station

The Chief Executive supports the provision of a Garda Station within the SDZ, however, the provision of a Garda Station is outside the direct control of either SDCC or the SDZ landowners.

The Draft Planning Scheme outlines that in the event of An Garda Siochana identifying the need for the provision of a Garda Station at Clonburris, the station can be accommodated within the Kishoge or Clonburris Urban Centres. The provision of Garda Stations is the function of the Department of Justice and Equality in conjunction with An Garda Siochana. In general, a Garda Station should be centralised in an area and can be integrated into an urban setting. In the context of the Planning Scheme, a Garda station doesn’t require specific site identification. The Draft Planning Scheme requires a substantial minimum of employment and community floorspace and this floorspace provides opportunities for a Garda Station within the planned urban centres blocks.

In this context, the following policy position is included under Section 2.7.1 of the Draft Planning Scheme.

 ‘South Dublin County Council will support and facilitate An Garda Siochana and the Department of Justice and Equality in the development of a Garda Station at Clonburris.‘

Health Centre

The Draft Planning Scheme outlines that healthcare provision encompasses a range of services, from small scale medical surgeries to district level facilities. The Draft Planning Scheme recognises the importance of the provision of healthcare services in Clonburris in tandem with population and supports the Health Service Executive (HSE) and other agencies in the provision of appropriate healthcare facilities, including the provision of community based primary care facilities. Large medical centres and group practices will be favourably considered and accommodated in Clonburris Urban Centre and Kishoge

Urban Centre.

The phasing for the Scheme requires the provision of a primary health care centre in the SDZ lands. Similar to other elements of the phasing programme, the delivery of a health centre may be brought forward and completed sooner than scheduled in the phasing programme. The centre should facilitate teams of multidisciplinary professionals (i.e. GPs, nurses, therapists, home care services, social workers) to serve the needs of the population.

**Recommendation**

It is recommended that the motion is adopted with amendment as follows:

Insert the following into Section 2.7.1:

**‘South Dublin County Council will continue to co-operate with and support Dublin City Council and Dublin Fire Brigade in the development of a Fire Station at Clonburris.‘**

**‘South Dublin County Council will support and facilitate An Garda Siochana and the Department of Justice in the development of a Garda Station at Clonburris’**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

 **Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### **M186/0118 Item ID:56439**

Proposed by Councillor F. Timmons and Seconded by Councillor G. O’Connell

The provision of a permanent Garda Station and Fire Station, along with appropriate resources to be provided within the proposed SDZ.

Cllrs G. O Connell, P. Gogarty and L. O'Toole

[Fig 2.5.1 Planning Scheme with Legend](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58506)

**REPORT:**

The Chief Executive acknowledges the intention of the motion in relation to delivering emergency services. The provision of a Fire Station and a Garda Station are provided for in the Draft Planning Scheme.

Fire Station

The Chief Executive supports the provision of a Fire Station within the SDZ and the Draft Planning Scheme allocates a site for a Fire Station.

The construction of a Fire Station is outside the direct control of either SDCC or the SDZ landowners. The Planning Authority has engaged with Dublin Fire Brigade (DFB) and in consultation, have identified a suitable site in the Draft Planning Scheme adjacent to the Fonthill Road within Kishoge North West. The making available of the site for the new Fire Station is included as a requirement in the Phasing Programme.

DFB have indicated that the Fire Station at Clonburris will serve a wider regional catchment. The Chief Executive considers that the identification, design and provision of a site is appropriate and considers that the construction of the Fire Station is a wider County issue. It is Council policy to engage with Dublin City Council and the DFB to improve the fire service for the County as established in the South Dublin County Council Development Plan 2016 – 2022 under Section 3.7.0. The Chief Executive recommends that this general policy position is included under Section 2.7.1 of the Draft Planning Scheme.

Insert the following text into Section 2.71:

‘South Dublin County Council will continue to co-operate with and support Dublin City Council and Dublin Fire Brigade in the development of a Fire Station at Clonburris.‘

Garda Station

The Chief Executive supports the provision of a Garda Station within the SDZ.

The Draft Planning Scheme outlines that in the event of An Garda Siochana identifying the need for the provision of a Garda Station at Clonburris, the station can be accommodated within the Kishoge or Clonburris Urban Centres. The provision and planning of Garda Stations is the function of the Department of Justice and Equality in conjunction with An Garda Siochana. In general, a Garda Station should be centralised in an area and can be integrated into an urban setting. In the context of the Planning Scheme, a Garda station doesn’t require specific site identification. A substantial minimum for commercial and community floorspace is included in the Planning Scheme and provides opportunities for a Garda Station within the planned urban centres blocks.

In this context, the following policy position text is recommended to be included under Section 2.7.1 of the Draft Planning Scheme.

 ‘South Dublin County Council will support and facilitate An Garda Siochana and the Department of Justice and Equality in the development of a Garda Station at Clonburris.‘

**Recommendation**

It is recommended that the motion is adopted with amendment as follows:

Insert the following into Section 2.7.1:

 **‘South Dublin County Council will continue to co-operate with and support Dublin City Council and Dublin Fire Brigade in the development of a Fire Station at Clonburris.‘**

**‘South Dublin County Council will support and facilitate An Garda Siochana and the Department of Justice and Equality in the development of a Garda Station at Clonburris.‘**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### **M187/0118 Item ID:56522**

Proposed by Councillor D. O'Brien and Seconded by Councillor F. Timmons.

Page 51, under Garda Station and Fire Station, include a new paragraph after the second paragraph: “In the absence of the provision of additional Garda Fire Stations or in advance of the provision of such stations the planning scheme recognises that in tandem with increased population arising from new residential development increased resources will be required for An Garda Siochiona and the Dublin Fire Brigade to meet the increased demand for services from within existing stations outside the planning scheme. An Gardaí Siochana and the Dublin Fire Brigade will work with South Dublin County Council to ensure that these additional level of services are provided in tandem with the new residential development.”

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

**REPORT:**

The content of the motion is noted. Please refer to item 56760 and 56761 above for detailed answers to the subject on Fire Stations and Garda Stations.

The management of staff and allocations of resources with An Gardai Siochana and Dublin Fire Brigade are outside the scope of a land use planning document.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### **M188/0118 Item ID:56621**

Proposed by Councillor E. Higgins and Seconded by Councillor F. Timmons.

That Section 2.7.3, Community Facilities, be amended to include reference to two Memorandums of Understanding which SDCC need to develop with An Garda Siochana / The Department of Justice; and the Dublin Fire Brigade (similar to the MoU between the Council and Department of Education in relation to the provision of primary and a secondary schools), and specify the sites that will be earmarked for the provision of these important facilities should they be required.

Cllrs Emer Higgins, William Lavelle, Vicki Casserly, Kenneth Egan, Paula Donovan, Brian Lawlor and Conor McMahon

**REPORT:**

The Chief Executive acknowledges the merit of the motion and assumes the concept is derived from the Memorandum of Understanding (MoU) on the acquisition of sites for school planning purposes. It is noted that the school sites MoU is an agreement between the Department of Education & Skills and the County & City Managers’ Association. In relation to the subject matter of Garda Stations and Fire Stations, any such MoU would presumably by between the relevant Department and the County & City Managers’ Association. It is considered that the development of this mechanism is outside the control of SDCC and the scope of the Draft Planning Scheme.

As per responses to Items 56761 and 56827, the Chief Executive supports the provision of a Fire Station and a Garda Station at Clonburris. The DPS has allocated a suitable site for a Fire Station and will support the Fire Authority in the development of the Station. It is considered that a specific site is not required to be identified for a Garda Station and the Draft Planning Scheme outlines that the Urban Centres are suitable locations.

**Recommendation**

It is recommended that the motion is adopted with amendment as follows:

Insert the following into Section 2.7.1:

 **‘South Dublin County Council will continue to co-operate with and support Dublin City Council and Dublin Fire Brigade in the development of a Fire Station at Clonburris.‘**

**‘South Dublin County Council will support and facilitate An Garda Siochana and the Department of Justice and Equality in the development of a Garda Station at Clonburris.‘**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### **M189/0118 Item ID:56680**

Proposed by Councillor L. O'Toole and Seconded by Councillor F. Timmons.

**Community Facilities 2.7**

Pg. 52 Garda Station and Fire Station” Paragraph 2 replace with the following wording:

***“The provision of a Garda Station in Clonburris SDZ lands can be accommodated within the Kishoge Urban Centre (KUC) or Clonburris Urban Centre (CUC).***

Co-signed Cllr Guss O Connell & Cllr Paul Gogarty

[Clonburris Garda Station](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58414)

**REPORT:**

This motion proposes a minor amendment to the text in Section 2.7. This text change omits the reference to the identification of need for the Garda Station.

**Recommendation**

It is recommended that the motion is adopted.

 In Section 2.7.3 on Pg. 52 ‘Garda Station and Fire Station”, replace paragraph 2 with the following wording:

**The provision of a Garda Station in Clonburris SDZ lands can be accommodated within the Kishoge Urban Centre (KUC) or Clonburris Urban Centre (CUC).**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### **M190/0118 Item ID:56687**

Proposed by Councillor L. O'Toole and Seconded by Councillor F. Timmons.

**Community Facilities 2.7**

Pg. 45 Figure 2.5.1 in Legend section add in ‘GS’ Garda Station on the map

Co-signed Cllr Guss O Connell & Cllr Paul Gogarty

[Clonburris Garda Station](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58413)

**REPORT:**

The Chief Executive supports the provision of a Garda Station within the SDZ, however, the provision of a Garda Station is outside the direct control of either SDCC or the SDZ landowners.

The Draft Planning Scheme outlines that in the event of An Garda Siochana identifying the need for the provision of a Garda Station at Clonburris, the station can be accommodated within the Kishoge or Clonburris Urban Centres. The provision and planning of Garda Stations is the function of the Department of Justice and Equality in conjunction with An Garda Siochana. In general, a Garda Station should be centralised in an area and can be integrated into an urban setting. A substantial minimum for commercial and community floorspace is included in the Planning Scheme and provides opportunities for a Garda Station within the planned urban centres blocks.

In the context of the Draft Planning Scheme, a Garda station doesn’t require specific site identification and as such, there is not a site to map. The text in Section 2.7 and the tables in Section 2.1.3 provide sufficient planning guidance to enable the identification of an appropriate site by the Department of Justice/ An Garda Siochana

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### **M191/0118 Item ID:56677**

Proposed by Councillor L. O'Toole and Seconded by Councillor F. Timmons.

**Community Facilities 2.7**

Pg. 49 Section 2.7.3 Other Community Facilities

Remove the word “Garda station” from section 2.7.3

Co-signed Cllr Guss O Connell & Cllr Paul Gogarty

**REPORT:**

The following items should be considered in tandem as they are linked:

**Item 56678** – Includes insertion of a new heading in DPS for a Section 2.7.4 Fire Station

**Item 56679** – Provide text change proposed in Item 56680 into a new Section 2.7.5 Garda Station (subject of item 56678)

**Item 56666** – Remove Garda Station references from Section 2.7.3

**Item 56677** – Remove Fire Station references from Section 2.7.3

**Item 56794 –** Provide a new heading Section 2.7.6 School Buildings

In summary, the Chief Executive understands that the cumulative impact of the layout changes to the Draft Planning Scheme by the four items above would result in the following:

Section 2.7.3 Other Community Facilities

Section 2.7.4 Fire Station

Section 2.7.5 Garda Station

Section 2.7.6 Schools

It is considered that the inclusion of these new section titles is unnecessary and the subject motions do not relate to the proper planning and sustainable development of the area. The listed items are included as sub headings within Section 2.7.3 Other Community Facilities. This is considered appropriate.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### **M192/0118 Item ID:56666**

Proposed by Councillor L. O'Toole and Seconded by Councillor

**Co-signed Cllr Guss O Connell & Cllr Paul Gogarty**

**Community Facilities 2.7**

Pg. 49 Section 2.7.3 Other Community Facilities

**Remove the word “Fire Station” from section 2.7.3**

**REPORT:**

The following items should be considered in tandem as they are linked:

**Item 56678** – Includes insertion of a new heading in DPS for a Section 2.7.4 Fire Station

**Item 56679** – Provide text change proposed in Item 56680 into a new Section 2.7.5 Garda Station (subject of item 56678)

**Item 56666** – Remove Garda Station references from Section 2.7.3

**Item 56677** – Remove Fire Station references from Section 2.7.3

In summary, the Chief Executive understands that the cumulative impact of the layout changes to the Draft Planning Scheme by the four items above would result in the following:

Section 2.7.3 Other Community Facilities

Section 2.7.4 Fire Station

Section 2.7.5 Garda Station

It is considered that the inclusion of these new section titles is unnecessary and the subject motions do not relate to the proper planning and sustainable development of the area. The listed items are included as sub headings within Section 2.7.3 Other Community Facilities. This is considered appropriate.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### Following contributions from Councillors L. O’Toole, P. Gogarty, B. Ferron, E. Higgins, E. O’Brien, B. Bonner, F. Timmons, D. O’Brien, M. Ward, L. Dunne, M. Murphy, G. O’Connell, P. Kearns

### Mr. B. Keaney, Senior Planner responded to queries raised.

### Councillor E. O’Brien proposed an amendment to M183 which would cover all motions.

That provision be made for such Garda Station in the Clonburris SDZ as may be necessary the said site to be used as an alternative community facility in the event that it is not required by An Garda Siochana. Amend section 2.7.3 at page 52

A show of hands vote on the Motion followed, the results of which was as follows:-

**FOR 22 (TWENTY TWO)**

**AGAINST 0 (NIL)**

**ABSTAIN 1 (ONE)**

The motion as **AMENDED** was **AGREED**

### **M182/0118 Item ID:56678**

Proposed by Councillor L. O'Toole and Seconded by Councillor F. Timmons

**Community Facilities 2.7**

An **additional** section to be added in

“***2.7.5 Garda Station***”

“To meet the needs of the planned SDZ and surrounding areas now and in the future a garda station to be provided for within the SDZ (as mapped out in figure 2.5.1.)

Co-signed Cllr Guss O Connell & Cllr Paul Gogarty

**REPORT:**

The Chief Executive supports the provision of a Garda Station within the SDZ.

The Draft Planning Scheme outlines that in the event of An Garda Siochana identifying the need for the provision of a Garda Station at Clonburris, the station can be accommodated within the Kishoge or Clonburris Urban Centres. The provision and planning of Garda Stations is the function of the Department of Justice and Equality in conjunction with An Garda Siochana. In general, a Garda Station should be centralised in an area and can be integrated into an urban setting. In the context of the Planning Scheme, a Garda station doesn’t require specific site identification. A substantial minimum for commercial and community floorspace is included in the Planning Scheme and provides opportunities for a Garda Station within the planned urban centres blocks.

In this context, the following policy position text is recommended to be included under Section 2.7.1 of the Draft Planning Scheme.

‘South Dublin County Council will support and facilitate An Garda Siochana and the Department of Justice and Equality in the development of a Garda Station at Clonburris.‘

**Recommendation**

It is recommended that the motion is adopted with amendment as follows:

Insert the following into Section 2.7.1:

 **‘South Dublin County Council will support and facilitate An Garda Siochana and the Department of Justice and Equality in the development of a Garda Station at Clonburris.‘**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

 **Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was AGREED to AMEND the motion as follows

“2.7.5 Garda Station”.

The Motion as **AMENDED** was **AGREED.**

### **M184/0118 Item ID:56613**

Proposed by Councillor P. Gogarty and Seconded by Councillor F. Timmons

Amend Section 2.7 Community Facilities under heading Garda Station and Fire Station to read as follows

Garda Station, Fire Station and Post Office

Fire Stations are generally located on a regional scale. In South Dublin
County, the primary fire station is located at Belgard Road, Tallaght,
approximately 3.5km from the SDZ lands. It is noted that the Adamstown
SDZ Planning Scheme has identified a possible site for a Fire Station.
Given the nature and scale of development proposed in Clonburris,
provision has been made to reserve a site for a fire station. Following
consultation with the Dublin Fire Brigade, the preferred site is identified
adjacent to the Fonthill road and Thomas Omer Way adjacent to
Clonburris Urban Centre. **This is tied into the Phasing. At the implementation stage, if an Adamstown Fire Station is already open** **and** South Dublin
County Council (as the Development Agency) is advised in writing that a
formal determination has been made by the Dublin Fire Brigade that the
site is not required for a fire station, the site may then be developed for
residential or community uses in accordance with the guidance set out for
the Clonburris North West Development Area.

**In the event of An Garda Siochana identifying the need for the provision**
**of a Garda Station at Clonburris at an early stage, the station can be accommodated within the Kishoge or Clonburris Urban Centres. Discussions will have to take place in line with phasing requirements. Ultimately some form of public building facilitating full or part-time face to face access with Gardai will have to be provided in line with phasing requirements.**

Neighbouring Lucan, with more than 13,000 residential units has access to three post offices. Clonburris will require a similar amount of provision in line with rising population. At least one post office shall be opened mid-way through the development of Clonburris SDZ, in line with phasing requirements.

Cllrs G. O'Connell, L. O'Toole and F. Timmons

[Fig 2.5.1 Planning Scheme with Legend](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58503)

**REPORT:**

The subject motion provides for amendment text to Section 2.7 under the Garda Station and Fire Station section.

It is noted that the motion includes reference to the provision of the Fire Station at Adamstown in the assessment of allowing other uses on the Clonburris site. This is considered appropriate, however, the requirement is recommended to relate to a Dublin Fire Brigade Fire & Emergency Operations Plan under Section 26 of the Fire Services Act 1981 and not the opening of the station.

The text in relation to the inclusion of ‘some form of public building facilitating full or part-time face to face access with Gardai’ is a Garda resourcing and future planning issue and is outside the remit of the Draft Planning Scheme.

Similarly, the inclusion of Post Offices within this section is outside the scope of the planning scheme. The provision of Post Offices is a function of An Post. An Post is a commercial organisation providing a range of services. In planning terms, a Post Office is included in the definition of a shop in the Planning Regulations and as such, is adequately incorporated within Section 2.5 Retail.

**Recommendation**

It is recommended that the motion is adopted with amendment as follows:

Amend Section 2.7.1 as follows (bold shows new text):

At the implementation stage, **if Adamstown Fire Station is outlined in a Dublin Fire Brigade Fire & Emergency Operations Plan under Section 26 of the Fire Services Act 1981 as the preferred site for construction of a Fire Station** and South Dublin County Council (as the Development Agency) is advised in writing that a formal determination has been made by the Dublin Fire Brigade that the site is not required for a fire station, the site may then be developed for residential or community uses in accordance with the guidance set out for the Clonburris North West Development Area.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to **DEFER** this motion.

### **M193/0118 Item ID:56563**

Proposed by Councillor P. Gogarty

**That the lands outlined in the attached map (owned by the Ahmadiyya Muslim Association) be specifically designated as a Place of Worship and Community Building location.**

Rationale: To allow for any leisure and recreational facility that may be constructed on this site (which would be available to the wider public) to also serve as a place of worship for this small community. This would of course be subject to any planning application restrictions within the outskirts of site caused by proximity to the Griffeen catchment. The motion can be withdrawn or amended if necessary should some form of memorandum of agreement be drawn up between the Council and the Association in relation to a land swap that would facilitate a dedicated place of worship and community facility in a more central area.

Cllrs G. O'Connell, L. O'Toole and F. Timmons

[Clonburris SDZ Ahmaddiya Muslim Association photo](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58055)

**REPORT:**

The Chief Executive recommends that this motion is not adopted. The Scheme recognises the importance of places of worship and multi-faith centres in meeting the diverse religious and cultural needs of the community. Section 2.7 of the Draft Planning Scheme supports and facilitates the development of places of worship and multi-faith facilities at Clonburris Urban Centre, Kishoge Urban Centre and at other suitable locations where they do not adversely impact on residential amenities and comply with the Planning Scheme.

The following summary points outline the reasons the Chief Executive recommends not adopting motion:

* Urban Centres are more appropriate locations for places of worship and community facilities.
* Subject site is identified as Open Space in the Draft Planning Scheme to accommodate the integration of the Griffeen River with the Griffeen Park Extension**.**
* Proposed land use is not integrated in the masterplan and the proposed change impacts on other components of the masterplanning process.

**It is considered that community facilities, including places of worship, should generally be located within the Urban Centres to create a critical mass of development, activity and benefit from the highest level of transport accessibility.** The Chief Executive does not consider that the former Fossetts site at Haydens Lane is the most suitable location for community facilities.

The priority location principle shall apply to community facilities including places of worship, with a site suitability assessment. This assessment should be based on the catchment scale for the proposal, the urban centre hierarchy of the Planning Scheme, the accessibility of the site and the availability of alternative, more suitable sites.

As such, it is considered that a place of worship with a regional catchment should be provided in a more suitable location such as within the Urban Centres or in close proximity.

Further to the above, the subject site of this motion adjoins the Griffeen River and the Draft Planning Scheme has indicated a land use of Open Space for this area to facilitate the connection of the Griffeen Valley Park Extension and the river. This will provide a positive in terms of Green Infrastructure and biodiversity. Furthermore, by reason of public transport accessibility, vehicular accessibility, isolation from other community facilities and alternative locations, it is considered that the subject site is not suitable for the proposed land use.

**The masterplanning process has incorporated a wide range of intrinsically linked components such as green infrastructure, street, transport corridors, transport trip demand, accessibility to public transport, heritage, landscape, water management, urban blocks, key streets and space frontages. It is considered that this significant land use amendment would have implications for a range of these components and as such, it is considered that, in the absence of an evidence based approach, the alternative land use is not justified.**

The rationale included in the motion includes reference to a land swap. It is considered that discussions with South Dublin County Council and other landowners within the SDZ can take place if the Draft Planning Scheme is adopted by SDCC/ An Bord Pleanala (on appeal). This issue relates to landownership and is not a relevant consideration in this land use planning document.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**SEA Recommendation** **of Motion**

As stated above, the planning preparation was informed by ecological and green and blue considerations and this location allows for extension of Griffeen therefore providing positive effects under the current scheme for Landscape, Biodiversity and Population SEOs in particular. Urban centres as locations for key places of worship are also recognised in the scheme to integrated sustainable transport considerations. Amending this landuse through the motion is therefore not recommended.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Master Plan showing extent of Ahmadiyya Muslim Association site](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58297)

It was **AGREED** to **DEFER** this motion.

### **M194/0118 Item ID:56502**

Proposed by Councillor F. Timmons

“That there be a Specific Local Objective to provide a place of worship and community facilities for the Ahmadiyya Muslim Association Ireland at the former Fossett Site on Hayden’s Lane as designated in the accompanying Map.”

Cllrs G. O Connell, P. Gogarty and L. O'Toole

**REPORT:**

The Chief Executive recommends that this motion is not adopted. The Scheme recognises the importance of places of worship and multi-faith centres in meeting the diverse religious and cultural needs of the community. Section 2.7 of the Draft Planning Scheme supports and facilitates the development of places of worship and multi-faith facilities at Clonburris Urban Centre, Kishoge Urban Centre and at other suitable locations where they do not adversely impact on residential amenities and comply with the Planning Scheme.

The following summary points outline the reasons the Chief Executive recommends not adopting motion:

* Urban Centres are more appropriate locations for places of worship and community facilities.
* Subject site is identified as Open Space in the Draft Planning Scheme to accommodate the integration of the Griffeen River with the Griffeen Park Extension.
* Proposed land use is not integrated in the masterplan and the proposed change impacts on other components of the masterplanning process.

It is considered that community facilities, including places of worship, should generally be located within the Urban Centres to create a critical mass of development, activity and benefit from the highest level of transport accessibility. The Chief Executive does not consider that the former Fossetts site at Haydens Lane is the most suitable location for community facilities.

The priority location principle shall apply to community facilities including places of worship, with a site suitability assessment. This assessment should be based on the catchment scale for the proposal, the urban centre hierarchy of the Planning Scheme, the accessibility of the site and the availability of alternative, more suitable sites.

As such, it is considered that a place of worship with a regional catchment should be provided in a more suitable location such as within the Urban Centres or in close proximity.

Further to the above, the subject site of this motion adjoins the Griffeen River and the Draft Planning Scheme has indicated a land use of Open Space for this area to facilitate the connection of the Griffeen Valley Park Extension and the river. This will provide a positive in terms of Green Infrastructure and biodiversity. Furthermore, by reason of public transport accessibility, vehicular accessibility, isolation from other community facilities and alternative locations, it is considered that the subject site is not suitable for the proposed land use.

The masterplanning process has incorporated a wide range of intrinsically linked components such as green infrastructure, street, transport corridors, transport trip demand, accessibility to public transport, heritage, landscape, water management, urban blocks, key streets and space frontages. It is considered that this significant land use amendment would have implications for a range of these components and as such, it is considered that, in the absence of an evidence based approach, the alternative land use is not justified.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**SEA Recommendation of Motion**

As stated above, the planning preparation was informed by ecological and green and blue considerations and this location allows for extension of Griffeen therefore providing positive effects under the current scheme for Landscape, Biodiversity and Population SEOs in particular. Urban centres as locations for key places of worship are also recognised in the scheme to integrated sustainable transport considerations. Amending this landuse through the motion is therefore not recommended.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Site for Muslim place of worship - SDCC map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58208)

It was **AGREED** to **DEFER** this motion

### **M195/0118 Item ID:56692**

Proposed by Councillor M. Johansson

“That the area of land in the proposed Griffeen Valley Park extension (Development area 11, Adamstown Extension, p. 126) owned by the Ahmadiyya Muslim Association include a Place of Worship for consideration. Alternatively, that the Chief Executive make a commitment to a land swap to a suitable location in the SDZ.”

**REPORT:**

The Chief Executive recommends that this motion is not adopted. The Scheme recognises the importance of places of worship and multi-faith centres in meeting the diverse religious and cultural needs of the community. Section 2.7 of the Draft Planning Scheme supports and facilitates the development of places of worship and multi-faith facilities at Clonburris Urban Centre, Kishoge Urban Centre and at other suitable locations where they do not adversely impact on residential amenities and comply with the Planning Scheme.

The following summary points outline the reasons the Chief Executive recommends not adopting motion:

* Urban Centres are more appropriate locations for places of worship and community facilities.
* Subject site is identified as Open Space in the Draft Planning Scheme to accommodate the integration of the Griffeen River with the Griffeen Park Extension.
* Proposed land use is not integrated in the masterplan and the proposed change impacts on other components of the masterplanning process.

It is considered that community facilities, including places of worship, should generally be located within the Urban Centres to create a critical mass of development, activity and benefit from the highest level of transport accessibility. The Chief Executive does not consider that the former Fossetts site at Haydens Lane is the most suitable location for community facilities.

The priority location principle shall apply to community facilities including places of worship, with a site suitability assessment. This assessment should be based on the catchment scale for the proposal, the urban centre hierarchy of the Planning Scheme, the accessibility of the site and the availability of alternative, more suitable sites.

As such, it is considered that a place of worship with a regional catchment should be provided in a more suitable location such as within the Urban Centres or in close proximity.

Further to the above, the subject site of this motion adjoins the Griffeen River and the Draft Planning Scheme has indicated a land use of Open Space for this area to facilitate the connection of the Griffeen Valley Park Extension and the river. This will provide a positive in terms of Green Infrastructure and biodiversity. Furthermore, by reason of public transport accessibility, vehicular accessibility, isolation from other community facilities and alternative locations, it is considered that the subject site is not suitable for the proposed land use.

The masterplanning process has incorporated a wide range of intrinsically linked components such as green infrastructure, street, transport corridors, transport trip demand, accessibility to public transport, heritage, landscape, water management, urban blocks, key streets and space frontages. It is considered that this significant land use amendment would have implications for a range of these components and as such, it is considered that, in the absence of an evidence based approach, the alternative land use is not justified.

The motion includes reference to a land swap as an alternative. It is considered that discussions with South Dublin County Council and other landowners within the SDZ can take place if the Draft Planning Scheme is adopted by SDCC/ An Bord Pleanala (on appeal). This issue relates to landownership and is not a relevant consideration in this land use planning document.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**SEA Recommendation** **of Motion**

As stated above, the planning preparation was informed by ecological and green and blue considerations and this location allows for extension of Griffeen therefore providing positive effects under the current scheme for Landscape, Biodiversity and Population SEOs in particular. Urban centres as locations for key places of worship are also recognised in the scheme to integrated sustainable transport considerations. Amending this landuse through the motion is therefore not recommended.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Master Plan showing Ahmadiyya Muslim Association Site](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58507)

It was **AGREED** to **DEFER** this Motion.

### **M196/0118 Item ID:56520**

Proposed by Councillor D. O'Brien

Page 51, under Places of Worship, insert a new sentence at the end of the paragraph: “The Council should consider land swaps to facilitate the provision of centres of worship where such swaps meet the need of faith based communities living in or close to the Clonburris SDZ planning scheme.”

*Louise Dunne, Cathal King, Danny O’Brien, Mark Ward*

**REPORT:**

The Chief Executive accepts the intention of the motion to facilitate the provision of a place of worship on a suitable site within the Planning Scheme.

It is considered that discussions with South Dublin County Council and other landowners within the SDZ can take place if the Draft Planning Scheme is adopted by SDCC/ An Bord Pleanala (on appeal). This issue relates to landownership and is not a relevant consideration in a land use planning document.

 Cllr D O'Brien

In the context of the Draft Planning Scheme, this motion requests text to be submitted in relation to the ownership of land and possible land swaps. For this reason, the motion is recommended to not be adopted.

**Recommendation**

It is recommended the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to **DEFER** this motion

### **M197/0118 Item ID:56609**

Proposed by Councillor P. Gogarty

Amend Section 2.7 Community Facilities under heading Place of Worship, with the final sentence to read: The priority location principle shall apply with site suitability assessed based on the catchment scale for the proposal, the urban centre hierarchy of the Planning Scheme, the accessibility of the site and the availability of

alternative, more suitable sites **within a similar delivery timeframe. Land swaps shall be considered to facilitate same.**

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

The Chief Executive recommends that this motion is not adopted. The motion provides for a time frame restriction on the consideration of more suitable sites for a Place of Worship and requests the insertion of text relating to land swaps.

The Draft Planning Scheme sets out a spatial framework for the development of a substantial portion of land and it is considered that the timeframe for the build out of the entire scheme is the medium to long term. In this context, it is considered that the insertion of a delivery timeframe on the consideration of more suitable sites is contrary to the proper planning and sustainable development of the area.

The motion includes inserting text in relation to a land swap. It is considered that discussions with South Dublin County Council and other landowners within the SDZ can take place if the Draft Planning Scheme is adopted by SDCC/ An Bord Pleanala (on appeal). Landownership is not a relevant consideration in this land use planning document.

**Recommendation**

It is recommended the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to **DEFER** this motion

### **M198/0118 Item ID:56433**

Proposed by Councillor S. Holland

To ask the Manager to liaise with the Ahmadiyya community in a solutions focused way to facilitate planning for a community centre and place of worship - if the Fossets site is not suitable, to begin discussions for a land swap to a more suitable location.

Co-signed by Cllr Rob Russell

**REPORT:**

The Chief Executive accepts the intention and content of the motion. It is considered that discussions with South Dublin County Council and any other landowners within the SDZ can take place if the Draft Planning Scheme is adopted by SDCC/ An Bord Pleanala (on appeal). This issue relates to landownership and is not a relevant consideration in a land use planning document.

In the context of the Draft Planning Scheme, no text changes are required to implement this motion.

**Recommendation**

It is recommended the motion is adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Master Plan showing Ahmadiyya Muslim Association Site](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58508)

It was **AGREED** to **DEFER** this motion

### **M199/0118 Item ID:56631**

Proposed by Councillor E. Higgins

That the SDZ be amended to include provision for the Ahmadiyya Muslim Association to have a community facility and place of worship in the area

Cllrs Emer Higgins, Vicki Casserly, William Lavelle, Kenneth Egan, Paula Donovan, Brian Lawlor and Conor McMahon

**REPORT:**

The Chief Executive recognises the importance of places of worship and multi-faith centres in meeting the diverse religious and cultural needs of the community.

Section 2.7 of the Draft Planning Scheme supports and facilitates the development of places of worship and multi-faith facilities in the Planning Scheme area. Such facilities should be located at Clonburris Urban Centre, Kishoge Urban Centre and at other suitable locations where they do not adversely impact on residential amenities and comply with the Planning Scheme. The priority location principle shall apply to community facilities including places of worship, with a site suitability assessment. This assessment should be based on the catchment scale for the proposal, the urban centre hierarchy of the Planning Scheme, the accessibility of the site and the availability of alternative, more suitable sites.

In addition, it is noteworthy that Section 2.1.3 of the DPS details that ‘Place of Worship’ are permitted in principle within the Mixed Use Areas and ‘Open for Consideration’ in Residential Areas, as delineated in the Land Use Area Map (Figure 2.1.2).

Simiarly, a ‘Community Centre’ is listed as permitted in principle in the Mixed Use Areas and Residential Areas.

In this context, the Chief Executive considers that the Draft Planning Scheme includes provision for a place of worship and community centre in the Planning Scheme area. In the context of the Draft Planning Scheme document, no text changes are required to implement this motion.

**Recommendation**

It is recommended the motion is adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Master Plan showing Ahmadiyya Muslim Association Site](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58509)

It was **AGREED** to **DEFER** this motion

### **M200/0118 Item ID:56718**

Proposed by Councillor G. O'Connell

**Section 2.1.3**. South Dublin County Council shall prior to the start of any development enter into discussions with religious leaders on the need and location of places of worship and related community facilities.

**Councillors Guss O’Connell, Liona O’Toole, Paul Gogarty and Francis Timmons**

**REPORT:**

There is scope for those who have an interest in lands under Section 247 of the Planning and Development Act 2000 (as amended) to enter into discussions on development proposals. The Planning and Development legislation therefore fulfils aspects of the proposed motion.

It is considered that discussions between landowners within the SDZ and religious groups can take place if the Draft Planning Scheme is adopted by SDCC/ An Bord Pleanala (on appeal). Overall, this issue relates to landownership and is not a relevant consideration in a land use planning document.

In the context of the Draft Planning Scheme, this motion refers to ‘prior to the start of any development’ and would require text changes to Section 2.7 of the Planning Scheme.

**Recommendation**

It is recommended that this motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### It was agreed to **DEFER** this motion.

### **M237/0118 Item ID:56584**

Proposed by Councillor L. O'Toole and Seconded by Councillor F. Timmons.

**Co-signed Cllr Guss O Connell & Cllr Paul Gogarty**

**Landscape and Open Space / Amenities 2.10**

Pg. 77 Section 2.10.1 paragraph 2 to be amended the following:

*“Outdoor community facilities including* ***full size multi-use pitches which will accommodate various outdoor activities*** *and children’s play facilities* ***including facilities for teenagers*** *provide opportunities for outdoor activity and recreation”.*

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses including playing pitches.

Section 2.10 the Draft Planning Scheme requires a Landscape and Parks Strategy for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework setting out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

One of the key elements to be included in the PLS will be details of active (which includes playing pitches) and passive recreation provision on the lands.

Table 2.10.1 Design Criteria for Open Spaces sets out the key components required for Griffeen Valley Park Extension, Barony Park north and south and the Grand Canal Park including larger scale active recreation (sports fields), amenity routes and SUDS features. Importantly, each of the levels of open spaces will provide active recreation relative to their size and scale.

As such, the PLS is considered to be the primary mechanism by which playing pitches, outdoor activities and facilities for teenagers and other active recreation uses will be identified and proposed for the lands. In terms of the number, dimensions and type of playing pitches, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

It is considered that additional text to this specific paragraph is unnecessary as the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### It was agreed to take M238, M239, M240 in conjunction with M237.

### **M238/0118 Item ID:56585**

Proposed by Councillor L. O'Toole and Seconded by Councillor F. Timmons.

**Co-signed Cllr Guss O Connell & Cllr. Paul Gogarty**

**Landscape and Open Space / Amenities 2.10**

Pg. 78 Section 2.10.2 Proposed Open Spaces paragraph 3 Line 2

Amend as follows:

*“The facilities in the main parks will be complemented by local play facilities* ***including full size playing pitches,*** *to be provided in the local open spaces.”*

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses including playing pitches.

Section 2.10 the Draft Planning Scheme requires a Parks and Landscape Strategy (PLS) for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework setting out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

One of the key elements to be included in the PLS will be details of active (which includes playing pitches) and passive recreation provision on the lands.

Table 2.10.1 Design Criteria for Open Spaces sets out the key components required for Griffeen Valley Park Extension, Barony Park north and south and the Grand Canal Park including larger scale active recreation (sports fields), amenity routes and SUDS features. Importantly, each of the levels of open spaces will provide active recreation relative to their size and scale.

As such, the PLS is considered to be the primary mechanism by which playing pitches and other active recreation uses will be identified and proposed for the lands. In terms of the number, dimensions and type of playing pitches, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### **M239/0118 Item ID:56586**

Proposed by Councillor L. O'Toole and Seconded by Councillor F. Timmons.

co-signed Cllr Guss O Connell & Cllr Paul Gogarty

**Landscape and Open Space / Amenities 2.10**

Pg. 80 Griffeen Valley Park Extension

Add in bullet point after #1

*“****Minimum four*** *f****ull size playing pitches***”

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses including playing pitches.

Section 2.10 the Draft Planning Scheme requires a Landscape and Parks Strategy for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework setting out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

One of the key elements to be included in the PLS will be details of active (which includes playing pitches) and passive recreation provision on the lands.

Table 2.10.1 Design Criteria for Open Spaces sets out the key components required for Griffeen Valley Park Extension, Barony Park north and south and the Grand Canal Park including larger scale active recreation (sports fields), amenity routes and SUDS features. Importantly, each of the levels of open spaces will provide active recreation relative to their size and scale.

As such, the PLS is considered to be the primary mechanism by which playing pitches and other active recreation uses will be identified and proposed for the lands. In terms of the number, dimensions and type of playing pitches, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### **M240/0118 Item ID:56587**

Proposed by Councillor L. O'Toole and Seconded by Councillor F. Timmons

**Co-signed Cllr Guss O Connell & Cllr Paul Gogarty**

**Landscape and Open Space/Amenities 2.10**

Pg. 79 Amend Table 2.10.1 Design Criteria for open spaces

Components to be amended as follows:

*“****Full size playing pitches/*** *Sports fields”*

These full size facilities will also facilitate local nearby schools addressing the need for outdoor sports facilities.

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses including playing pitches.

Section 2.10 the Draft Planning Scheme requires a Parks and Landscape Strategy (PLS) for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework setting out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

One of the key elements to be included in the PLS will be details of active (which includes playing pitches) and passive recreation provision on the lands.

Table 2.10.1 Design Criteria for Open Spaces sets out the key components required for Griffeen Valley Park Extension, Barony Park north and south and the Grand Canal Park including larger scale active recreation (sports fields), amenity routes and SUDS features. Importantly, each of the levels of open spaces will provide active recreation relative to their size and scale.

As such, the PLS is considered to be the primary mechanism by which playing pitches and other active recreation uses will be identified and proposed for the lands. In terms of the number, dimensions and type of playing pitches, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

In addition, one of the key principles of the Landscape and Open Space section is to

‘Provide recreation facilities and open spaces that are capable of accommodating a range of community sport and recreation needs and use by the community at varying times including after school hours.’

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motions **AS PUT** were **AGREED**.

### **M244/0118 Item ID:56717**

Proposed by Councillor P. Gogarty and Seconded by Councillor F. Timmons.

Amend section 2.10.2 Third paragraph to read:

The main active outdoor recreation facilities will largely be accommodated
in the three main parks on the SDZ lands: the extension to Griffeen Valley
Park, Grand Canal Park and Barony Park. The facilities in the main parks
will be complemented by local play facilities, to be provided in the local
open spaces. Full sized multi-use pitches suitable for GAA and soccer, criss-crossed by smaller pitch layouts pitches suitable for local sports clubs and schools will be provided in the Griffeen Extension Sports Zone, Clonburris Sports Campus and Canal Sports Campus.

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses including multi use playing pitches.

The Draft Planning Scheme requires a Landscape and Parks Strategy for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework that will set out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

The PLS will include details of active (which includes playing pitches) and passive recreation provision on the lands.

 In addition, each of the levels of open spaces will provide active recreation relative to their size and scale. Table 2.10.1 Design Criteria for Open Spaces sets out the components required for Griffeen Valley Park Extension, including larger scale active recreation (sports fields), amenity routes and SUDS features.

As such, the PLS is considered to be the primary mechanism by which playing pitches and other active recreation uses will be identified for the lands. These will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures. In terms of the number, dimensions and type of playing pitches, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted

Following contributions from Councillors L. O’Toole and P. Gogarty the motion was **AGREED**

### **M243/0118 Item ID:56618**

Proposed by Councillor G. O'Connell and Seconded by Councillor P. Gogarty.

**Section 2.10.** In preparing and executing the proposed PLS, that all recreational/amenity areas and playing fields designated as part of the SDZ shall be designed to facilitate multiple sports being played on them (with particular regard to dimensions), including Gaelic football, hurling, camogie. Soccer, Cricket and other sports in accordance with the immediate needs of the community but also in anticipation of future community needs.

 **Councillors Guss O’Connell, Liona O’Toole, Paul Gogarty and Francis Timmons**

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses including playing fields that would facilitate multiple sports being played on them.

Section 2.10 the Draft Planning Scheme requires a Landscape and Parks Strategy for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework setting out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

One of the key elements to be included in the PLS will be details of active (which includes playing pitches) and passive recreation provision on the lands.

Table 2.10.1 Design Criteria for Open Spaces sets out the key components required for Griffeen Valley Park Extension, Barony Park north and south and the Grand Canal Park including larger scale active recreation (sports fields), amenity routes and SUDS features. Importantly, each of the levels of open spaces will provide active recreation relative to their size and scale.

As such, the PLS is considered to be the primary mechanism by which playing pitches and other active recreation uses will be identified and proposed for the lands. In terms of the number, dimensions and type of playing pitches, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures. In addition, the provision of Strategic Open Spaces will be subject to planning consent process.

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion **AS** **PUT** was **AGREED.**

### **M245/0118 Item ID:56755**

Proposed by Councillor E. O'Brien and Seconded by Councillor R McMahon.

That the development include a multi-use sports facility constructed in such a way to allow for the enjoyment of a wide variety of sports and recreational pursuits and to include an all- weather and grass playing surfaces, pavilions, multi-use games walls and be located proximate to the extension of Griffeen Valley Park

**REPORT:**

The Chief Executive agrees with the intention of this motion to provide a multi sport facility.

In Section 2.7.2, under Table 2.7.1, the provision of Park Hubs is outlined. A District level provision of recreation facilities is planned as part of the accessible Clonburris Little Local Node, adjacent to Barony Park. This facility may be shared with schools and should accommodate meeting rooms, sports hall, changing rooms, playground and flexible community space in a purpose built building.

In relation to playing pitches, the Draft Planning Scheme fully supports the provision of active recreation uses. Section 2.10 the Draft Planning Scheme requires a Landscape and Parks Strategy for the entire lands to be submitted prior to the commencement of development on the lands. The PLS will be a comprehensive framework setting out the overarching design details for the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links. One of the key elements to be included in the PLS will be details of active (which includes playing pitches) and passive recreation provision on the lands.

Table 2.10.1 Design Criteria for Open Spaces sets out the key components required for Griffeen Valley Park Extension, Barony Park north and south and the Grand Canal Park including larger scale active recreation (sports fields), amenity routes and SUDS features. Importantly, each of the levels of open spaces will provide active recreation relative to their size and scale.

As such, the PLS is considered to be the primary mechanism by which playing pitches, outdoor activities and facilities for teenagers and other active recreation uses will be identified and proposed for the lands. In terms of the number, dimensions and type of playing pitches, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

It is considered that additional text to the Draft Planning Scheme is unnecessary as the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Master Plan Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58377)

The Motion **AS** **PUT** was **AGREED**

### **M246/0118 Item ID:56638**

Proposed by Councillor E. Higgins

That the SDZ be amended to include a specified list of amenities that will be delivered in each of the Development Zones under the Parks and Landscape Strategy; and that play spaces and multiuse games areas, playing pitches, cricket pitch, and open water sports be included in the overall list which should clearly set out phasing of delivery.

Cllrs Emer Higgins, Vicki Casserly, William Lavelle, Kenneth Egan, Paula Donovan, Brian Lawlor and Conor McMahon

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses including play spaces, multi use games areas, and playing pitches.

Section 2.10 the Draft Planning Scheme requires a Landscape and Parks Strategy for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework setting out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

One of the key elements to be included in the PLS will be details of active (which includes playing pitches) and passive recreation provision on the lands.

Table 2.10.1 Design Criteria for Open Spaces sets out the key components required for Griffeen Valley Park Extension, Barony Park north and south and the Grand Canal Park including larger scale active recreation (sports fields), amenity routes and SUDS features. Importantly, each of the levels of open spaces will provide active recreation relative to their size and scale.

In addition, the Draft Planning Scheme requires a plan for the Griffeen Valley Park Extension to be designed in accordance with the overall Parks and Landscape Strategy for the SDZ lands and shall be submitted to and agreed in writing with SDCC at planning application stage. The plan for the Griffeen Valley Park extension may include a mix of recreational facilities, formal and informal children’s play areas, walkways and cycles, and seating and passive recreation areas.

The Strategic Open Spaces; the Griffeen Valley Park Extension and the Barony Park (north & south) are considered infrastructure that is required to be linked to the delivery of residential development and is phased in accordance with the construction of residential units. Table 4.3 of the Draft Planning Scheme sets out the phasing scheme.

As such, the PLS is considered to be the primary mechanism by which playing pitches and other active recreation uses will be identified and proposed for the lands. The planning and commencement of works at either of the Strategic parks is set out in phase 1B and 2. In addition, the provision of Strategic Open Spaces will be subject to planning consent process.

In terms of the number, dimensions and type of recreation uses including open water sports, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

The Draft Planning Scheme sufficiently supports active recreation uses and it is considered that a specified list of amenities may limit the scope of the PLS. It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The motion was **AGREED**

### **M241/0118 Item ID:56712**

Proposed by Councillor W. Lavelle and Seconded by Councillor D. O’Brien

That the text on page 80 for ‘Griffeen Valley Park Extension’ be amended to include a further bullet point as follows: “at least four playing pitches, including one all-weather multi-code pitch, to facilitate multiple sports (with particular regard to dimensions) including GAA, soccer and sports, with necessary ancillary and parking facilities’ and that figure 3.3.15 showing Development Area 8 - Kishoge South West be amended to show this; with, if necessary, additional parkland be provided to achieve this.

Co-sponsored by Cllr’s Casserly, Egan, Higgins, Lawlor, C. McMahon & Donovan

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses including playing pitches.

The Draft Planning Scheme requires a Landscape and Parks Strategy for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework that will set out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

The PLS will include details of active (which includes playing pitches) and passive recreation provision on the lands.

In addition, each of the levels of open spaces will provide active recreation relative to their size and scale. Table 2.10.1 Design Criteria for Open Spaces sets out the components required for Griffeen Valley Park Extension, including larger scale active recreation (sports fields), amenity routes and SUDS features.

As such, the PLS is considered to be the primary mechanism by which playing pitches and other active recreation uses will be identified for the lands. In terms of the number, dimensions and type of playing pitches, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion **AS** **PUT** was **AGREED**

### **M250/0118 Item ID:56656**

Proposed by Councillor G. O'Connell and Seconded by Councillor P. Gogarty.

**Section 2.10**. In preparing and executing the proposed PLS that a number of designated playing pitches shall be identified as part of the SDZ that are able to facilitate multiple sports being played on them (with particular regard to dimensions), including Gaelic Football, Hurling, Camogie, Soccer, cricket and other sports.

**Councillors Guss O’Connell, Liona O’Toole, Paul Gogarty and Francis Timmons**

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses including playing pitches and their multi-sport use.

Section 2.10 the Draft Planning Scheme requires a Landscape and Parks Strategy for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework setting out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

One of the key elements to be included in the PLS will be details of active (which includes playing pitches) and passive recreation provision on the lands.

Table 2.10.1 Design Criteria for Open Spaces sets out the key components required for Griffeen Valley Park Extension, Barony Park north and south and the Grand Canal Park including larger scale active recreation (sports fields), amenity routes and SUDS features. Importantly, each of the levels of open spaces will provide active recreation relative to their size and scale.

As such, the PLS is considered to be the primary mechanism by which playing pitches and other active recreation uses will be identified and proposed for the lands. In terms of the number, dimensions and type of playing pitches for multiple sports, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures. In addition, the provision of Strategic Open Spaces will be subject to planning consent process.

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion **AS PUT** was **AGREED.**

### **M251/0118 Item ID:56659**

Proposed by Councillor G. O'Connell and Seconded by Councillor F. Timmons

**Section 2.10**. In preparing and executing the proposed PLS that designated playing areas shall be made available for use by schools and that these designated playing areas are able to facilitate multiple sports being played on them (with particular regard to dimensions), including Gaelic Football, Hurling, Camogie, Soccer, Cricket and other sports.

**Councillors Guss O’Connell, Liona O’Toole, Paul Gogarty and Francis Timmons**

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses including playing pitches and their multi-sport use. The Draft Planning Scheme identifies six sites for new schools; five of these sites are immediately adjacent to proposed or existing strategic open space. The remaining site is for a post primary school in Development Area 7 KNW. This site is sized to accommodate a playing pitch. The provision of sports and recreational facilities within the school sites is a function of the Department of Education and Skills.

Section 2.10 the Draft Planning Scheme requires a Landscape and Parks Strategy for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework setting out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

One of the key elements to be included in the PLS will be details of active (which includes playing pitches) and passive recreation provision on the lands.

Table 2.10.1 Design Criteria for Open Spaces sets out the key components required for Griffeen Valley Park Extension, Barony Park north and south and the Grand Canal Park including larger scale active recreation (sports fields), amenity routes and SUDS features. Importantly, each of the levels of open spaces will provide active recreation relative to their size and scale.

Section 2.7.3 of the Draft Planning Scheme states that “*A district level provision of recreation facilities shall be located adjacent to Barony Park South as part of the Clonburris Little Local Node. This facility may be shared with schools and should accommodate meeting rooms, sports hall, changing rooms, playground & flexible community space in a purpose built building(s) of a minimum gross floor space of 1,500 sqm*.”

As such, the PLS is considered to be the primary mechanism by which playing pitches and other active recreation uses will be identified and proposed for the lands. In terms of the number, dimensions and type of playing pitches, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures. In addition, the provision of Strategic Open Spaces will be subject to planning consent process.

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contributions from Councillors G. O’Connell and F. Timmons, Mr B. Keaney, Senior Planner, responded to queries raised.

The Motion **AS PUT** was **AGREED.**

### **M252/0118 Item ID:56828**

Proposed by Councillor L. O'Toole

**Section 210 Landscape and Open Space**

Parks Landscape Strategy

First paragraph and in the following:

***“Within the Parks Land Strategy (PLS) all recreational design and playing pitches are designed to accommodate various sports including Gaelic Football, Hurling, camogie, soccer, cricket, rugby.***

***This should also include a Multi-Use Sports Ball Wall”***

**Co-signed Cllr Guss O Connell & Cllr Paul Gogarty**

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses including multi sport playing pitches.

The Draft Planning Scheme requires a Parks and Landscape Strategy (PLS) for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework that will set out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

The PLS will include details of active (which includes playing pitches) and passive recreation provision on the lands.

In addition, each of the levels of open spaces will provide active recreation relative to their size and scale. Table 2.10.1 Design Criteria for Open Spaces sets out the components required for Griffeen Valley Park Extension, including larger scale active recreation (sports fields), amenity routes and SUDS features.

As such, the PLS is considered to be the primary mechanism by which playing pitches and other active recreation uses will be identified for the lands. These will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The motion was **AGREED**

### **M242/0118 Item ID:56683**

Proposed by Councillor E. Higgins and Seconded by Councillor V. Casserly.

That the text on page 80 for ‘Griffeen Valley Park Extension’ be amended to include a further bullet point as follows: “at least four playing pitches, including one all-weather multi-code pitch

Cllrs William Lavelle, Emer Higgins, Vicki Casserly, Kenneth Egan, Paula Donovan, Brian Lawlor and Conor McMahon

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses including playing pitches.

The Draft Planning Scheme requires a Landscape and Parks Strategy for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework that will set out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

The PLS will include details of active (which includes playing pitches) and passive recreation provision on the lands.

In addition, each of the levels of open spaces will provide active recreation relative to their size and scale. Table 2.10.1 Design Criteria for Open Spaces sets out the components required for Griffeen Valley Park Extension, including larger scale active recreation (sports fields), amenity routes and SUDS features.

As such, the PLS is considered to be the primary mechanism by which playing pitches and other active recreation uses will be identified for the lands. In terms of the number, dimensions and type of playing pitches, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion **AS PUT** was **AGREED.**

### **M247/0118 Item ID:56780**

Proposed by Councillor E. O'Brien and Seconded by Councillor E. Murphy

Section 2.10.3 to be amended under heading *Griffeen Valley Park Extension* by insertion of the following bullet point *outdoor gym equipment such as that provided in other parts of Griffeen Valley Park*

**REPORT:**

The Draft Planning Scheme fully supports the provision of active recreation uses.

The Draft Planning Scheme requires a Parks and Landscape Strategy (PLS) for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework that will set out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

The PLS will include details of active (which includes playing pitches) and passive recreation provision on the lands.

In addition, each of the levels of open spaces will provide active recreation relative to their size and scale. Table 2.10.1 Design Criteria for Open Spaces sets out the components required for Griffeen Valley Park Extension, including larger scale active recreation (sports fields), amenity routes and SUDS features.

As such, the PLS is considered to be the primary mechanism by which playing pitches and other active recreation uses will be identified for the lands. These will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contribution from Councillor E. O’Brien who proposed an amendment to the motion wording as follows:-

Section 2.10.3 to be amended under heading *Griffeen Valley Park Extension* by insertion of the following bullet point “**and may include**” *outdoor gym equipment such as that provided in other parts of Griffeen Valley Park*

The Motion **as AMENDED** was **AGREED.**

### **M248/0118 Item ID:56781**

Proposed by Councillor E. O'Brien and Seconded by Councillor M. Murphy

Section 2.10.3 to be amended under heading *Griffeen Valley Park Extension* by insertion of the following bullet point *dedicated picnic and BBQ areas*

**REPORT:**

The Draft Planning Scheme requires a Parks and Landscape Strategy (PLS) for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework that will set out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

The PLS will include details of active and passive recreation provision on the lands.

In addition, each of the levels of open spaces will provide active recreation relative to their size and scale. Table 2.10.1 Design Criteria for Open Spaces sets out the components required for Griffeen Valley Park Extension, including larger scale active recreation, amenity routes and SUDS features.

As such, the PLS is considered to be the primary mechanism by which active and passive recreation uses will be identified for the lands. These will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Following contribution from Councillor E. O’Brien who proposed an amendment to the motion wording as follows:-

Section 2.10.3 to be amended under heading *Griffeen Valley Park Extension* by insertion of the following bullet point “**and may include**” *dedicated picnic and BBQ areas*

The Motion **as AMENDED** was **AGREED.**

### **M249/0118 Item ID:56783**

Proposed by Councillor E. O'Brien and Seconded by Councillor M. Murphy

Section 2.10.3 to be amended under heading *Griffeen Valley Park Extension* by insertion of the following bullet point *extension of existing allotments*

**REPORT:**

Section 2.3.2 Green Infrastructure Network of the Draft Planning Scheme states that ‘*It is an objective of the plan to support temporary greening proposals including those that involve community growing, allotments, sports and recreation activities, on the basis that it is not intended to develop these sites in the medium to long term for 5-10 years.’*

The Draft Planning Scheme requires a  Parks and Landscape Strategy (PLS) for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework that will set out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

The PLS will include details of active and passive recreation provision on the lands.

In addition, each of the levels of open spaces will provide active recreation relative to their size and scale. Table 2.10.1 Design Criteria for Open Spaces sets out the components required for Griffeen Valley Park Extension, including larger scale active recreation, amenity routes and SUDS features.

As such, the PLS is considered to be the primary mechanism by which recreation uses will be identified for the lands. These will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion **AS PUT** was **AGREED.**

### **M253/0118 Item ID:56662**

Proposed by Councillor G. O'Connell and Seconded by Councillor L. O’Toole.

**Section 2.10.** In preparing and executing the proposed PLS that all designated playing areas shall have access to adequate permanent changing and shower facilities.

**Councillors Guss O’Connell, Liona O’Toole, Paul Gogarty and Francis Timmons**

**REPORT:**

The Draft Planning Scheme fully supports the provision of sports facilities in the Park Hubs.

Section 2.10 the Draft Planning Scheme requires a Landscape and Parks Strategy for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework setting out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

In addition, Section 2.7.3 Other Community Facilities refers to Park Hubs. These will be located adjacent to the Barony Park South, Barony Park North, Griffeen Valley Park and Grand Canal Park at Clonburris Little, Gallanstown, Grange and Cappagh local nodes. The Park Hub designation facilitates complementary floorspace required for the adjacent park such as changing rooms, meeting rooms etc.

A district level provision of recreation facilities shall be located adjacent to Barony Park South as part of the Clonburris Little Local Node. This facility may be shared with schools and should accommodate meeting rooms, sports hall, changing rooms, playground & flexible community space in a purpose built building(s) of a minimum gross floor space of 1,500 sqm.

 It is considered that the intent of the motion is already covered in the Planning Scheme and the motion should therefore not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

The Motion **AS PUT** was **AGREED.**

### **M254/0118 Item ID:56665**

Proposed by Councillor G. O'Connell and Seconded by Councillor F. Timmons

**Section 2.10**. In executing the proposed PLS South Dublin County Council shall be the lead partner to ensure that the facilities are delivered on schedule and where necessary, prioritising the needs of the residents, South Dublin County Council shall secure bridging finance in anticipation of contributions from Developers/Government Funding.

**Councillors Guss O’Connell, Liona O’Toole, Paul Gogarty and Francis Timmons**

**REPORT:**

The Draft Planning Scheme fully supports the implementation of a Parks and Landscape Strategy.

The Strategic Open Spaces; the Griffeen valley Park Extension and the Barony Park (north & south) are considered infrastructure that is required to be linked to the delivery of residential development and is phased in accordance with the construction of residential units. Table 4.3 of the Draft Planning Scheme sets out the phasing scheme. The planning and commencement of works at either of these parks is set out in phase 1B and 2.

Section 4.10 of the Draft Planning Scheme refers to Funding and Implementation. It states that ‘*The development of the SDZ lands is subject to the SDCC Section 48 Development Contribution Scheme 2016-2022 and the Kildare Route Project Section 49 Contribution Scheme and any applicable superseding schemes.*

*In some cases, the completion of works required to facilitate residential development in a phased manner within the Planning Scheme are outside the direct control of either SDCC, the SDZ landowners or the Development Agency.*

*All measures and funding streams available for the release of funding to provide for the delivery of infrastructure and community facilities in Clonburris will be pursued in conjunction with landowners/ developers.’*

It is considered that the intent of the motion is already covered in the Draft Planning Scheme and the motion is not adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

### Following contributions from Councillors G. O’Connell and R. McMahon, Councillor G. O’Connell proposed an amendment to include the following

**Section 2.10**. In executing the proposed PLS South Dublin County Council shall be the lead partner to ensure that the facilities are delivered on schedule, prioritising the needs of the residents. “**Where necessary”**, South Dublin County Council shall secure bridging finance in anticipation of contributions from Developers/Government Funding.

The Motion as **AMENDED** was **AGREED**.

### **M255/0118 Item ID:56738**

Proposed by Councillor M. Ward and Seconded by Councillor B. Ferron.

Page 81, change the name of "Barony Park" to "An Chluain/The Meadows" here and in all subsequent maps and page references

Mark Ward, Danny O Brien, Cathal King, Louise Dunne

**REPORT:**

|  |
| --- |
| **Response**The chosen names used in the Draft Planning Scheme reflects the local and/or historical context of the area in which it is located. In relation to the naming of the Barony Park; this name was chosen to reflect the historic barony boundaries on the lands. It is noted however that these names may be changed at planning application stage.**Recommendation**It is recommended that this motion is not adopted.**Strategic Environmental Assessment of Chief Executive’s Recommendation**No interaction with Strategic Environmental Objectives.**Appropriate Assessment Screening of Chief Executive’s Recommendation**No likely significant effects on European sites within the SDZ’s zone of influence are predicted. |
|   |

Following contributions from Councillors M. Ward and B. Bonner, Mr. B. Keaney, Senior Planner responded to queries raised. Councillor B. Bonner agreed to provide a correct translation and revert to the meeting.

Councillor B. Bonner provided the amended wording as follows:-

Page 81, change the name of "Barony Park" to "**Na Cluinta**/The Meadows" here and in all subsequent maps and page references

The motion as **AMENDED** was **AGREED**.

### **M256/0118 Item ID:56736**

Proposed by Councillor P. Gogarty and Seconded by Councillor L. O’Toole.

Amend Section 2.10. 1 Introduction to read as follows:

Open space and recreational facilities will be central to the delivery of
Clonburris as a sustainable community. Open spaces will accommodate
active and passive recreational activities and will be a key element in the
green infrastructure network.

Outdoor community facilities including **a mix of multi-use full-size** playing pitches and children’s play facilities provide opportunities for outdoor activity and recreation.

The SDZ lands are served by the existing Griffeen Valley Park, a strategic
open space to the west including the informal extension, Griffeen Extension Sports Zone, Clonburris Sports Campus, Canal Sports Campus

*[NB only if Canal Extension deleted rather than reorientated]*

and also the **other** large area of public open space to the south of the Canal, known as the Grand Canal Park which is a well-used and maintained open space of a significant scale predominantly serving Ashwood and Lindsfarne
residential areas to the south.

Proposed public open space on the lands will be provided in the form
of strategic open spaces, local parks and squares and urban spaces,
strategic routes, local links and urban squares.

Over **140** hectares of open space will be provided on the lands,
supplemented by other green spaces and all residents will be within
400m of natural and semi natural open space. The Griffeen Valley
extension, Griffeen Extension Sports Zone, Clonburris Sports Campus, Barony Park, the Grand Canal Park, Canal Sports Campus.

[if Canal Extension deleted]

and local neighbourhood parks will provide the main green public open spaces for active and passive recreation within the lands. In addition, public squares in theurban form will also provide access and linkages to the main hubs and
local centres. The parks and open spaces will be provided in a range of
sizes and delivered in phases.

[*NB* Figure 2.10.1 to include reference but Fig to be *amended by related motions increasing the amount of open space and amenity land]*

*Cllrs G. O'Connell, L. O'Toole and F. Timmons*
[Green urban network indicative to show new sports areas other maps show exact areas](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58076)
**REPORT:**

The Draft Planning Scheme fully supports the provision of open space and active recreation on the SDZ lands. The motion relates to the insertion of additional text supporting multi use, full size playing pitches. The motion also recommends additional text which would be as a consequence of amendments to Development Areas and is accompanied by a map.

In relation to amendments to the Character and Development Areas however, the Chief Executive does not agree with the removal of Adamstown Extension, Kishoge North West and Kishoge North East as referred to in items 56476, 56503, 56505 and 56506.

The proposed motion(s) does not reflect the carefully considered and co-ordinated approach of the Draft Planning Scheme and the SDZ Order for the subject lands.

The Character and Development Areas concept has been carefully considered as part of the urban design approach including the green infrastructure and land use strategies of the Draft Planning Scheme reflects the requirements of the SDZ Order to prioritise residential development.

Section 2.10 the Draft Planning Scheme requires a Parks and Landscape Strategy (PLS) for the entire lands to be submitted prior to the commencement of development on the lands.

The PLS will be a comprehensive framework setting out the overarching design details for the the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links.

One of the key elements to be included in the PLS will be details of active (which includes playing pitches) and passive recreation provision on the lands.

Table 2.10.1 Design Criteria for Open Spaces sets out the key components required for Griffeen Valley Park Extension, Barony Park north and south and the Grand Canal Park including larger scale active recreation (sports fields), amenity routes and SUDS features. Importantly, each of the levels of open spaces will provide active recreation relative to their size and scale.

As such, the PLS is considered to be the primary mechanism by which playing pitches, outdoor activities and facilities for teenagers and other active recreation uses will be identified and proposed for the lands. In terms of the number, dimensions and type of playing pitches, these will be designated in the most suitable locations, having regard to environmental sensitivity issues and SUDs measures.

It is considered that additional text to this specific paragraph is unnecessary and the intent of the motion in relation to playing pitches is already covered in Draft Planning Scheme. Overall, however the Chief Executive does not support the intent of this motion or the preceding motions relating to the removal of Development Areas. As such, the motion should not be adopted.

**Recommendation**

It is recommended that the motion is not adopted

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The parks and landscape strategy works with the surface water strategy and ecological considerations and altering significantly elements of this could give rise to conflict with a number of SEOS, namely Water, Biodiversity, Green Infrastructure and Landscape. Potential in-combination and cumulative effects could arise in association with this motion; therefore it is not recommended for adoption.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to **DEFER** this Motion.

### **M257/0118 Item ID:56734**

Proposed by Councillor P. Gogarty.

In Section 2.10 after section headed Griffeen Valley Park Extension, insert the following headings and text:

**Giffeen Extension Sports Zone**

This section adjoining the Griffeen Valley Park Extension shall be purely for active sports recreation on playing pitches, suitable for use by local GAA, soccer, cricket and hockey clubs, as well as by local schools. The largest pitches, eg suitable for GAA shall be marked and posted, with smaller pitches fitting across the main pitches. There will also be open space suitable for the erection of child-friendly goalposts, a cricket pitch, rounders etc. Dressing rooms with toilets shall be provided at this location as well as secure storage space for sports equipment.

**Clonburris Sports Campus**

This section being located between Lucan East Educate Together, the post-primary school currently earmarked for Griffeen Community College and the existing Kishoge Community College shall serve as a community facility as well as to serve the needs of local schools in terms of active recreation. The lands shall include walkways but shall generally be purely for active outdoor sports recreation on playing pitches, suitable for use as GAA, soccer, hockey etc, as well as potentially for an all weather pitch. The largest pitches, eg suitable for GAA shall be marked and posted, with smaller pitches fitting across the main pitches. There will also be open space suitable for the erection of child-friendly goalposts. Dressing rooms with toilets shall be provided at this location as well as secure storage space for sports equipment.

[If Canal Extension housing is deleted rather than reorientated please also add the following]

**Canal Sports Campus**

This section shall be exclusively for playing pitches for sports clubs and local schools.

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

The Draft Planning Scheme fully supports the provision of open space on the SDZ lands. In relation to amendments to the Character and Development Areas however, the Chief Executive does not agree with the removal of Adamstown Extension, Kishoge North West and Kishoge North East as referred to in items 56476, 56503, 56505 and 56506.

The proposed motion does not reflect the carefully considered and co-ordinated approach of the Draft Planning Scheme and the SDZ Order for the subject lands.

The Character and Development Areas concept has been carefully considered as part of the urban design approach including the green infrastructure and land use strategies of the Draft Planning Scheme reflects the requirements of the SDZ Order to prioritise residential development.

As such, the overall intent of this motion or the preceding motions relating to this issue.

**Recommendation**

It is recommended that this motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The parks and landscape strategy works with the surface water strategy and ecological considerations and altering significantly elements of this could give rise to conflict with a number of SEOS, namely Water, Biodiversity, Green Infrastructure and Landscape. Potential in-combination and cumulative effects could arise in association with this motion; therefore it is not recommended for adoption.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Master Plan 56734 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58423)
It was **AGREED** to **DEFER** this Motion.

### **M141/0118 Item ID:56792**

Proposed by Councillor P. Gogarty.

Delete existing text in Section 2.5.4 Kishoge Urban Centre - Core Retail Area and replace with the following::

Section 2.5.4 Kishoge Urban Centre - Core Retail Area

**The Scheme provides one major retail District Centre at Kishoge Urban**
**Centre, focused on the transport interchange at Kishoge Train Station. For**
**the purpose of retail policy, a Core Retail Area for the Clonburris Urban**
**Centre and Kishoge Urban centres are defined in the Function Map for**
**the Planning Scheme (see Figure 2.5.1 [NB as amended by any motions]).**
**Gross floor area up to a maximum of 14,000 sqm shall be provided**
**within Kishoge Core Retail Area. It should accommodate a minimum**
**of one large supermarket, with supporting comparison goods floor area.**
**Retail services, community, leisure, employment, civic and cultural**
**uses should be provided in addition to retail. As a minimum, a District**
**Centre must include one large supermarket and units suitable for use**
**as individual shops and retail service outlets, such as newsagent,**
**pharmacy, doctor’s/dentist’s surgery, bank and/or estate agency uses.**
**The retail units should be provided principally at ground level in the**
**centre.**
**A cap of 4,000 sqm net convenience sales area applies to any store in**
**the Planning Scheme. Larger comparison and convenience shopping**
**will be limited to 3 or 4 units, with the remaining allocated floorspace**
**allocated to small and medium sized units. The provision of stand alone**
**retail stores and shops which are not integrated into the urban design**
**framework for the designated centres shall be avoided.**
**Retail provision should generally be provided in tandem with the**
**provision and occupation of residential units (see the Place Making**
**Requirements section of the Phasing Strategy). As outlined in the**
**Clonburris SDZ Retail Study and in taking into account of the expansion in density of Kishoge and the increase in size of the Kishoge Urban Centre and Retail Core, the development of the retail provision in**
**the District Centre requires build out of the residential units to provide**
**available expenditure in the catchment to ensure viability. This is**
**reflected in the phasing schedule.**

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

The subject of this motion is the increased function and scale of retail at Kishoge Core Retail Centre, including the increase in the maximum retail floorspace from 2,600 sqm to a maximum of 14,000 sqm.

It is considered that the following motions are interlinked and it recommended that they be considered in tandem:

**Motion 141 - Item 56792 (Cllr Gogarty)** – Text changes to Section 2.5.4 including increasing quantum and type of retail at Kishoge and increasing area of Kishoge Core Retail Area. Motion provides for two District Centres.

**Motion 142 - Item 56565 (Cllr Gogarty)** – Mapping Change to Function Concept Map (Figure 2.1.3) for Kishoge Core Retail Area.

**Motion 143 - Item 56596 (Cllr Gogarty)** – Text change to Section 2.5.1

**Motion 144 - Item 56597 (Cllr Gogarty)** – Text changes to the Key Principles in Section 2.5 Retail to reflect the increased status to District of Kishoge and mention both centres equally.

The Chief Executive recommends that this motion and the listed associated motions above are not adopted as the Draft Planning Scheme has been carefully prepared to comply with the designation of Clonburris as a District Centre. Exceeding the prescribed maximum quantum of retail in the DPS will adversely impact on the viability and vitality of existing centres, in particular Clondalkin Town Centre.

A Retail Study (2017) was prepared to inform the retail provision and accompanies the DPS. The Retail Study:

* Reviewed relevant retail policy
* Assessed the vitality and viability of existing centres in the retail catchment, including centres at Lucan, Liffey Valley, Clondalkin and other local centres.
* Assessed and projected the retail need, taking account of planned population growth, projected expenditure, turnover and existing floorspace.
* The Report recommends a maximum of 21,455 Gross Sqm of Retail in the Planning Scheme.

The Chief Executive advises that in retail terms, Clonburris is designated as a District Centre under the South Dublin County Council Development Plan 2016 – 2022, the Retail Strategy for the Greater Dublin Area 2008 –2016 and the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022.

The Retail Strategy for the GDA and the South Dublin County Council Development Plan 2016 – 2022 outlines that a District centre can vary both in the scale of provision and size of catchment depending on proximity to a major town centre but a good range of comparison shopping would be expected (though no large department store), some leisure activities and a range of cafés and restaurants and other mixed uses. They should contain at least one supermarket and ancillary foodstores alongside financial and other retail services. A District Centre should generally cater for a population of 10,000-40,000 people.

**The Chief Executive considers that there is no evidence or policy basis for the provision of two District centres within the Planning Scheme**.

The Chief Executive advises that the maximum quantum of retail floorspace within the Clonburris Retail Core accords with a District Centre status and the Kishoge Retail Core is a lower level Local Centre. This accords with the principles of retail planning policies and guidelines, including the protection of existing adjacent retail locations such as Lucan Village and Clondalkin Town Centre.

**Clonburris SDZ is within the retail catchment of Clondalkin Town Centre and it is the policy of the Council, as stated in Section 5.6.3 of the County Development Plan to support the vitality and viability of retailing in the Town and Village Centre of Clondalkin and encourage the expansion and intensification of the Core Retail Area to serve the established and growing catchment population.** The provision of significant additional retail to that prescribed in the Retail Study and the DPS for Clonburris would be contrary to established County Development Plan policies.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with provisions relating to retail in terms of the Retail Study prepared for the planning scheme or the South Dublin CDP 2016-2022. Altering this scheme to support this motion could give rise to effects in terms of existing viability of settlements such as Clondalkin and may negatively affect other retail elements included in the scheme. This could give rise to in combination and negative effects in terms of population and human health and material assets, particularly transport. It is not recommended that this motion is adopted.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[SDCC Development Plan Retail Hierarchy 56792](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58425)

It was **AGREED** to **DEFER** this Motion.

### **M142/0118 Item ID:56565**

Proposed by Councillor P. Gogarty.

That the Kishoge Retail Core area be designated Mixed Use - Retail and Residential similar to the Clonburris Retail Core

Rationale: This area is centred around a major link road and a train station similar to Clonburris. Should it be extended and/or densities increased, as its location would warrant, then it should have a similar retail core area as Clonburris to facilitate the thousands of people who will live in close promixity. They should not have to travel distances for similar facilties but should be able to enjoy them within walking distance.

Cllrs G. O'Connell, L. O'Toole and F. Timmons

[Fig 2.1.3 Function Map - Draft Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58302)
[Fig 251 - Motion](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58059)

**REPORT:**

The subject of this motion is a mapping change to Figure 2.5.1 Function Map for the function of the Kishoge Retail Core. The proposal is to change the function to match Clonburris Retail Core and increase the area.

It is considered that the following motions are interlinked and it recommended that they be considered in tandem:

**M141 - Item 56792 (Cllr Gogarty)** – Text changes to Section 2.5.4 including increasing quantum and type of retail at Kishoge and increasing area of Kishoge Core Retail Area. Motion provides for two District Centres.

**M142 - Item 56565 (Cllr Gogarty)** – Mapping Change to Function Concept Map (Figure 2.1.3) for Kishoge Core Retail Area.

**M143 - Item 56596 (Cllr Gogarty)** – Text change to Section 2.5.1

**M144 - Item 56597 (Cllr Gogarty)** – Text changes to the Key Principles in Section 2.5 Retail to reflect the increased status to District of Kishoge and mention both centres equally.

The Chief Executive recommends that this motion and the listed associated motions above are not adopted as the Draft Planning Scheme has been carefully prepared to comply with the designation of Clonburris as a District Centre. Exceeding the prescribed maximum quantum of retail in the DPS will adversely impact on the viability and vitality of existing centres, in particular Clondalkin Town Centre.

A Retail Study (2017) was prepared to inform the retail provision and accompanies the DPS. The Retail Study:

* Reviewed relevant retail policy
* Assessed the vitality and viability of existing centres in the retail catchment, including centres at Lucan, Liffey Valley, Clondalkin and other local centres.
* Assessed and projected the retail need, taking account of planned population growth, projected expenditure and turnover and existing floorspace.
* The Report recommends a maximum of 21,455 Gross Sqm of Retail in the Planning Scheme.

The Chief Executive advises that in retail terms, Clonburris is designated with a District Centre under the South Dublin County Council Development Plan 2016 – 2022, the Retail Strategy for the Greater Dublin Area 2008 –2016 and the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022.

The Retail Strategy for the GDA and the South Dublin County Council Development Plan 2016 – 2022 outlines that a District centre can vary both in the scale of provision and size of catchment depending on proximity to a major town centre but a good range of comparison shopping would be expected (though no large department store), some leisure activities and a range of cafés and restaurants and other mixed uses. They should contain at least one supermarket and ancillary foodstores alongside financial and other retail services. A District Centre should generally cater for a population of 10,000-40,000 people.

The Chief Executive considers that there is no evidence or policy basis for the provision of two District centres within the Planning Scheme.

The Chief Executive advises that the maximum quantum of retail floorspace within the Clonburris Retail Core accords with a District Centre status and the Kishoge Retail Core is a lower level Local Centre. This accords with the principles of retail planning policies and guidelines, including the protection of existing adjacent retail locations such as Lucan Village and Clondalkin Town Centre.

**Clonburris SDZ is within the retail catchment of Clondalkin Town Centre and it is the policy of the Council, as stated in Section 5.6.3 of the County Development Plan to support the vitality and viability of retailing in the Town and Village Centre of Clondalkin and encourage the expansion and intensification of the Core Retail Area to serve the established and growing catchment population**. The provision of significant additional retail to that prescribed in the Retail Study and the DPS for Clonburris would be contrary to established County Development Plan policies.

**In relation to increasing the area of Kishoge Retail Core, the preparation of the DPS included a detailed masterplanning process. The Retail Core is carefully considered to account for building heights, density, quantum of employment, community and retail. It is considered that an increase in area is not required**.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with provisions relating to retail in terms of the Retail Study prepared for the planning scheme or the South Dublin CDP 2016-2022. Altering this scheme to support this motion could give rise to effects in terms of existing viability of settlements such as Clondalkin and may negatively affect other retail elements included in the scheme. This could give rise to in combination and negative effects in terms of population and human health and material assets, particularly transport. It is not recommended that this motion is adopted.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to **DEFER** this Motion.

### **M143/0118 Item ID:56596**

Proposed by Councillor P. Gogarty.

Amend Section 2.5.1 Introduction to read:
 The distribution of retail and other commercial floorspace in the
Planning Scheme is related to the accessibility offered by public
transport across the site. The main retail areas are focused
primarily around Clondalkin- Fonthill Railway Station **and Kishoge Railway Station**. A small amount of retail and other
commercial floorspace is allocated to facilitate the development
of local nodes to serve local catchments. The retail provision for
the Planning Scheme was initially informed by a Clonburris SDZ Retail
Study (2016) **and was later increased to reflect the increase in density at Kishoge Urban Centre.**

Cllrs G. O'Connell, L. O'Toole and F. Timmons
[Fig 2.5.1 Function Map for Draft Planning Scheme with Legend](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58461)

**REPORT:**

The subject of this motion is a text change to Section 2.5.1 Introduction.

It is considered that the following motions are interlinked and it recommended that they be considered in tandem:

**M 141 - Item 56792 (Cllr Gogarty)** – Text changes to Section 2.5.4 including increasing quantum and type of retail at Kishoge and increasing area of Kishoge Core Retail Area. Motion provides for two District Centres.

**M 142 - Item 56565 (Cllr Gogarty)** – Mapping Change to Function Concept Map (Figure 2.1.3) for Kishoge Core Retail Area.

**M 143 - Item 56596 (Cllr Gogarty)** – Text change to Section 2.5.1

**M 144 - Item 56597 (Cllr Gogarty)** – Text changes to the Key Principles in Section 2.5 Retail to reflect the increased status to District of Kishoge and mention both centres equally.

Please see response to M 141 and Item M 142

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to **DEFER** this Motion.

### **M144/0118 Item ID:56597**

Proposed by Councillor P. Gogarty.

Amend Section 2.5.1 Key Principles to read as follows:

To support new retail provision to meet the needs of
the population and to direct significant new retail floor
space into the designated **Retail Cores of Clonburris Urban**
**Centre and Kishoge Urban Centre**

To promote the provision of an appropriate mix, range
and type of uses in the **Retail Cores of Clonburris and Kishoge Urban**
**Centres,** including retail, community, recreational, medical
and childcare uses, at a scale that caters predominantly
for the population of the lands;

To support and facilitate the development of **Clonburris**
**Urban Centre and Kishoge Urban Centre** and of an appropriate urban scale, providing a sustainable retail mix, that facilitates walking, cycling and
use of public transport; and

In the Clonburris and Kishoge centres, the provision of uses that would preclude the provision of a more appropriate range of retail or services may be restricted
at ground floor level within the shopping streets, in addition to any uses that would seriously affect the amenities of the area and impinge on achieving the Planning Scheme.

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

The subject of this motion is a text change to the Key Principles in Section 2.5 Retail to reflect the increased status to District of Kishoge and mention both centres equally to reflect the proposal under item 56792 to provide for two District Centres in the DPS.

It is considered that the following motions are interlinked and it recommended that they be considered in tandem:

**M141 - Item 56792 (Cllr Gogarty)** – Text changes to Section 2.5.4 including increasing quantum and type of retail at Kishoge and increasing area of Kishoge Core Retail Area. Motion provides for two District Centres.

**M142 - Item 56565 (Cllr Gogarty)** – Mapping Change to Function Concept Map (Figure 2.1.3) for Kishoge Core Retail Area.

**M143 - Item 56596 (Cllr Gogarty)** – Text change to Section 2.5.1

**M144 - Item 56597 (Cllr Gogarty)** – Text changes to the Key Principles in Section 2.5 Retail to reflect the increased status to District of Kishoge and mention both centres equally.

Please see response to M 141 and M142. **The Chief Executive does not recommend an increase in the retail permissible in the DPS and the provision of two District Centres**. As such, the proposed text changes in this motion is not required.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with provisions relating to retail in terms of the Retail Study prepared for the planning scheme or the South Dublin CDP 2016-2022. Altering this scheme to support this motion could give rise to effects in terms of existing viability of settlements such as Clondalkin and may negatively affect other retail elements included in the scheme. This could give rise to in combination and negative effects in terms of population and human health and material assets, particularly transport. It is not recommended that this motion is adopted.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to **DEFER** this Motion.

### **M145/0118 Item ID:56599**

Proposed by Councillor P. Gogarty.

Amend section 2.5.3 Clonburris Urban Centre – Core Retail Area to read:

The Scheme provides one major retail District Centre at Clonburris Urban
Centre, focused on the transport interchange at Fonthill Train Station. For
the purpose of retail policy, a Core Retail Area for the Clonburris Urban
Centre and Kishoge Urban centres are defined in the Function Map for
the Planning Scheme (see Figure 2.5.1).

Gross floor area up to a maximum of **19,500** sqm shall be provided
within Clonburris Core Retail Area. It should accommodate a minimum
of one large supermarket, with supporting comparison goods floor area.
Retail services, community, leisure, employment, civic and cultural
uses should be provided in addition to retail. As a minimum, a District
Centre must include one large supermarket and units suitable for use
as individual shops and retail service outlets, such as newsagent,
pharmacy, doctor’s/dentist’s surgery, bank and/or estate agency uses.
The retail units should be provided principally at ground level in the
centre.
A cap of **4,500**sqm net convenience sales area applies to any store in
the Planning Scheme. Larger comparison and convenience shopping
will be limited to **4 or 5** units, with the remaining allocated floorspace
allocated to small and medium sized units. The provision of stand alone
retail stores and shops which are not integrated into the urban design
framework for the designated centres shall be avoided.
Retail provision should generally be provided in tandem with the
provision and occupation of residential units (see the Place Making
Requirements section of the Phasing Strategy). As outlined in the
Clonburris SDZ Retail Study, the development of the retail provision in
the District Centre requires build out of the residential units to provide
available expenditure in the catchment to ensure viability. This is
reflected in the phasing schedule.

Cllrs G. O'Connell, L. O'Toole and F. Timmons
**REPORT:**

The primary subject of this motion is the increased quantum of retail at Clonburris Core Retail Centre from a maximum of 12,920 sqm to a maximum of 19,500 sqm.

**The Chief Executive recommends that this motion is not adopted as the Draft Planning Scheme has been carefully prepared to comply with the designation of Clonburris as a District Centre. Exceeding the prescribed maximum quantum of retail in the DPS will adversely impact on the viability and vitality of existing centres, in particular Clondalkin Town Centre**.

A Retail Study (2017) was prepared to inform the retail provision and accompanies the DPS. The Retail Study:

* Reviewed relevant retail policy;
* Assessed the vitality and viability of existing centres in the retail catchment, including centres at Lucan, Liffey Valley, Clondalkin and other local centres;
* Assessed and projected the retail need, taken account of planned population growth, projected expenditure and turnover and existing floorspace; and
* The Report recommends a maximum of 21,455 Gross Sqm of Retail in the Planning Scheme.

The Chief Executive advises that in retail terms, Clonburris is designated with a District Centre under the South Dublin County Council Development Plan 2016 – 2022, the Retail Strategy for the Greater Dublin Area 2008 –2016 and the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022.

The Chief Executive advises that the maximum quantum of retail floorspace within the Clonburris Retail Core accords with a District Centre status and the Kishoge Retail Core is a lower level Local Centre. This accords with the principles of retail planning policies and guidelines, including the protection of existing adjacent retail locations such as Lucan Village and Clondalkin Town Centre.

**Clonburris SDZ is within the retail catchment of Clondalkin Town Centre and it is the policy of the Council, as stated in Section 5.6.3 of the County Development Plan to support the vitality and viability of retailing in the Town and Village Centre of Clondalkin and encourage the expansion and intensification of the Core Retail Area to serve the established and growing catchment population.** The provision of significant additional retail to that prescribed in the Retail Study and the DPS for Clonburris would be contrary to established County Development Plan policies. As a guide on the scale, the Retail Study (2017) estimated that Clondalkin Town Centre has a retail provision of c12,500 sqm.

It is national policy, by way of the Retail Planning Guidelines for Planning Authorities (2012), that a convenience cap of 4,000 sqm apply to new retail stores or extensions to existing stores. As such, the provision of 4,500 sqm is contrary to these Guidelines.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with provisions relating to retail in terms of the Retail Study prepared for the planning scheme, the South Dublin CDP 2016-2022 and the Retail Planning Guidelines. Altering this scheme to support this motion could give rise to effects in terms of existing viability of settlements such as Clondalkin and may negatively affect other retail elements included in the scheme. This could give rise to in combination and negative effects in terms of population and human health and material assets, particularly transport. It is not recommended that this motion is adopted.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** to **DEFER** this Motion.

### **M146/0118 Item ID:56598**

Proposed by Councillor P. Gogarty.

Clonburris SDZ

That all retail provision for amended zones and core retail areas be based on the attached amended Table 2.13.1 (linked to several motions) and that all other graphs, figures, tables and text be amended to reflect same.

Cllrs G. O'Connell, L. O'Toole and F. Timmons

**REPORT:**

This motion amends Table 2.13.1 Summary of Planning Scheme Tables of the DPS to demonstrate cumulative retail impact of the motions listed below. The amended table is attached to the motion.

**The cumulative adoption of the motions increases the maximum retail from 21,520 sqm in the DPS to 36,300 sqm. The breakdown of the 36,300sqm would provide for a centre of 14,000 sqm at Kishoge and a centre of 19,000 sqm at Clonburris. As a guide on the scale, the Retail Study (2017) estimated that Clondalkin Town Centre has an existing retail provision of c13,500 sqm**.

It is considered that this motion implements the content of the following motions and it recommended that they be considered in tandem:

**M141 - Item 56792 (Cllr Gogarty)** – Text changes to Section 2.5.4 including increasing quantum and type of retail at Kishoge and increasing area of Kishoge Core Retail Area. Motion provides for two District Centres.

**M142 - Item 56565 (Cllr Gogarty)** – Mapping Change to Function Concept Map (Figure 2.1.3) for Kishoge Core Retail Area.

**M143 - Item 56596 (Cllr Gogarty)** – Text change to Section 2.5.1

**M144 - Item 56597 (Cllr Gogarty)** – Text changes to the Key Principles in Section 2.5 Retail to reflect the increased status to District of Kishoge and mention both centres equally.

**M145 - Item 56599 (Cllr Gogarty**) – text changes to Section 2.5.3, including increase in retail floorspace at Clonburris Retail Core

Please refer to the responses to the items above. The Chief Executive recommends that the proposed changes to the retail elements of the DPS, including Tables not be adopted.

**Recommendation**

It is recommended that the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The motion is not consistent with provisions relating to retail in terms of the Retail Study prepared for the planning scheme, the South Dublin CDP 2016-2022 and the Retail Planning Guidelines. Altering this scheme to support this motion could give rise to effects in terms of existing viability of settlements such as Clondalkin and may negatively affect other retail elements included in the scheme. This could give rise to in combination and negative effects in terms of population and human health and material assets, particularly transport. It is not recommended that this motion is adopted

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

[Motion - Section-2-13-Summary of Planning Scheme Tables](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58085)

It was **AGREED** to **DEFER** this Motion.

### **M343/0118 Item ID:56689**

Proposed by Councillor M. Johansson.

That the following be inserted into Section 1.3 on page 4 Overarching Principles of the Planning Scheme: “To ensure a balance between the rights of existing residents and other stakeholders South Dublin County Council should designate a member of staff as a ‘community contact’ throughout the duration of the SDZ who will liaise with existing residents and communities.”

**REPORT:**

**Response**

In accordance with Government legislation (S.I. No. 604 of 2015), South Dublin County Council is the Development Agency for the Clonburris SDZ and has prepared the Draft Planning Scheme accordingly. The appointment of staff, which could include a Community Contact is a matter for the Chief Executive of South Dublin County Council to consider and is beyond the scope of the Planning Scheme.

**Recommendation**

It is recommended that this motion is not adopted. This motion is beyond the scope of the Planning Scheme.

Councillor M. Johansson **AGREED** to **WITHDRAW** the Motion.

### **M344/0118 Item ID:56649**

Proposed by Councillor G. O'Connell and Seconded by Councillor L. O’Toole.

**Section 1.1** Given that the SDZ has been classified by the Government as a Major Urban Housing Development Site (MUHDS) and as verified by the Chief Executive of South Dublin County Council “…has been undertaken in a way that articulates and enlivens the development potential of the lands, looks beyond the boundary of the SDZ, seeks to achieve integration with the adjoining communities of Adamstown, Lucan and Clondalkin, and contribute to the future development and growth of the wider South Dublin County beyond.” (P 16 CE Report on Submissions received), South Dublin County Council shall, immediately the scheme receives its final approved and prior to any development taking place, establish a Community Development Forum (CDF) reporting to the South Dublin County Council Chamber, composed of Council staff, Elected Representatives and Representatives of the neighbouring communities of Adamstown, Lucan and Clondalkin and of Clonburris SDZ residents as they settle. The terms of reference of the CDF shall be determined at establishment and formally approved by the Elected Members of the full Council and shall include:   The promotion of viable and sustainable communities in Clonburris, Adamstown, Lucan and Clondalkin; and across all four communities’ sustainable traffic and travel arrangements, public and community amenities, retail and employment opportunities and an infrastructure that promotes a desirable quality of life for all.

**Councillors Guss O’Connell, Liona O’Toole, Paul Gogarty and Francis Timmons**

**REPORT:**

**Response**

In accordance with Government legislation (S.I. No. 604 of 2015), South Dublin County Council is the Development Agency for the Clonburris SDZ and has prepared the Draft Planning Scheme accordingly. It is not appropriate to establish a standalone community forum outside of the existing community engagement structures, including the Public Participation Network (PPN) and long established supportive and collaborative channels between our Community Department and community interests. From the outset our community support team will work with this new community to establish appropriate community development support structures, to facilitate active civic and community engagement and integration into the broader community.

**Recommendation**

It is recommended that this motion is not adopted. This motion is beyond the scope of the Planning Scheme.

Following contributions from Councillors P. Gogarty, L. O’Toole, G. O’Connell, D. O’Brien, B. Ferron, E. O’Brien, C. O’Connell and P. Kearns, Mr. D. McLoughlin, Chief Executive, Ms. L. Leonard, A/Director of Land Use, Planning and Transportation, Mr. B. Keaney, Senior Planner, responded to queries raised. A Roll Call vote on the Motion followed, the results of which was as follows:-

**FOR 4 (FOUR)**

**AGAINST 11 (ELEVEN)**

**ABSTAIN 11 (ELEVEN)**

The Motions **FALLS**

### Link to Roll Call [Vote](file:///F%3A%5CCLONBURRIS%20SDZ%5CJanuary%202018%20Meeting%5CRoll%20Call%20Vote%20Results%5CM344%20-%2026%20-%2001-%2018.pdf)

### **M345/0118 Item ID:56643**

Proposed by Councillor G. O'Connell.

**Section 1.3** To give practical expression to the eighteen “viable and robust” overarching principles of the Draft Planning scheme, immediately the scheme receives final approval and prior to any development taking place, South Dublin County Council shall appoint a dedicated senior official as “Project Manager” who shall be responsible directly to the Chief Executive for the development of the SDZ in all its aspects. The job description of the Project Manager shall include, inter-ali, day-to-day engagement with the main stakeholders. Also and critically, liaison with relevant South Dublin County Council staff; Elected Members; South Dublin PPN; representatives of the existing neighbouring communities of Lucan and Clondalkin and of the residents of Clonburris as they settle; Developers; all other public bodies such as Dublin Bus; TDs and others with genuine interests in the project. The Project Manager shall be provided with all the relevant supports required to carry out the role, both human and material, which shall include permanent (for the duration of development) serviced office facilities on site.

**Councillors Guss O’Connell, Liona O’Toole, Paul Gogarty and Francis Timmons**

**REPORT:**

**Response**

In accordance with Government legislation (S.I. No. 604 of 2015), South Dublin County Council is the Development Agency for the Clonburris SDZ and has prepared the Draft Planning Scheme accordingly. Whilst this is a matter for the Chief Executive and outside the scope of the SDZ planning scheme, it is intended to assign a dedicated staff resource to support the implementation of the SDZ.

**Recommendation**

It is recommended that this motion is not adopted. This motion is beyond the scope of the Planning Scheme.

Councillor G. O’Connell **AGREED** to **WITHDRAW** the Motion.

### **M346/0118 Item ID:56571**

Proposed by Councillor F. Timmons.

That SDCC clarify how there will be no repeat of the low building standards that happened in Balgaddy and Aras na Cluine and a commitment is given in the SDZ to on-going monitoring and inspection of all building work in the SDZ

Cllrs G. O Connell, P. Gogarty and L. O'Toole

**REPORT:**

The Draft Planning Scheme seeks the provision of high quality external building finishes in the interest of visual amenity and appearance. Compliance with building standards are dealt with under the Building Regulations (Technical Guidance Documents etc.) and the monitoring and inspection of such is outside the scope of the Draft Planning Scheme.

**Recommendation**

It is recommended that this motion is not adopted.

### Following contributions from Councillors W. Lavelle, R. Nolan, D. O’Brien, L. Dunne and P. Gogarty it was **AGREED** that the motion be **NOTED**.

### **M347/0118 Item ID:56274**

Proposed by Councillor F. Timmons and Seconded by Councillor G. O’Connell.

A firm commitment and timeframe for expanding LUAS to serve Clondalkin, Clonburris and Lucan must be sought before any building takes place at Clonburris.This must be included in the plan.

Cllrs G. O Connell, P. Gogarty and L. O'Toole

**REPORT:**

The NTA’s Transport Strategy for the GDA does not include for a Luas to Clondalkin or Clonburris and such transport infrastructure is not required to serve the trip demands of the Draft Planning Scheme. The subject motion is inappropriate and would delay the development of the SDZ lands indefinitely.

Under section 12 of the Dublin Transport Authority Act 2008, the National Transport Authority (NTA) is designated to prepare a Transport Strategy for the Greater Dublin Area (GDA). Within this context, the NTA’s Transport Strategy for the GDA (2016 – 2013) provides the framework for the planning and delivery of transport infrastructure and services in the region. The Transport Strategy includes proposals for an east-west Luas Line between Dublin City and Lucan via Liffey Valley and Ballyfermot but does not include proposals for a Luas to serve Clondalkin or Clondalkin. It is beyond the remit and scope of the Clonburris Strategic Development Zone Planning Scheme to plan and deliver such large scale transport infrastructure.

While the proposed Lucan Luas has been tested as part of the wider strategic analysis under the Transport Assessment and Transport Strategy (2017) that accompanies the Draft Planning Scheme, the Tallaght – Blanchardstown Core Orbital Bus Route (along with additional bus routes), the DART Expansion Programme, the planned internal street network and local junction upgrades have been modelled to service the trip demands generated by Clonburris in line with the Transport Strategy for the GDA. A submission from the NTA on the Draft Planning Scheme confirms that the NTA is committed to deliver the transport infrastructure and services that will serve Clonburris. Further to the SDZ Transport Assessment and Strategy, it is not considered that the Lucan Luas will be delivered until after 2026

The development of the SDZ lands is therefore not considered to be reliant on the Lucan Luas and the linking of the development of the SDZ lands to the Lucan Luas would be inappropriate and would unnecessarily delay the development of the Draft SDZ Lands including the transport proposals that have been modelled to service the Clonburris trip demands.

Overall, the subject motion would delay the development of the SDZ lands.

**Recommendation**

It is recommended that this motion is not adopted.

The Chief Executive’s recommendation was **ACCEPTED** and **AGREED** to write to Minister for Transport.

### **M348/0118 Item ID:56818**

Proposed by Councillor R. Nolan and Seconded by Councillor F. Timmons.

That this council invites the National Transport Authority here to discuss with them, public transport for Clonburris with the Luas been brought from Hueston Station to Liffey valley and on to Clondalkin and Clonburris as a priority.

**REPORT:**

The invitation of the National Transport Authority to meetings is beyond the scope of the Draft Planning Scheme.

**Recommendation**

It is recommended that this motion is not adopted.

Following contributions from Councillors R. Nolan, P. Kearns, L. O’Toole, P. Donovan and P. Gogarty, Councillor R. Nolan **AGREED** to **WITHDRAW** the Motion and proceed with this Motion through the relevant SPC.

### **M349/0118 Item ID:56350**

Proposed by Councillor B. Bonner.

Given the fact that there is strong support for education through the medium of the Irish language in both Clondalkin and Lucan, this council requests that provision be made for a Naíonra, a Gaelscoil and a Gaelcholáiste  in the Clonburris SDZ plan.

**REPORT:**

The Chief Executive acknowledges the intention of the motion regarding patronage, however, the Draft Planning Scheme is not the appropriate process to achieve this.

The patronage of the schools to be constructed by the Department of Education and Skills within the SDZ is an issue for the Department of Education and Skills to assess at detailed planning and management stage and is outside the remit of a land use planning document like the Draft Planning Scheme.

The Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council works with the Department of Education and Skills, under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and to support the Department’s Schools Building Programme. The Department of Education and Skills and South Dublin County Council will work together under the MoU in relation to the identification and acquisition of school sites in Clonburris.

**Recommendation**

It is recommended the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Councillor B. Bonner **AGREED** to **WITHDRAW** the Motion and a letter to be sent to the Department of Education and Skills.

### **M350/0118 Item ID:56817**

Proposed by Councillor R. Nolan.

There are eight schools for  Clonburris six still to be built. This council will ensure that ASD units are incorporated into these schools in sufficient numbers and are capable of taking up the shortfall of ASD units both in Lucan and Clondalkin.

**REPORT:**

The Chief Executive acknowledges the intention of the motion regarding Austim Spectrum Disorder (ASD) units, however, the Draft Planning Scheme is not the appropriate process to achieve this.

The facilities provided for in the schools to be constructed by the Department of Education and Skills within the SDZ is an issue for the Department of Education and Skills to assess and is outside the remit of a land use planning document like the Draft Planning Scheme.

The Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council works with the Department of Education and Skills, under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and to support the Department’s Schools Building Programme. The Department of Education and Skills and South Dublin County Council will work together under the MoU in relation to the identification and acquisition of school sites in Clonburris.

**Recommendation**

It is recommended the motion is not adopted.

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

Councillor R. Nolan **AGREED** to **WITHDRAW** the Motion and a letter to be sent to the Department of Education and Skills.

### **M351/0118 Item ID:56569**

Proposed by Councillor F. Timmons.

That Diesel Particulate Filters (DPF's) be fitted or retrofitted to all diesel powered non-road mobile machinery used in the construction of Clonburris SDZ. Such a measure would ensure that the air quality of the SDZ would be maintained during the construction phase and this is written into the SDZ

Cllrs Guss O Connell, P. Gogarty and L. O'Toole

**REPORT:**

**Response**

It is noted that in accordance with Section 2.9.13 Construction Environmental Management Plans (CEMP), of the Draft Planning Scheme, a CEMP shall be prepared in advance of the physical elements proposed as part of the Planning Scheme and will be implemented throughout. The plans are also required to incorporate a range of relevant mitigation measures.

The Draft Planning Scheme also requires that all construction and maintenance works to be undertaken on the SDZ lands are to be undertaken in accordance with a range policy and guidance documents

Having regard to the motion submitted, it is considered that specific requirements relating to construction machinery is **outside the scope of the Planning Scheme.**

It is considered that construction management is adequately addressed in Section 2.9.13 Construction Environmental Management Plans, of the Draft Planning Scheme.

**Recommendation**

It is recommended that this motion is Not Adopted. The motion proposed is **outside the scope of the Planning Scheme.**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

As stated above, the requirement for CEMPs in the Planning Scheme will provide for construction vehicles and minimising dust and air quality in more detail at this stage; this motion is outside the scope of the Planning Scheme and therefore not recommended for adoption.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** that the motion be **NOTED**.

### **M352/0118 Item ID:56574**

Proposed by Councillor F. Timmons.

That all buildings residential and non-residential have dual flush toilets installed to save water and also separate urine to recover the phosphorous from the urine for use in agriculture.

Cllrs G. O Connell, P. Gogarty and L. O'Toole

**REPORT:**

**Response**

Section 2.9.2 Water Supply states ‘the use of greywater as a non-potable water supply in domestic situations, although not a mandatory requirement, is promoted as best practice in non-residential uses. This shall also be a requirement for all non-potable water consumption, particularly in commercial units. All non-residential proposals shall provide a method statement for the on-site storage, use and management of grey water.

Having regard to the motion submitted, it is considered that specific requirements relating to toilet facilities and phosphorus is **outside the scope of the Planning Scheme.**

**Recommendation**

It is recommended that this motion is Not Adopted. The motion proposed is **outside the scope of the Planning Scheme.**

**Strategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Appropriate Assessment Screening of Chief Executive’s Recommendation**

No likely significant effects on European sites within the SDZ’s zone of influence are predicted.

It was **AGREED** that the motion be **NOTED**.

### **M353/0118 Item ID:56727**

Proposed by Councillor W. Lavelle and Seconded by Councillor

That table 4.3 be amended to include the following text under ‘Prior to commencement of development’*: “Provision of increased boundary walls, timber screening on top of existing walls, or full-height timber screening in place of railings (whichever appropriate) to act as noise pollution screening along the boundaries of Foxborough and Moy Glas estates with Grangecastle Road.”*

**REPORT:**

In relation to the Moy Glas and Foxborough residential estates, these are both outside the Strategic Development Zone boundary and are therefore outside the scope of the Planning Scheme.

It is noted however that Policy IE7 SLO 1, of the SDCC County Development Plan 2016-2022, refers to noise barriers and states *To provide noise barriers along the uncovered parts of Moy Glas estate facing the Outer Ring Road and 100m along Griffeen Avenue.*

It is considered that this issue is outside the scope of the Planning Scheme, is also addressed separately under the County Development Plan 2016-2022 and should therefore not be adopted.

**Recommendation**

It is recommended that this motion is not adopted.

Following contributions from Councillor W. Lavelle, Mr. B. Keaney, Senior Planner responded to queries raised. It was **AGREED** to **DEFER** this Motion to a further meeting.

### **M354/0118 Item ID:56747**

Proposed by Councillor E. O'Brien

Noting that there will be increased vehicular movements along the Outer Ring Road (R136) that during construction of Phase 1A this local authority takes steps to reduce noise pollution along the said Outer Ring Road with particular reference to Moy Glas and Foxborough estates. Plan to be amended at Section 2.2.4 page 27

**REPORT:**

In relation to the Moy Glas and Foxborough residential estates, these are both outside the Strategic Development Zone boundary and are therefore outside the scope of the Planning Scheme.

It is noted however that Policy IE7 SLO 1, of the SDCC County Development Plan 2016-2022, refers to noise barriers and states *To provide noise barriers along the uncovered parts of Moy Glas estate facing the Outer Ring Road and 100m along Griffeen Avenue.*

It is considered that this issue is outside the scope of the Planning Scheme, is also addressed separately under the County Development Plan 2016-2022 and should therefore not be adopted.

**Recommendation**

It is recommended that this motion is not adopted.

It was **AGREED** that the motion be **DEFERRED**.

### **M355/0118 Item ID:56824**

Proposed by Councillor R. Nolan,

With the growing number of new housing estates demanding residents pay management fees, that this council will not demand a property tax from people in houses  who are caught to pay management fees. This is a double tax on these households who receive no extra estate management.

**REPORT:**

The administration of the Local Property Tax is outside the scope of the SDZ Planning Scheme.

**Recommendation**

It is recommended that this motion is not adopted.

The Chief Executive’s recommendation was **ACCEPTED** and it was **AGREED** that a letter would be written to the Minister of Finance.

The meeting concluded at 9.45

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Mayor**