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

Minutes of South Dublin County Council Adjourned Special Meeting of County Council Meeting on Clonburris SDZ Draft Planning Scheme held on 30th January 2018

### **PRESENT**

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

|  |  |
| --- | --- |
| Chief Executive | D. McLoughlin |
| Directors/ Heads of FunctionA/Heads of FunctionSenior PlannerSenior Executive Planner | B. ComanL. LeonardB. KeaneyF. Redmond  |
|  Executive Planners Chief Technician | 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, Councillor P.Gogarty, presided

The following Motions were debated at the adjourned meeting of the 30th January 2018

 **M193/0118 Item ID:56563**

Proposed by Councillor P. Gogarty and Seconded by Councillor F. Timmons

**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 The motion can be withdrawn or amended if necessary should some form of memorandum of agreement be drawn up between the Council and the Association in relation to a land swap that would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 take Motions 194, 195, 196, 197, 198, 199 & 200 in conjunction with Motion 193

### **M194/0118 Item ID:56502**

Proposed by Councillor F. Timmons and Seconded by Councillor P. Gogarty

“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)

### **M195/0118 Item ID:56692**

Proposed by Councillor M. Johansson and Seconded by Councillor F. Timmons

“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)

### **M196/0118 Item ID:56520**

Proposed by Councillor D. O'Brien and Seconded by Councillor F. Timmons

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.

### **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.

### **M198/0118 Item ID:56433**

Proposed by Councillor S. Holland and Seconded by Councillor F. Timmons

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)

### **M199/0118 Item ID:56631**

Proposed by Councillor E. Higgins and Seconded by Councillor S. Holland

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)

### **M200/0118 Item ID:56718**

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

**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.

Following a contribution from Councillor P. Gogarty, amended wording was proposed as follows:

**Place of Worship**

The Scheme recognises the importance of places of worship and multi-faith centres in meeting the diverse religious and cultural needs of the community **including the Ahmadiyya Muslim Association**. Given the potential noise and traffic impacts associated with the use of a building as a place of public worship or religious instruction, places of worship and associated uses require suitable locations. The 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 priority location principle shall apply **to places of worship** with site suitability assessment based on the catchment scale for the proposal, the urban centre hierarchy of the Planning Scheme, the accessibility of the site and the availability **and feasibility** of alternative, more suitable sites.

Amend Table 2.1.3 ‘Uses Permissible & Open for Consideration in Open Space Areas‘

Add ‘Place of Worship’ as open for consideration in Table 2.1.3 ‘Uses Permissible & Open for Consideration in Open Space Areas‘.

The Motions as **AMENDED** were **AGREED**

###  **M111/0118 Item ID:56697**

Proposed by Councillor W. Lavelle and Seconded by Councillor G. O’Connell

That table 4.3 be amended to include the following additional requirements:

Phase 2: *Development of Luas line F and commencement of light rail services between Lucan and Dublin city centre OR development of DART Underground and commencement of commuter rail services between Lucan and Dublin city centre (one of these will be required at this phase)*

Phase 3: *Development of Luas line F and commencement of light rail services between Lucan and Dublin city centre OR development of DART Underground and commencement of commuter rail services between Lucan and Dublin city centre (the second of these will be required at this phase).*

Co-sponsored by Cllr’s Casserly, Egan, Higgins, Lawlor, C. McMahon & Donovan

**REPORT:**

**Response**

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 including the DART Expansion Programme and Core Orbital Bus Routes. **The development of the SDZ lands is, however, not considered to be reliant on the early delivery of the DART expansion programme or the Lucan Luas**. This proposed motion would therefore inappropriately delay the development of the SDZ Lands.

Further to additional correspondence (January 2018), the NTA advises that it is envisaged that the Kishoge railway station will open in 2020 once development occurs in its vicinity. The exact timing of the DART Expansion Programme will be influenced by the Government’s 10 year Capital Plan, which is expected to be announced shortly.

The Transport Assessment and Strategy (Chapter 6) models the impact of the Draft Clonburris Planning Scheme combined with existing and planned development on the planned transport network for 2026 and 2035 in terms of trip demand and supply. The Transport Assessment indicates that the Lucan Luas and DART Expansion Programme will be delivered between 2026 and 2035.

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. 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.

**The 2026 modelling of the Draft Planning Scheme demonstrates that the proposed street network, pedestrian and cycle network together with existing and planned pubic transport (including core orbital bus routes), street upgrades and junction improvements will be sufficient to service the trip demands generated by Clonburris.** Within this context, approximately 47% of trips in the AM period will be undertaken by walking, cycling and public transport in 2026.

The linking of the development of the SDZ lands to the Lucan Luas and the early delivery of the DART Underground is therefore unnecessary. This would inappropriately delay the development of the SDZ Lands including other transport proposals that have been modelled to service the Clonburris trip demands.

**Recommendation**

It is recommended that this motion is not adopted.

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

No interaction with Strategic Environmental Objectives.

 S**trategic Environmental Assessment of Proposed Motion**

The transport assessment and NTA advice is considered sufficient to facilitate public bus options to serve the planning scheme and achieve consistency with Material Assets SEOs; therefore this motion 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.

[NTA Luas Line](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58693)

It was **AGREED** to **DEFER** the Motion to Phasing.

### **M112/0118 Item ID:56657**

Proposed by Councillor E. Higgins

That table 4.3 be amended to include the following additional requirements:

Phase 2: *Development of Luas line F and commencement of light rail services between Lucan and Dublin city centre OR development of DART Underground and commencement of commuter rail services between Lucan and Dublin city centre (one of these will be required at this phase)*

Phase 3: *Development of Luas line F and commencement of light rail services between Lucan and Dublin city centre OR development of DART Underground and commencement of commuter rail services between Lucan and Dublin city centre (the second of these will be required at this phase)*

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

**REPORT:**

**Response**

Further to the response to Item 56697, 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 including the DART Expansion Programme and Core Orbital Bus Routes.

Further to additional correspondence (January 2018), the NTA advises that it is envisaged that the Kishoge railway station will open in 2020 once development occurs in its vicinity. The exact timing of the DART Expansion Programme will be influenced by the Government’s 10 year Capital Plan, which is expected to be announced shortly. The NTA also advises that it intended to provide the new orbital service through the SDZ lands linking Blanchardstown to Tallaght in the short term.

The Transport Assessment and Transport Strategy that accompanies the Draft Planning Scheme demonstrates that the development of the SDZ lands and the trips generated by such is not dependent on the Lucan Luas. This proposed motion would therefore inappropriately delay the development of the SDZ Lands.

**Recommendation**

It is recommended that this motion is not adopted.

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

No interaction with Strategic Environmental Objectives.

 S**trategic Environmental Assessment of Proposed Motion**

The transport assessment and NTA advice is considered sufficient to facilitate public bus options to serve the planning scheme and achieve consistency with Material Assets SEOs; therefore this motion 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.

[NTA Luas Line](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58698)

Councillor P. Donovan **AGREED** to **WITHDRAW** the Motion.

### **M113/0118 Item ID:56684**

Proposed by Councillor M. Johansson and Seconded by G. O’Connell

That, considering the lack of frequent, high quality public transport throughout the area, significant investment is necessary in order to ensure the strategic objective of making public transport the main transport mode. As of yet, there is no commitment to implement to the Lucan Luas project. The Lucan Luas should be included in the Phasing Table 4.3 at Phase 3.

**REPORT:**

**Response**

Further to the response to Item 56697, 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 including the DART Expansion Programme and Core Orbital Bus Routes.

Further to additional correspondence (January 2018), the NTA advises that it is envisaged that the Kishoge railway station will open in 2020 once development occurs in its vicinity. The NTA also advises that it intended to provide the new orbital service through the SDZ lands linking Blanchardstown to Tallaght in the short term.

The Transport Assessment and Transport Strategy that accompanies the Draft Planning Scheme demonstrates that the development of the SDZ lands and the trips generated by such is not dependent on the Lucan Luas. This proposed motion would therefore inappropriately delay the development of the SDZ Lands.

**Recommendation**

It is recommended that this motion is not adopted.

S**trategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The transport assessment and NTA advice is considered sufficient to facilitate public bus options to serve the planning scheme and achieve consistency with Material Assets SEOs; therefore this motion 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.

[NTA Luas Line](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58699)
[NTA Luas Line](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58700)

It was **AGREED** to take Motion 114 in conjunction with 113.

### **M114/0118 Item ID:56745**

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

That the draft plan be amended to read that no house, apartment, duplex or other residential unit or commercial or other building constructed during Phase 3 of the development shall be occupied in advance of the construction of and commencement of services on the Lucan Luas line as envisaged in the NTA Greater Dublin Area Transport Strategy 2016 – 2035. Table 4.3 to be amended

**REPORT:**

**Response**

Further to the response to Item 56697, 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 including the DART Expansion Programme and Core Orbital Bus Routes.

Further to additional correspondence (January 2018), the NTA advises that it is envisaged that the Kishoge railway station will open in 2020 once development occurs in its vicinity. The NTA also advises that it intended to provide the new orbital service through the SDZ lands linking Blanchardstown to Tallaght in the short term.

The Transport Assessment and Transport Strategy that accompanies the Draft Planning Scheme demonstrates that the development of the SDZ lands and the trips generated by such is not dependent on the Lucan Luas. This proposed motion would therefore inappropriately delay the development of the SDZ Lands.

**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 transport assessment and NTA advice is considered sufficient to facilitate public bus options to serve the planning scheme and achieve consistency with Material Assets SEOs; therefore this motion 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.

[NTA Luas Line](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58701)

**Following contributions from Councillors M. Johansson, E. O’Brien, S. Holland, G. O’Connell, B. Bonner, M. Ward, T. Gilligan, L. O’Toole, B. Leech, P. Gogarty, D. Looney Mr B. Keaney responded to queries raised.**

A show of hands vote on the Motions followed, the result of which was as follows:

**FOR: 14(FOURTEEN)**

**AGAINST: 6(SIX)**

**ABSTAIN: 0(ZERO)**

### The Motions **AS PUT** were **AGREED**

### **M115/0118 Item ID:56746**

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

That the draft plan be amended to read that no house, apartment, duplex or other residential unit or commercial or other building constructed during Phase 1A of the development shall be occupied without an increase in the number of peak time rail services between Adamstown and Dublin Heuston. Table 4.3 to be amended

**REPORT**

**Response**

Commuter rail services to and from Dublin City Centre along the Kildare/Cork Railway Line includes rail line have been augmented through the upgrading of the Phoenix Park Tunnel.

Further to the response to Item 56697, 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 including the DART Expansion Programme.

Further to additional correspondence (January 2018), the NTA indicates that **additional rail services introduced since the operation of the Phoenix Park tunnel will be augmented by off-peak services to Clonburris and these will be introduced in 2018.** It is envisaged that the Kishoge railway station will open in 2020 once development occurs in its vicinity. The exact timing of the DART Expansion Programme will be influenced by the Government’s 10 year Capital Plan, which is expected to be announced shortly. In advance of this off peak services will be increased in late 2018.

**The development of the SDZ lands and the trips generated is, however, not considered to be reliant on the early delivery of the DART expansion programme or train services at Adamstown. This proposed motion would therefore inappropriately delay the development of the SDZ Lands.**

**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 transport assessment and NTA advice is considered sufficient to facilitate public bus options to serve the planning scheme and achieve consistency with Material Assets SEOs; therefore this motion 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** the Motion

### **M116/0118 Item ID:56661**

Proposed by Councillor E. Higgins

That table 4.3 be amended to include the following additional requirements:

Phase1B: *“Development and opening of a Western Orbital Road linking the N4 & N7; to include a direct road linkage from the Clonburris SDZ lands.”*

Phase 3: *“Extension of the Western Orbital Road linking to the N3.”*

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

**REPORT:**

**Response**

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 including the DART Expansion Programme and Core Orbital Bus Routes. Within the context that traffic generated by Clonburris will contribute to less than 1% of the overall traffic on the strategic road network in the AM peak period, with a trip distribution primarily to the north, south and east, the development of the SDZ lands is not considered to be reliant on the delivery of the Western Dublin Orbital Route. This proposed motion would therefore inappropriately inhibit and delay the development of the SDZ Lands in the medium to long term.

Further to additional correspondence (January 2018), the NTA advises that it is envisaged that the Kishoge railway station will open in 2020 once development occurs in its vicinity. The NTA also advises that it intended to provide the new orbital service through the SDZ lands linking Blanchardstown to Tallaght in the short term.

The Transport Assessment and Strategy (Chapter 6) models the impact of the Draft Clonburris Planning Scheme combined with existing and planned development on the transport network for 2026 and 2035. While the proposed Western Dublin Orbital Route 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. **The development of the SDZ lands is therefore not considered to be reliant on the Western Dublin Orbital Route, which will have a wider strategic role, and the linking of the development of the SDZ lands to this medium to long terms strategic regional road would not be appropriate**.

The 2026 modelling of the Draft Planning Scheme demonstrates that the proposed street network, pedestrian and cycle network together with existing and planned pubic transport (including core orbital bus routes), street upgrades and junction improvements will be sufficient to service the trip demands generated by Clonburris. Within this context, approximately 47% of trips in the AM period will be undertaken by walking, cycling and public transport in 2026.

Further to proposals for a direct link between Clonburris SDZ and the Western Dublin Orbital Route, such an Arterial Road is not considered necessary particularly in relation to the projected easterly, southerly and northerly distribution of trips than will be generated by the SDZ Planning Scheme and the volume of traffic that it will contribute to the strategic road network. Such an Arterial Road would also be at variance with the key objectives of the Draft Planning Scheme to achieve a sustainable modal split and this has not been modelled as part of the Transport Assessment and Strategy.

The linking of the development of the SDZ lands to the Western Dublin Orbital route is therefore unnecessary. This would inappropriately delay the development of the SDZ Lands including other transport proposals that have been modelled to service the Clonburris trip demands in the medium to long terms.

**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 provision of a major link route is in conflict with sustainable transport objectives and would adversely affect material assets SEOS and potentially Air Quality and Climate SEOs. Therefore this motion 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.

[Western Orbital Road Proposal](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58702)

It was **AGREED** to **DEFER** the Motion to Phasing

### **M117/0118 Item ID:56701**

Proposed by Councillor W. Lavelle

That table 4.3 be amended to include the following additional requirements:

- Phase1B: *“Development and opening of a Western Orbital Road linking the N4 & N7; to include a direct road linkage from the Clonburris SDZ lands.”*

- Phase 3: *“Extension of the Western Orbital Road linking to the N3.”*

Co-sponsored by Cllr’s Casserly, Egan, Higgins, Lawlor, C. McMahon & Donovan

**REPORT:**

**Response**

Further to the response to Item 56661 and, within the context that traffic generated by Clonburris will contribute to less than 1% of the overall traffic on the strategic road network in the AM peak period with a trip distribution primarily to the north, south and east, the development of the SDZ lands is not considered to be reliant on the delivery of the Western Dublin Orbital Route, which will have a wider strategic role. This proposed motion would therefore inappropriately inhibit and delay the development of the SDZ Lands in the medium to long term.

Further to proposals for a direct link between Clonburris SDZ and the Western Dublin Orbital Route, such an Arterial Road is considered necessary particularly in relation to the projected distribution of trips than will be generated by the SDZ Planning Scheme and the volume of traffic that it will contribute to the strategic road network. Such an Arterial Road would also be at variance with the key objectives of the Draft Planning Scheme to achieve a sustainable modal split and this has not been modelled as part of the Transport Assessment and Strategy.

**Recommendation**

It is recommended that this motion is not adopted.

S**trategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

The provision of a major link route is in conflict with sustainable transport objectives and would adversely affect material assets SEOS and potentially Air Quality and Climate SEOs. Therefore this motion 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.

[Western Orbital Road proposal](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58715)

Councillor P. Donovan **AGREED** to **WITHDRAW** the Motion

### **M118/0118 Item ID:56751**

Proposed by Councillor E. O'Brien

Prior to the completion of Phase 1B that work will commence on the said major regional link road running between the N7 and N4 and the provision of a link road from Clonburris SDZ directly on to this link road. Table 4.3 to be amended

**REPORT:**

**Response**

Further to the response to Item 56661 and, within the context that traffic generated by Clonburris will contribute to less than 1% of the overall traffic on the strategic road network in the AM peak period with a trip distribution primarily to the north, south and east, the development of the SDZ lands is not considered to be reliant on the delivery of the Western Dublin Orbital Route, which will have a wider strategic role. This proposed motion would therefore inappropriately inhibit and delay the development of the SDZ Lands in the medium to long term.

Further to proposals for a direct link between Clonburris SDZ and the Western Dublin Orbital Route, such an Arterial Road is not considered necessary particularly in relation to the projected easterly, southerly and northerly distribution of trips than will be generated by the SDZ Planning Scheme and the volume of traffic that it will contribute to the strategic road network. Such a link road would also be at variance with the key objectives of the Draft Planning Scheme to achieve a sustainable modal split and this has not been modelled as part of the Transport Assessment and Strategy.

**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 provision of a major link route is in conflict with sustainable transport objectives and would adversely affect material assets SEOS and potentially Air Quality and Climate SEOs. Therefore this motion 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.

[Western Orbital Road proposal](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58716)

It was **AGREED** to **DEFER** the Motion to Phasing

### **M119/0118 Item ID:56750**

Proposed by Councillor E. O'Brien

Consistent with South Dublin Development Plan TMI Objective 4 prior to the commencement of development in the SDZ to commence consultation with Kildare County Council and Fingal County Council to identify the preferred route of a major regional link road running the N7 and N4

**REPORT:**

**Response**

Further to the response to Item 56661 and, within the context that traffic generated by Clonburris will contribute to less than 1% of the overall traffic on the strategic road network in the AM peak period with a trip distribution primarily to the north, south and east, the development of the SDZ lands is not considered to be reliant on the delivery of the Western Dublin Orbital Route, which will have a wider strategic role. This proposed motion would therefore inappropriately inhibit and delay the development of the SDZ Lands in the medium to long term.

Further to proposals for a direct link between Clonburris SDZ and the Western Dublin Orbital Route, such an Arterial Road is considered necessary particularly in relation to the projected distribution of trips than will be generated by the SDZ Planning Scheme and the volume of traffic that it will contribute to the strategic road network. Such a link road would also be at variance with the key objectives of the Draft Planning Scheme to achieve a sustainable modal split and this has not been modelled as part of the Transport Assessment and Strategy.

**Recommendation**

It is recommended that this motion is not adopted.

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

No interaction with Strategic Environmental Objectives.

S**trategic Environmental Assessment of Proposed Motion**

The provision of a major link route is in conflict with sustainable transport objectives and would adversely affect material assets SEOS and potentially Air Quality and Climate SEOs. Therefore this motion 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.

[Western Orbital Road proposal](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58717)

It was **AGREED** to **DEFER** the Motion to Phasing

### **M120/0118 Item ID:56516**

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

Page 32, in 2.2.5 Bridges insert a new paragraph after the last paragraph: “Additional footbridges will be provided to manage pedestrian crossings roads with high volumes of traffic including on Griffeen Road at an appropriate point linking KNWS1 to KNES1/KNES2.”

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

[Fig 2.1.4 Development Areas Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58230)
[Fig 2.2.7 Overall Movement Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58231)
[Fig 4.41 DMURS](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58703)

**REPORT:**

**Response**

The provision of adequate transport infrastructure including pedestrian facilities is provided for under the Draft Planning Scheme and this is demonstrated by the Transport Assessment and Strategy that accompanies the Draft Planning Scheme. The Draft Planning Scheme also includes for the traffic calming of existing roads such as Grange Castle Road and Adamstown Avenue and the provision of signalised/upgraded junctions, 3 of which will provide for improved pedestrian safety and accessibility between KNWS1 and KNES1/KNES2. The provision of a street footbridge would be at variance with DMURS and in considered unnecessary.

The Transport Assessment and Strategy that accompanies the Draft Planning Scheme demonstrates that the proposed street network, pedestrian and cycle network together with existing and planned pubic transport, street upgrades and junctions improvements will be sufficient to provide for the transport needs of the SDZ lands including pedestrians. The accessibility assessment carried out as part of the Transport Assessment and Strategy:

* assesses the impact of proposals on pedestrian and cyclist facilities;
* ensures for the optimum siting of residential development that will supported by public transport, walking and cycling; and
* identifies the most suitable location s for medical, education and other services so that people can reach them effortlessly.

Within the context of the above it is a key principle of Section 2.2 of the Draft Planning Scheme to upgrade existing sections of strategic roads to integrated urban streets with reduced traffic speeds including Grange Castle Road and Adamstown Avenue. This will involve a combination of measures including the provision of signalised junctions, double planting, transition zones, on-street parking and frontage from development.

Improvements to existing junctions including roundabout junctions are identified and detailed under the Transport Assessment and Strategy (Chapter 7) and Figure 2.2.7 (Overall Movement Concept) of the Planning Scheme. This includes for the upgrader of busy roads such as Grange Castle Road and Adamstown Avenue to urban streets. **A total of 3 junction signalised/upgraded junctions (S2, S3 and S15) will provide signalling for improved safety and movement for pedestrians between KNWS1 and KNES1/KNES2**.

Within the context of the above, the provision of overhead pedestrian crossings, which are at variance with DMURS in terms of the creation of shared/integrated streets, is not considered to be appropriate or necessary. **The segregation of pedestrians from streets and crossings would promote faster traffic and create environments at a wider level that are unfavourable to pedestrians.** Such crossings would also need to be designed in accordance with the requirements of building regulations on accessibility.

**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**

No interaction with Strategic Environmental Objectives. The provision of overhead pedestrian crossings, which are at variance with DMURS in terms of the creation of shared/integrated streets, is not considered to be appropriate or necessary. This may also increase overall transport footprint cumulatively within the planning scheme; for these reasons 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 take Motions 121, 122, 123, 124, 125, 126, 127 and 128 in conjunction with Motion 120

### **M121/0118 Item ID:56517**

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

Page 32, in Table 2.2.2 insert a new row:

|  |  |
| --- | --- |
| Road overbridge – pedestrian only | X 1 (with further provision open for consideration |

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

[Fig 4.41 DMURS](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58704)

**REPORT:**

**Response**

Further to the response to Item 56516, the provision of adequate transport infrastructure including pedestrian facilities is provided for under the Draft Planning Scheme and this is demonstrated by the Transport Assessment and Strategy that accompanies the Draft Planning Scheme. The Draft Planning Scheme also includes for the traffic calming of existing roads such as Grange Castle Road and Adamstown Avenue and the provision of signalised/upgraded junctions, 3 of which will provide for improved pedestrian safety and accessibility between KNWS1 and KNES1/KNES2. The provision of a street footbridge and the segregation of pedestrian and vehicular traffic would be at variance with DMURS and is not considered appropriate.

**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**

No interaction with Strategic Environmental Objectives. The provision of overhead pedestrian crossings, which are at variance with DMURS in terms of the creation of shared/integrated streets, is not considered to be appropriate or necessary. This may also increase overall transport footprint cumulatively within the planning scheme; for these reasons 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.

### **M122/0118 Item ID:56592**

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

**Proposed Pedestrian Bridge PB 2.2.5**

Pg. 32 2.2.5 Bridges Paragraph 2 Line 2

Include an additional line as follows:

“***A pedestrian bridge to be included along the R136 connecting KNW-S1/KNW-S2 TO KNE-S1/KNE-S2 to facilitate crossings with high volumes of footfall***.”

[Clonburris Proposed Bridge](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58419)
[Fig 2.1.4 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58335)
[Fig 2.2.3 Transport](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58614)
[Fig 4.41 DMURS](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58705)
[Fig 7.49 Transport](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58613)
[Fig 7.7 Transport](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58611)
[Junction S2 Transport](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58612)

**REPORT:**

**Response**

Further to the response to Item 56516, the provision of adequate transport infrastructure including pedestrian facilities is provided for under the Draft Planning Scheme and this is demonstrated by the Transport Assessment and Strategy that accompanies the Draft Planning Scheme. The Draft Planning Scheme also includes for the traffic calming of existing roads such as Grange Castle Road and the provision of signalised/upgraded junctions, 3 of which will provide for improved pedestrian safety and accessibility between KNWS1/KNWS2 and KNES1/KNES2. The provision of a street footbridge and the segregation of pedestrian and vehicular traffic would be at variance with DMURS and is not considered appropriate.

**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**

No interaction with Strategic Environmental Objectives. The provision of overhead pedestrian crossings, which are at variance with DMURS in terms of the creation of shared/integrated streets, is not considered to be appropriate or necessary. This may also increase overall transport footprint cumulatively within the planning scheme; for these reasons 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.

### **M123/0118 Item ID:56593**

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

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

**Proposed Pedestrian Bridge PB 2.2.5**

Pg. 32 2.2.5 Bridges Paragraph 2 Line 2 amend as follows:

“***A total of six new bridges are proposed in addition to the upgrade of an existing pedestrian and cycling bridge to a Green Bridge at Hayden’s Lane.***”

[Clonburris Proposed Bridge](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58418)
[Fig 2.2.3 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58615)
[Fig 4.41 DMURS](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58706)
[Fig 7.49 Transport](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58617)
[Junction S2 Transport](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58616)

**REPORT:**

**Response**

Further to the response to Item 56516, the provision of adequate transport infrastructure including pedestrian facilities is provided for under the Draft Planning Scheme and this is demonstrated by the Transport Assessment and Strategy that accompanies the Draft Planning Scheme. The Draft Planning Scheme also includes for the traffic calming of existing roads such as Grange Castle Road and the provision of signalised/upgraded junctions, 3 of which will provide for improved pedestrian safety and accessibility between KNWS1/KNWS2 and KNES1/KNES2. The provision of a street footbridge and the segregation of pedestrian and vehicular traffic would be at variance with DMURS and is not considered appropriate.

**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**

No interaction with Strategic Environmental Objectives. The provision of overhead pedestrian crossings, which are at variance with DMURS in terms of the creation of shared/integrated streets, is not considered to be appropriate or necessary. This may also increase overall transport footprint cumulatively within the planning scheme; for these reasons 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.

### **M124/0118 Item ID:56594**

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

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

**Proposed Pedestrian Bridge PB 2.2.5**

Pg. 31 Figure 2.2.7 amend the map to indicate PROPSED BRIDGE at

***R136 connecting KNW-S1/KNW-S2 TO KNE-S1/KNE-S2***

[Clonburris Proposed Bridge](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58417)
[Fig 2.1.4 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58336)
[Fig 2.2.3 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58628)
[Fig 2.2.7 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58338)
[Fig 4.41 DMURS](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58708)
[Fig 7.49](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58627)
[Junction S2 Transport](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58618)

**REPORT:**

**Response**

Further to the response to Item 56516, the provision of adequate transport infrastructure including pedestrian facilities is provided for under the Draft Planning Scheme and this is demonstrated by the Transport Assessment and Strategy that accompanies the Draft Planning Scheme. The Draft Planning Scheme also includes for the traffic calming of existing roads such as Grange Castle Road and the provision of signalised/upgraded junctions, 3 of which will provide for improved pedestrian safety and accessibility between KNWS1/KNWS2 and KNES1/KNES2. The provision of a street footbridge and the segregation of pedestrian and vehicular traffic would be at variance with DMURS and is considered unnecessary.

**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**

No interaction with Strategic Environmental Objectives. The provision of overhead pedestrian crossings, which are at variance with DMURS in terms of the creation of shared/integrated streets, is not considered to be appropriate or necessary. This may also increase overall transport footprint cumulatively within the planning scheme; for these reasons 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.

### **M125/0118 Item ID:56595**

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

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

**Proposed Pedestrian Bridge PB 2.2.5**

Pg. 32 Table 2.2.2 to include a fifth section:

Bridge Type

“***Outer Ring Road R136 - Overbridge Pedestrian & Cyclist***“

Number

“***x 1***”

[Clonburris Proposed Bridge](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58416)
[Fig 2.2.3 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58630)
[Fig 2.2.7 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58349)
[Fig 4.41 DMURS](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58709)
[Fig 7.49 Transport](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58632)
[Junction S2](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58633)

**REPORT:**

**Response**

Further to the response to Item 56516, the provision of adequate transport infrastructure including pedestrian facilities is provided for under the Draft Planning Scheme and this is demonstrated by the Transport Assessment and Strategy that accompanies the Draft Planning Scheme. The Draft Planning Scheme also includes for the traffic calming of existing roads such as Grange Castle Road and the provision of signalised/upgraded junctions, 3 of which will provide for improved pedestrian safety and accessibility between KNWS1/KNWS2 and KNES1/KNES2. The provision of a street footbridge and the segregation of pedestrian and vehicular traffic would be at variance with DMURS and is not considered appropriate.

**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**

No interaction with Strategic Environmental Objectives. The provision of overhead pedestrian crossings, which are at variance with DMURS in terms of the creation of shared/integrated streets, is not considered to be appropriate or necessary. This may also increase overall transport footprint cumulatively within the planning scheme; for these reasons 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.

### **M126/0118 Item ID:56619**

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

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

In section 2.2.6 Bridges amend to read as follows:

The barriers created by pre-existing strategic roads, the Grand Canal
and the Kildare/Cork Railway Line form challenges to movement
across the SDZ lands. Rather than being avoided or mitigated, these
features will be integrated within the urban structure of the SDZ lands
with important connections across them.

A number of bridges are required to enable north-south movement
across the Canal and Railway for different modes **as well as to facilitate safer access to schools and playing pitches off Griffeen Avenue and the Outer Ring Road**. A total of **six** new bridges are proposed in addition to the upgrade of an existing pedestrian and cycle bridge to a Green Bridge at Hayden’s Lane. Such bridges shall be provided in accordance with the Phasing Strategy
detailed in Chapter 4.

The various types of bridges that are existing and proposed (**14** in
total) on the SDZ lands and the type of movement they will support is
set out in the Table 2.2.2. The location of proposed bridges (including
upgrade) is further detailed on the Overall Movement Concept drawing
(Fig. 2.2.7). No level crossings over the railway line will be permitted.
In addition to the requirements set out under Section 2.11
(Biodiversity and Natural Heritage), where new canal crossings i.e.
footbridges/cycle bridges are proposed, all canal crossings should be
designed so as to avoid fragmentation of linear habitats associated
with the Grand Canal corridor.

Table 2.2.2 Canal and Rail Bridges

|  |  |
| --- | --- |
| Bridge Type | Number |
| Canal Overbridge – pedestrian & cyclist | X3 (including 1 existing) |
| Canal Overbridge – vehicular, publictransport, pedestrian & cyclist | X3 existing |
| Rail Overbridge – pedestrian & cyclist | X3 (including 1 existing forupgrade as green bridge) |
| Rail Overbridge – vehicular, publictransport, pedestrian and cyclist | X4 (including 3 existing) |
| Outer Ring Road Clonburris Sports Campus Overbridge - pedestrian and cyclist | X1   |

[Fig 2.2.3 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58638)
[Fig 2.2.7 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58357)
[Fig 4.41 DMURS](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58711)
[Fig 7.49](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58635)
[Junction S2](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58637)
[new orr bridge linking Clonburris Sports Campus](http://intranet/cmas/documentsview.aspx?id=58067)

**REPORT:**

**Response**

Further to the response to Item 56516, the provision of adequate transport infrastructure including pedestrian facilities is provided for under the Draft Planning Scheme and this is demonstrated by the Transport Assessment and Strategy that accompanies the Draft Planning Scheme. The Draft Planning Scheme also includes for the traffic calming of existing roads such as Grange Castle Road and the provision of signalised/upgraded junctions, 3 of which will provide for improved pedestrian safety and accessibility between KNWS1/KNWS2 and KNES1/KNES2. The provision of a street footbridge and the segregation of pedestrian and vehicular traffic would be at variance with DMURS and is not considered appropriate.

**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**

No interaction with Strategic Environmental Objectives. The provision of overhead pedestrian crossings, which are at variance with DMURS in terms of the creation of shared/integrated streets, is not considered to be appropriate or necessary. This may also increase overall transport footprint cumulatively within the planning scheme; for these reasons 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.

[new orr bridge linking Clonburris Sports Campus](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58067)

### **M127/0118 Item ID:56669**

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

That new pedestrian/cycle footbridge and ramps be provided over Grangecastle Road to facilitate the substantial numbers of school children required to this dual carriageway to walk cycle between home and school.

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

[Fig 2.2.3 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58639)
[Fig 2.2.3 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58642)
[Fig 4.41 DMURS](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58713)
[Fig 7.49](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58640)
[Junction S2](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58641)

**REPORT:**

**Response**

Further to the response to Item 56516, the provision of adequate transport infrastructure including pedestrian facilities is provided for under the Draft Planning Scheme and this is demonstrated by the Transport Assessment and Strategy that accompanies the Draft Planning Scheme. The Draft Planning Scheme also includes for the traffic calming of existing roads including Grange Castle Road and the provision of signalised/upgraded junctions, 3 of which (S2, S3 AND S4) will provide for improved pedestrian safety and accessibility between KNWS1/KNWS2 and KNES1/KNES2. The provision of a street footbridge and the segregation of pedestrian and vehicular traffic would be at variance with DMURS and is not considered appropriate.

**Recommendation**

It is recommended that this motion is not adopted.

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

No interaction with Strategic Environmental Objectives.

S**trategic Environmental Assessment of Proposed Motion**

No interaction with Strategic Environmental Objectives. The provision of overhead pedestrian crossings, which are at variance with DMURS in terms of the creation of shared/integrated streets, is not considered to be appropriate or necessary. This may also increase overall transport footprint cumulatively within the planning scheme; for these reasons 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.

### **M128/0118 Item ID:56719**

Proposed by Councillor W. Lavelle and Seconded by Councillor T. Gilligan

That new pedestrian/cycle footbridge and ramps be provided over Grangecastle Road to facilitate the substantial numbers of school children required to this dual carriageway to walk cycle between home and school.

Co-sponsored by Cllr’s Casserly, Egan, Higgins, Lawlor, C. McMahon & Donovan

[Fig 2.2.3 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58643)
[Fig 4.41 DMURS](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58714)
[Fig 7.49](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58644)
[Junction S2](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58645)

**REPORT:**

**Response**

Further to the response to Item 56516, the provision of adequate transport infrastructure including pedestrian facilities is provided for under the Draft Planning Scheme and this is demonstrated by the Transport Assessment and Strategy that accompanies the Draft Planning Scheme. The Draft Planning Scheme also includes for the traffic calming of existing roads including Grange Castle Road and the provision of signalised/upgraded junctions, 3 of which (S2, S3 AND S4) will provide for improved pedestrian safety and accessibility between KNWS1/KNWS2 and KNES1/KNES2. The provision of a street footbridge and the segregation of pedestrian and vehicular traffic would be at variance with DMURS and is not considered appropriate.

**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**

No interaction with Strategic Environmental Objectives. The provision of overhead pedestrian crossings, which are at variance with DMURS in terms of the creation of shared/integrated streets, is not considered to be appropriate or necessary. This may also increase overall transport footprint cumulatively within the planning scheme; for these reasons 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 56719 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58390)

Following contributions from Councillors M. Ward, L. O’Toole, P. Gogarty, B. Lawlor & B. Bonner, Mr B. Keaney, Senior Planner responded to queries raised.

The Motions **AS PUT** were **AGREED**

### **M129/0118 Item ID:56572**

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

That SDCC place as many of the car parks, roads and rail track as possible underground as not to prevent free movement of cyclists and pedestrians.

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

**REPORT:**

**Response**

The Draft Planning Scheme promotes cycling and walking through the incorporation of a network of dedicated and street integrated pedestrian and cyclist routes.

It is not proposed to underground any roads or railway track as part of the Planning Scheme. This would significantly undermine the viability of the Draft Planning scheme and is both unnecessary and inappropriate.

The undergrounding of roads would also be at variance with DMURS (2013) in term so the promotion of integrated streets and the undergrounding of railway tracks is outside the remit of South Dublin Council.

Furthermore, the Transport Assessment and Strategy that accompanies the Draft Planning Scheme includes an examination of the spatial requirements of its parking requirement and, utilising DMURS guidance, concludes that the majority of parking can be met on-street thus reducing resource and urban design implications. Such parking has been found to promote traffic calming and efficient in turnover of spaces.

Any requirement to increase underground car parking would have implications in relation to the viability and affordability of residential development.

**Recommendation**

It is recommended that this motion is not adopted.

S**trategic Environmental Assessment of Chief Executive’s Recommendation**

No interaction with Strategic Environmental Objectives.

**Strategic Environmental Assessment of Proposed Motion**

Additional underground provision and associated construction activity may require significant soil disturbance and removal as well as potential effects on soil and geology SEOs; use of significant additional amounts of concrete would also cumulatively effect air quality and climate SEOS. Potential effects may also arise in relation to drainage and percolation on the lands. It is not recommended for adoption.

**Strategic Environmental Assessment of Proposed Motion**

No interaction with Strategic Environmental Objectives. The provision of overhead pedestrian crossings, which are at variance with DMURS in terms of the creation of shared/integrated streets, is not considered to be appropriate or necessary. This may also increase overall transport footprint cumulatively within the planning scheme; for these reasons 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 take Motions 130, 131, 132 in conjunction with Motion 129

### **M130/0118 Item ID:56579**

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

In section 2.2.6 Parking, Car Parking Standards, delete sentence commencing with from "The development of car free housing... "

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

**REPORT:**

**Response**

A widespread removal of the opportunity for reduced parking provision including near zero or zero parking provision would have implications in terms of achieving a sustainable mode split and the integration of land use and transport planning. This would also be at variance with the relevant guidelines in relation to limiting the availability of parking in urban centres and close to public transport to discourage car commuting.

The Draft SDZ Planning Scheme seeks to minimise the number of car spaces and maximise their use within the SDZ lands in order to promote sustainable travel patterns. Car parking for the key land uses in Clonburris are required to be provided in accordance with the standards set out under the South Dublin County Council Development Plan 2016 –2022. The provision for lower rates of parking and possibility of car free housing under the County Development are reiterated under the Draft Planning Scheme including caveats that relate to proximity to public transport and services, sharing of spaces, mobility management planning, proximity to employment and car dependency.

This approach is consistent with the recommendations of **the Guidelines on Sustainable Residential Development in Urban Areas (2009) and the National Transport Authority’s Transport Strategy for the Greater Dublin Area 2016-2035, which seeks to implement maximum parking standards that reflect proximity to public transport and limit the availability of parking in urban centres to discourage car commuting**. Furthermore, the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities Draft Update (December 2017) advise that the car parking provision for apartments in locations that are well served by public transport such as the SDZ lands should be substantially reduced.

**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.

### **M131/0118 Item ID:56588**

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

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

**Car Park Spaces 2.2.6**

Underground car park to be designed within the SDZ plan. Having a no car design will result in in an increase in “buy to let” which would lead to high turnover in tenancy and therefore creating an environment where community formation would become difficult to achieve.

Pg. 33 Section 2.2.6 Paragraph 2 to add in the following line:

“***Underground car park spaces to be provided in high density areas allowing for the option of resident car parking and/or renting of spaces.***”

**REPORT:**

**Response**

A widespread requirement for basement in high density areas would have implications in terms of achieving a sustainable mode split and the integration of land use and transport planning and also in terms of the viability and affordability of housing. The motion would also be at variance with County Development Plan parking standard and the relevant guidelines in relation to limiting the availability of parking in urban centres and close to public transport to discourage car commuting.

The Draft SDZ Planning Scheme seeks to minimise the number of car spaces and maximise their use within the SDZ lands in order to promote sustainable travel patterns particularly. Car parking for the key land uses in Clonburris are required to be provided in accordance with the standards set out under the South Dublin County Council Development Plan 2016 –2022, which require less parking in areas of high accessibility.

The Transport Assessment and Strategy that accompanies the Draft Planning Scheme has carried out an assessment of the proposed car parking standards based on projected parking demand and an Accessibility Assessment. Further to the findings of the Transport Assessment and Strategy, the parking standards will be more than sufficient to cater for the parking needs of the Planning Scheme. Furthermore, utilising DMURS guidance on parking design, **an examination of the spatial requirements under the Transport Assessment and Strategy concludes that the majority of parking can be met on-street thus reducing resource and urban design implications associated with basement parking.**

**Any increase in parking standards would require more costly parking facilities in the form of basement parking etc., which will have implications in relation to the viability and affordability of residential development particularly apartment schemes.**

The approach of the Draft Planning Scheme and County Development Plan is consistent with the recommendations of the Guidelines on Sustainable Residential Development in Urban Areas (2009) and the National Transport Authority’s Transport Strategy for the Greater Dublin Area 2016-2035, which seeks to implement maximum parking standards that reflect proximity to public transport and limit the availability of parking in urban centres to discourage car commuting.

Furthermore, the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities Draft Update (December 2017) advise that the car parking provision for apartments in locations that are well served by public transport such as the SDZ lands should be substantially reduced.

**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**

Additional underground provision and associated construction activity may require significant soil disturbance and removal as well as potential effects on soil and geology SEOs; use of significant additional amounts of concrete would also cumulatively effect air quality and climate SEOS. Potential effects may also arise in relation to drainage and percolation on the lands. 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.

### **M132/0118 Item ID:56589**

Proposed by Councillor L. O'Toole and Seconded by Councillor T. Gilligan

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

**Car Park Spaces 2.2.6**

Pg. 33 Figure 2.2.8 Legend to be amended to highlight underground car parking

[Fig 2.2.8 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58305)

**REPORT:**

**Response**

Further to the response to Item 56588, The Transport Assessment and Strategy that accompanies the Draft Planning Scheme has carried out an assessment of the proposed car parking standards based on projected parking demand and an Accessibility Assessment. Further to the findings of the Transport Assessment and Strategy, the parking standards will be more than sufficient to cater for the parking needs of the Planning Scheme. Furthermore, utilising DMURS guidance, an examination of the spatial requirements under the Transport Assessment and Strategy concludes that the majority of parking can be met on-street thus reducing resource and urban design implications.

The provision of basement parking (where required) will be assessed at planning application stage and it is not possible to precisely map and pre-empt such provision at plan making 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.

**Strategic Environmental Assessment of Proposed Motion**

Additional underground provision and associated construction activity may require significant soil disturbance and removal as well as potential effects on soil and geology SEOs; use of significant additional amounts of concrete would also cumulatively effect air quality and climate SEOS. Potential effects may also arise in relation to drainage and percolation on the lands. 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.

The Motions **AS PUT** were **AGREED**

### **M133/0118 Item ID:56802**

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

**Section 4.3 Prior to Development**

Completion of the Celbridge Link Road, New Road between the Adamstown SDZ lands and Celbridge Road (R403).

**Cllr. Liona OToole Cllr Guss O Connell Cllr Paul Gogarty Cllr Trevor Gilligan Cllr Ed O’Brien**

[Celbridge Link Road 56802 SDCC Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58407)

**REPORT:**

**Response**

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 including the DART Expansion Programme and Core Orbital Bus Routes. Within the context that traffic generated by Clonburris will contribute to less than 1% of the overall traffic on the strategic road network in the AM peak period, with a trip distribution primarily to the north, south and east, the development of the SDZ lands is not considered to be reliant on the delivery of the Celbridge Link Road. The Celbridge Road forms part of the 6 year roads programme contained in the South Dublin County Council Development Plan, for which funding has been secured, and is subject to the phasing requirements of the Adamstown SDZ Planning Scheme (2015).

The Transport Assessment and Strategy (Chapter 6) models the impact of the Draft Clonburris Planning Scheme combined with existing and planned development on transport infrastructure. While the Celbridge Link Road 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. The development of the SDZ lands is therefore not considered to be reliant on the Celbridge Link Road and the linking of the development of the SDZ lands to this road is not required.

The 2026 modelling of the Draft Planning Scheme demonstrates that the proposed street network, pedestrian and cycle network together with existing and planned pubic transport (including core orbital bus routes), street upgrades and junction improvements will be sufficient to service the trip demands generated by Clonburris. Within this context, approximately 47% of trips in the AM period will be undertaken by walking, cycling and public transport in 2026.

Furthermore, **the Celbridge Road forms part of the 6 year roads programme contained in the South Dublin County Council Development Plan and is subject to the phasing requirements of the Adamstown SDZ Planning Scheme (2015). Permission for the road has been granted and LIHAF funding secured. It is envisaged that construction of the road will commence by the end of 2018.**

The linking of the development of the SDZ lands to the Celbridge Link Road is therefore not appropriate or necessary.

**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 L. O’Toole **AGREED** to **WITHDRAW** the Motion

### **M134/0118 Item ID:56812**

Proposed by Councillor G. O'Connell and Seconded by Councillor T. Gilligan

**Section 4.3 Phase 2 1001-2000**

Completion of Lock Rd/R120 Upgrade, Upgrade of existing road from Adamstown to the New Nangor Rd (R134).

**Councillors Guss O’Connell, Liona O’Toole, Paul Gogarty, Trevor Gilligan and Ed O’Brien.**

[Adopted r120 road layout](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58710)

**REPORT:**

**Response**

The R120 and Nangor Road realignment and upgrade has already commenced construction under the 6 year road programme set out under the South Dublin County Council Development Plan 2016 – 2022 and is scheduled for completion by quarter 3 of 2019. The medium to long term Draft Planning Scheme is therefore not considered to be dependent on these short term road improvements. The subject motion is therefore not necessary.

**Recommendation**

It is recommended that this motion is not adopted.

S**trategic 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 56812 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58233)
[Nangor Road Part 8 Location](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58712)

Councillor G. O’Connell **AGREED** to **WITHDRAW**

### **M135/0118 Item ID:56728**

Proposed by Councillor W. Lavelle and Seconded by Councillor T. Gilligan

That table 4.3 be amended to include the following text under phase 1A: *“Completion of traffic improvements to Newcastle Road (R120) including junction upgrades at the SuperValu roundabout, Hillcrest Road junction & N4 Overbridge; to be agreed with the elected members.”*

**REPORT:**

**Response**

The R120 and Nangor Road realignment and upgrade has already commenced construction under the 6 year road programme set out under the County Development Plan and signalling improvements have been carried out at the junction with Hillcrest Road.

Other junction upgrades along the R120 included under the County Development Plan 6 year Road Programme have been modelled under the Lucan Access Study. The R120/N4 junction was improved under the N4 widening/improvement scheme and a report on the modelling of further junction improvements at the N4 overbridge was recently submitted to the Lucan ACM.

The Transport Assessment and Transport Strategy that accompanies the Draft Planning Scheme includes details of other junctions that are key to the SDZ Planning Scheme including the junction between the R120 and Haydens Lane. **The medium to long term draft Planning Scheme is therefore not considered to be dependent on the short term road improvements included in the proposed motion, which have already been dealt with or reviewed.**

**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.

[R120 N4 to Supervalue roundabout SDCC map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58385)

The Motion **FELL**

### **M71/0118 Item ID:56500**

Proposed by Councillor T. Gilligan

That the manager proposes suitable, alternative, improved transport and infrastructure to alleviate the issue of traffic concerns for existing residents.

**REPORT:**

**Response**

The intent of the proposed motion to ensure the provision of alternative and improved transport infrastructure, is provided for under the Draft Planning Scheme and this is demonstrated by the Transport Assessment and Strategy that accompanies the Draft Planning Scheme.

The SDZ lands are uniquely positioned within the Metropolitan Area of Dublin to benefit from a wide range of existing transport opportunities offered by the Kildare/Cork Railway Line, the Grand Canal and an existing network of national, regional and local roads that are served by existing bus lanes and planned Core Bus Corridors, as well as existing local bus routes. The SDZ lands will be served directly by additional high quality public transport infrastructure projects planned under the NTA’s Transport Strategy for the Greater Dublin Area 2016 – 2035. These projects include the DART Expansion Programme, the Tallaght – Blanchardstown Core Orbital Bus Route and other Core Radial Bus Routes. The NTA has committed to the delivery of these transport projects.

The Draft Planning Scheme seeks to capitalise on and connect with the existing strategic regional and local road network while upgrading existing streets including junctions. The Transport Assessment and Strategy that accompanies the Draft Planning Scheme has modelled the strategic street network and proposed junction upgrades and concludes that the majority of identified junctions in the vicinity of Clonburris will operate satisfactorily in peak periods (AM, Lunch Time, School Run and PM) when the scheme is partially and fully built out.

The Draft Planning Scheme also promotes cycling and walking through the incorporation of a network of dedicated and street integrated pedestrian and cyclist routes.

In conclusion, the Transport Assessment and Strategy that accompanies the Draft Planning Scheme demonstrates that the proposed street network, pedestrian and cycle network together with existing and planned pubic transport, street upgrades and junctions improvements will be more than sufficient to service the trip demands generated by Clonburris.

The intent of the proposed motion to ensure the provision of alternative and improved transport infrastructure has 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.

It was **AGREED** to takeM136 in conjunction with M71

### **M136/0118 Item ID:56800**

Proposed by Councillor L. O'Toole and Seconded by Councillor T. Gilligan

**Section 4.3 Prior to Development**

Completion of Newcastle Rd (R120), Junction upgrades at the SuperValu roundabout,

Hillcrest Rd & the N4 Overbridge

**Cllr. Liona OToole Cllr Guss O Connell Cllr Paul Gogarty Cllr Trevor Gilligan Cllr Ed O’Brien**

**REPORT:**

**Response**

The R120 and Nangor Road realignment and upgrade has already commenced construction under the 6 year road programme set out under the County Development Plan and signalling improvements have been carried out at the junction with Hillcrest Road.

Other junction upgrades along the R120 included under the County Development Plan 6 year Road Programme have been modelled under the Lucan Access Study. The R120/N4 junction was improved under the N4 widening/improvement scheme and a report on the modelling of further junction improvements at the N4 overbridge was recently submitted to the Lucan ACM.

The Transport Assessment and Transport Strategy that accompanies the Draft Planning Scheme includes details of other junctions that are key to the SDZ Planning Scheme including the junction between the R120 and Hayden’s Lane. **The medium to long term draft Planning Scheme is therefore not considered to be dependent on the short term road improvements included in the proposed motion, which have already been dealt with or reviewed.**

**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 L. O’Toole **AGREED** to **WITHDRAW** the Motions

### **M265/0118 Item ID:56506**

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

Clonburris SDZ (Alternate Motion to previous)

To delete the following development area and all references to same in the plan, simultaneously changing the zoning to amenity:

Clonburris South East section CSE-S2, amending Fig 2.1.2,  Fig 2.1.4 and all subsequent figures, graphs, tables and text that reference same and/or include these lands as residential development, the housing capacity being transferred to Clonburris Urban Centre;

and to reorientate the Canal Extension away from existing housing and towards the canal, maximising the amenity value of same and providing for potential recreational and service opportunities as part of any residential development facing the canal amenity;

as per amended Table 2.1.5 (covering several motions) should read **"as per the listed amendments for Table 2.13.1 (referenced in and covering several motions), with a related adjustment for High and Low margins in each case and amendments made throughout the rest of the Plan document to reflect these changes should the motions containing this table be passed in whole or in part"**

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

[Fig 2.1.2 Planning Scheme - Land USe Area Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58213)
[Fig 2.1.4 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58214)

**REPORT:**

This motion relates to the Canal Extension and Clonburris South East Section CSE-S2 areas as shown on the maps submitted with this motion.

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 Canal Extension and Clonburris South East Section CSE-S2 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).

In this regard the Canal Extension and Clonburris South East Section CSE-S2 areas have been designated for residential development (together delivering approx. 200 dwellings) 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 in terms of residential development within the ‘designated area’;
* 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);
* the Guidelines on Sustainable Residential Development in Urban Areas (2009) in terms of overall residential density across the SDZ lands. Removal of reference to or development of the Clonburris South East Section CSE-S2 area which has been included in the current County Development Plan Core Strategy to meet the housing needs of the County, would not be consistent with the SDZ Order, the Housing Strategy and the statutory ministerial guidelines. Sections 28(1) and 168(4) of the Planning and Development Act 2000 (as amended), requires SDZ Planning Schemes to be consistent with the relevant housing strategy and require Planning Authorities to have regard to ministerial guidelines.Section 2.10 Landscape and Open Space of the Draft Planning Scheme, outlines the amenity and recreational hierarchy to be provided at Clonburris. Ninety hectares of parks and open space will be provided across a range of strategic open spaces, local parks, square and local open spaces etc. The location and hierarchy of these amenity areas are based on a variety of factors including the location of existing assets such as Griffeen Valley Park and the Grand Canal, site topographical features and detailed urban design masterplanning of the overall SDZ lands. Accordingly, it is considered that the Clonburris South East Section CSE-S2 area is best placed for the development proposals currently outlined in the Draft Planning Scheme.As stated under Section 2.1.6 (Dwelling Mix) of the Draft Planning Scheme, densities and building heights will inform the dwelling mix in development areas and that higher density areas will accommodate a mix of apartments, duplexes and maisonettes while medium density areas will also include houses. The densities strategy of the Draft Planning Scheme has been carefully considered to promote a mix of dwelling types and choice across the SDZ lands. This accords with the Guidelines on Sustainable Residential Development in Urban Areas (2009), which seeks to provide for a diverse range of household types in residential areas.The proposed motion would increase densities and buildings heights in the Clonburris Urban Centre and surrounding development areas in manner that will increase the proportion of apartments and reduce dwelling mix resulting in less choice and more mono dwelling types. This would be at variance with density/dwelling mix strategy of the Draft Planning Scheme and the aforementioned Guidelines. The proposed motion would also increase the general building heights in the Clonburris Urban Centre and surrounding Development Areas to in and beyond 6 storeys.

The motion submitted proposes the relocation of the Canal Extension Development Area away from existing housing and towards the Grand Canal. The relocated area is shown on the map submitted with the motion. This proposal is contrary to the provisions of the Draft Planning Scheme for the following reasons:

The proposal may have negative interaction with Strategic Environmental Objectives which would be contrary to the Planning and Development (Strategic Environmental Assessment) Regulations 2004.

Section 2.3.2 Green Infrastructure Network states that development proposals close to the Grand Canal shall include a 50 metre set-back for all buildings and a 30m set-back distance for development (with the exception of bridges and footpaths) from the Proposed Natural Heritage Area (pNHA) boundary.

Section 2.9.3 Foul Water Drainage states that there is a network of three 600mm foul sewers located to the south of the Grand Canal, adequate setbacks are required from this sewer network.

The location of the Canal Extension Development Area is based on a variety of wider factors including site topographical features, existing site opportunities and constraints, the location of strategic assets such as Griffeen Valley Park and the Grand Canal, and detailed urban design masterplanning of the overall SDZ lands.

**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.

[page 15 land use area cropped map to change canal extension and kishogue clonburris se](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58042)
[page 15 land use area map to change canal extension and kishogue clonburris se](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58041)
[page 17 amended canal extension deletion and reorintation development areas and sub sectors map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58040)

**Following contributions from Councillors P. Gogarty, C. King, M.Ward, G.O’Connell, B. Bonner, L. O’Toole, M. Johansson, T. Gilligan, M. Murphy, E. O’Brien and V. Casserly Mr. B. Keaney responded to queries raised.**

The Mayor P. Gogarty **AGREED** to **WITHDRAW** the Motion

## Development Area 7: Kishoge North West

### **M266/0118 Item ID:56667**

Proposed by Councillor P. Donovan and Seconded by Councillor V. Casserly

That the list on page 119 of key objectives for Development Area 7 - Kishoge North West be amended to include the following additional objectives: *“To ensure provision of sufficient drop-off facilities for the new second-level school new school to minimise parking and traffic congestion on the adjoining road network.”*

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

**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.

**Recommendation**

It is recommended that this motion is adopted with the following amendment

Insert the following text as an additional objective in the Key Objectives table for Development Area 7 Kishoge North West

**The design of the school will be informed by the Department of Education and Skills ‘General Design Guidelines for Schools: Primary & Post Primary (2017)’ or any superseding 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.

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

### **M270/0118 Item ID:56513**

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

To move the Post Primary School from its existing proposed location in the area known in the Draft Plan as Kishoge North West KNW-S1 to a location to the South or South West as indicated in the amendeded Fig 2.1.3 Function Concept map, with all related diagrams and references being amended to reflect same.

[Rationale: Irrespective of whether motions have been passed to designate all of this area as amenity or open space, the current school location is too close to the existing Kishoge Community College and does not allow for future population growth in Kishoge Central and adjoining areas whether the local density is increased or not. A more central location makes sense and if the land in this area has been zoned amenity then it creates part of a hub of active recreation in between schools and existing/future housing development to the north of the site.}

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

[Fig 2.1.3 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58215)

**REPORT:**

The Draft Planning Scheme was prepared to ensure that residential development is appropriately distributed across the SDZ lands in a manner that makes efficient use of transport infrastructure and services while integrating with employment, retail, community and education uses.

This motion requests that the proposed new second-level school be relocated from KNW to KSW and that figure 3.3.15 be amended such that the northernmost urban block (outlined on attached image) should contain only the community facilities and public parkland to include playing pitches, to facilitate multiple sports A map has been attached for reference.

It is considered that this would not be the most efficient use of the lands. A carefully co-ordinated and considered landscape and open space strategy has been devised for the SDZ Lands and the Draft Planning Scheme already provides 90 hectares of Parks and Open Spaces. All new schools on the lands are co located beside areas of open space with the intention that schools can use these facilities. In addition, the location of schools and open spaces has been scrutinised in relation to (inter alia) transport, movement, biodiversity and natural heritage.

In addition, the masterplanning of the Draft Planning Scheme was an iterative process involving a multi-disciplinary team of experts using best practice approaches and concepts. A range of professions were involved including key stakeholders, such as Irish Water, National Transport Authority, Eirgrid, SEAI and the Department of Education and Skills, and the inputs of key professions from SDCC and external consultations into the AA, SEA, SFRA, SWS, Energy Masterplan, Retail Study, Employment Floorspace Demand Study and the Transport Assessment and Strategy processes.

The Draft Planning Scheme is a robust comprehensive framework prepared 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;
* 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);

As such and within the context of the above, alternative layouts are not justified in the absence of an evidence based approach.

**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**

All new schools on the lands are co located beside areas of open space with the intention that schools can use these facilities. In addition, the location of schools and open spaces has been scrutinised in relation to (inter alia) transport, movement, biodiversity and natural heritage. Amending and reorganising the layout may interact with a number of SEOs cumulatively in particular landscape, biodiversity, material asssets SEOs. 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.

[page 16 griffeen community college function concept map amended](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58054)

It was **AGREED** to take Motion 271 in conjunction with Motion 270

### **M271/0118 Item ID:56795**

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

**School Building**

**Section 2.7**

Figure 2.5.1 to be amended as follows:

Post Primary School located adjacent to LEET school to be moved to West of Kishoge North West (KNW)

This new location will provide for much better vehicular access the Adamstown Link road resulting in reduced traffic on the Outer Ring Road R136. It also provides a better Geographical spread of Post Primary Schools. The existing proposed location is too close to the existing Kishoge Post Primary School.

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

[Clonburris SDZ school](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58406)

**REPORT:**

**Response**

The Draft Planning Scheme was prepared to ensure that residential development is appropriately distributed across the SDZ lands in a manner that makes efficient use of transport infrastructure and services while integrating with employment, retail, community and education uses.

This motion requests that the post primary school adjacent to Lucan East Educate Together be relocated to another site within KNW. A map has been attached for reference.

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 addition, the location of schools and open spaces has been scrutinised in relation to (inter alia) transport, movement, biodiversity and natural heritage.

As such and within the context of the above, alternative layouts are not justified in the absence of an evidence based approach.

**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**

Amending and reorganising the layout may interact with a number of SEOs cumulatively in particular landscape, biodiversity, material asssets SEOs. 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.

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

A [roll call](../Roll%20Call%20Vote%20Results/M270~271%20-%20Taken%20together%2030%20-%2001%20-%2018.pdf) vote on the Motions followed, the result of which was as follows:

**FOR: 15(FIFTEEN)**

**AGAINST: 15(FIFTEEN)**

**ABSTAIN: 0(ZERO)**

### The Mayor P. Gogarty had the casting vote & the Motion was **AGREED.**

### **M267/0118 Item ID:56706**

Proposed by Councillor W. Lavelle and Seconded by Councillor P. Donovan

That figure 3.3.15 showing Development Area 7 - Kishoge North West be amended such that the northernmost urban block (outlined on attached image) should contain ONLY the proposed new second-level school with the remainder of the block to be public parkland to include playing pitches, to facilitate multiple sports (with particular regard to dimensions), for use by the proposed new second-level school and the nearby existing schools: Lucan East Educate Together NS, Griffeen Valley Educate Together NS, Lucan CNS and Kishoge Community College; and that all corresponding tables in the planning scheme be amended accordingly.

Co-sponsored by Cllr’s Casserly, Egan, Higgins, Lawlor, C. McMahon & Donovan

[Image for amendment KNW block](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58071)

**REPORT:**

The Draft Planning Scheme was prepared to ensure that residential development is appropriately distributed across the SDZ lands in a manner that makes efficient use of transport infrastructure and services while integrating with employment, retail, community and education uses.

This motion requests that the KNW area be amended to contain only the proposed new second-level school with the remainder of the block to be public parkland. A map has been attached for reference.

It is considered that this would not be the most efficient use of the lands. A carefully co-ordinated and considered landscape and open space strategy has been devised for the SDZ Lands and the Draft Planning Scheme already provides 90 hectares of Parks and Open Spaces. 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 addition, the location of schools and open spaces has been scrutinised in relation to (inter alia) transport, movement, biodiversity and natural heritage.

In addition, the masterplanning of the Draft Planning Scheme was an iterative process involving a multi-disciplinary team of experts using best practice approaches and concepts.

A range of professions were involved including key stakeholders, such as Irish Water, National Transport Authority, Eirgrid, SEAI and the Department of Education and Skills, and the inputs of key professions from SDCC and external consultations into the AA, SEA, SFRA, SWS, Energy Masterplan, Retail Study, Employment Floorspace Demand Study and the Transport Assessment and Strategy processes.

The Draft Planning Scheme is a robust comprehensive framework prepared 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;
* 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);

As such and within the context of the above, alternative layouts are not justified in the absence of an evidence based approach.

**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 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58371)

The Motion as **PUT** was **AGREED**

### **M273/0118 Item ID:56503**

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

To delete the following development areas and all references to same in the plan, simulanteously changing the zoning to amenity:

Kishogue North West KNW-S1, with S2 and S3 renamed as S1 and S2 respectively;

Kishoge North East KNE-S1, with S2 to S6 renamed as S1 to S5 respectively;

amending Fig 2.1.2,  Fig 2.1.4 and all subsequent figures, graphs, tables and text that reference same and/or include these lands as residential development, the housing capacity being transferred to Kishoge Urban Centre;

as per amended Table 2.1.5 (covering several motions) should read **"as per the listed amendments for Table 2.13.1 (referenced in and covering several motions), with a related adjustment for High and Low margins in each case and amendments made throughout the rest of the Plan document to reflect these changes should the motions containing this table be passed in whole or in part"**

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

[Fig 2.1.2 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58209)
[Fig 2.1.4 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58210)

**REPORT:**

This motion relates to the Kishoge North West KNW-S1 and Kishoge North East–S1 areas as shown on the maps submitted with this motion. The existing Lucan East Educate Together National School is located on these 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 Kishoge North West KNW-S1 and Kishoge North East–S1 areas 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).

In this regard the Kishoge North West KNW-S1 and Kishoge North East KNE-S1 areas have been designated for residential development (together delivering approx. 550 dwellings) 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 in terms of residential development within the ‘designated area’;
* 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);
* the Guidelines on Sustainable Residential Development in Urban Areas (2009) in terms of overall residential density across the SDZ lands.

Removal of reference to or development of the Kishoge North West KNW-S1 and Kishoge North East KNE-S1 areas, which has been included in the current County Development Plan Core Strategy to meet the housing needs of the County, would not be consistent with the SDZ Order, the Housing Strategy and the statutory ministerial guidelines. Sections 28(1) and 168(4) of the Planning and Development Act 2000 (as amended), requires SDZ Planning Schemes to be consistent with the relevant housing strategy and require Planning Authorities to have regard to ministerial guidelines.

Section 2.10 Landscape and Open Space of the Draft Planning Scheme, outlines the amenity and recreational hierarchy to be provided at Clonburris. Ninety hectares of parks and open space will be provided across a range of strategic open spaces, local parks, square and local open spaces etc. The location and hierarchy of these amenity areas are based on a variety of factors including the location of existing assets such as Griffeen Valley Park and the Grand Canal, site topographical features and detailed urban design masterplanning of the overall SDZ lands. Accordingly, it is considered that Kishoge North West KNW-S1 and Kishoge North East KNE-S1 areas are best placed for the development proposals currently outlined in the Draft Planning Scheme. This includes the provision of a Post Primary School on the lands as shown on Figure 2.1.3 of the Draft Planning Scheme.

**As stated under Section 2.1.6 (Dwelling Mix) of the Draft Planning Scheme, densities and building heights will inform the dwelling mix in development areas and that higher density areas will accommodate a mix of apartments, duplexes and maisonettes while medium density areas will also include houses.** The densities strategy of the Draft Planning Scheme has been carefully considered to promote a mix of dwelling types and choice across the SDZ lands. This accords with the Guidelines on Sustainable Residential Development in Urban Areas (2009), which seeks to provide for a diverse range of household types in residential areas.

**The proposed motion would increase densities and buildings heights in the Kishoge Urban Centre and surrounding development areas in a manner that will increase the proportion of apartments and reduce dwelling mix resulting in less choice and more mono dwelling types.** This would be at variance with density/dwelling mix strategy of the Draft Planning Scheme and the aforementioned Guidelines.

The building height strategy for the SDZ lands (Fig. 2.8.10 of Planning Scheme) provides for general building heights of 2 to 6 storeys, with building at the higher end of the scale in the Kishoge Urban Centre. The proposed motion would increase the general building heights in the Kishoge Urban Centre and surrounding Development Areas to in and beyond 6 storeys. Recent research by the Society of Chartered Surveyors Ireland (The Real Costs of New Apartment Delivery Report, October 2017) has demonstrated that the cost of apartment building increases significantly where it exceed 5 storeys in height and this adversely affects viability. It is therefore considered that the proposed motion could adversely affect the viability and affordability of housing within the SDZ lands.

**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.

[page 15 land use area map amended kishoge nw and ne residential changes](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58035)
[page 17 amended 2 kishoge NE NW development areas and sub sectors map Kishoge NE and NW](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58036)
[Section-2-13-Summary of Planning Scheme Tables](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58082)

Following contributions from Councillors P. Gogarty, L. O’Toole, C. King, G. O’Connell, E. O’Brien, M. Murphy, W. Lavelle, B.Bonner, K. Mahon, M. Ward, R. Nolan, E. Murphy, M. Duff and P. Kearns, Mr B. Keaney responded to queries raised.

A [Roll call](../Roll%20Call%20Vote%20Results/M273%20-%2030%20-%2001%20-%2018.pdf) vote on the Motion followed, the result of which was as follows:

**FOR: 6(SIX)**

**AGAINST: 28(TWENTYEIGHT)**

**ABSTAIN: 0(ZERO)**

### The Motion **FELL**

### **M268/0118 Item ID:56709**

Proposed by Councillor W. Lavelle and Seconded by Councillor V. Casserly

That the list on key objectives for either Development Area 7 - Kishoge North West or Development Area 8 – Kishoge South West- whichever will accommodate the planned Griffeen Community College second-levels school - be amended to include the following additional objectives: *“To ensure provision of sufficient drop-off facilities for the new second-level school new school to minimise parking and traffic congestion on the adjoining road network.”*

Co-sponsored by Cllr’s Casserly, Egan, Higgins, Lawlor, C. McMahon & Donovan

**REPORT:**

The Chief Executive notes the content of the motion. The detailed design of individual proposals will be subject to detailed assessment at contaplanning 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.

**Recommendation**

It is recommended that this motion is adopted with the following amendment

Insert the following text as an additional objective in the Key Objectives table for Development Area 7 Kishoge North West

**The design of the school will be informed by the Department of Education and Skills ‘General Design Guidelines for Schools: Primary & Post Primary (2017)’ or any superseding 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.

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

### **M269/0118 Item ID:56708**

Proposed by Councillor W. Lavelle

That the proposed new second-level school be relocated from Development Area 7 - Kishoge North West to Development Area 8 – Kishoge South West: and that figure 3.3.15 be amended such that the northernmost urban block (outlined on attached image) should contain ONLY the community facilities and public parkland to include playing pitches, to facilitate multiple sports (with particular regard to dimensions), for use by the three nearby existing schools: Lucan East Educate Together NS, Griffeen Valley Educate Together NS, Lucan CNS and Kishoge Community College; and that all corresponding tables in the planning scheme be amended accordingly.

Co-sponsored by Cllr’s Casserly, Egan, Higgins, Lawlor, C. McMahon & Donovan

[Image for amendment KNW block](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58072)

**REPORT:**

The Draft Planning Scheme was prepared to ensure that residential development is appropriately distributed across the SDZ lands in a manner that makes efficient use of transport infrastructure and services while integrating with employment, retail, community and education uses.

This motion requests that the proposed new second-level school be relocated from KNW to KSW and that figure 3.3.15 be amended such that the northernmost urban block (outlined on attached image) should contain only the community facilities and public parkland to include playing pitches, to facilitate multiple sports A map has been attached for reference.

It is considered that this would not be the most efficient use of the lands. A carefully co-ordinated and considered landscape and open space strategy has been devised for the SDZ Lands and the Draft Planning Scheme already provides 90 hectares of Parks and Open Spaces. All new schools on the lands are co located beside areas of open space with the intention that schools can use these facilities. In addition, the location of schools and open spaces has been scrutinised in relation to (inter alia) transport, movement, biodiversity and natural heritage.

In addition, the masterplanning of the Draft Planning Scheme was an iterative process involving a multi-disciplinary team of experts using best practice approaches and concepts. A range of professions were involved including key stakeholders, such as Irish Water, National Transport Authority, Eirgrid, SEAI and the Department of Education and Skills, and the inputs of key professions from SDCC and external consultations into the AA, SEA, SFRA, SWS, Energy Masterplan, Retail Study, Employment Floorspace Demand Study and the Transport Assessment and Strategy processes.

The Draft Planning Scheme is a robust comprehensive framework prepared 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;
* 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);

As such and within the context of the above, alternative layouts are not justified in the absence of an evidence based approach.

**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**

All new schools on the lands are co located beside areas of open space with the intention that schools can use these facilities. In addition, the location of schools and open spaces has been scrutinised in relation to (inter alia) transport, movement, biodiversity and natural heritage. Amending and reorganising the layout may interact with a number of SEOs cumulatively in particular landscape, biodiversity, material asssets SEOs. 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.

Councillor W. Lavelle **AGREED** to **WITHDRAW** the Motion

### **M272/0118 Item ID:56710**

Proposed by Councillor W. Lavelle

That figure 3.3.15 be amended to omit the proposed new square (highlighted on attached image) incorporating existing open space between Rossberry/Oldbridge estates and the new northwest corner of Development Area 7 - Kishoge North West; and that the existing southern boundary wall to the existing open space between Rossberry/Oldbridge estates be retained; and that all corresponding tables in the planning scheme be amended accordingly.

Co-sponsored by Cllr’s Casserly, Egan, Higgins, Lawlor, C. McMahon & Donovan

[Image for amendment KNW boundary](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58073)

**REPORT:**

**Response**

The Draft Planning Scheme is cognisant of existing established residential areas and requires new development to respect the surrounding context.

The masterplanning of the Draft Planning Scheme was an iterative process involving a multi-disciplinary team of experts using best practice approaches and concepts including urban design and permeability.

A carefully co-ordinated and considered landscape and open space strategy has been devised for the SDZ Lands including an integrated network of strategic and local open spaces including connections to existing open spaces.

The subject area of open space, which is identified on an accompanying map, will connect the existing community and the new community of Clonburris. In addition, this area can provide permeability improvements for existing areas and as such can reduce walking and cycling distances to schools, shops, public transport and other community facilities by delivering new links and opening barriers to movement.

It was recommended in the Chief Executives Report that the following text under Section 2.2.3 (Pedestrian and Cycle Movement) be included in the Draft Planning Scheme:

**Proposed Local and Pedestrian and Cycling Links with existing communities are indicative only and, in accordance with the recommendations of the Permeability Best Practice Guide (2013), shall be subject to further planning approval**.

As such and within the context of the above, alternative layouts are not justified in the absence of an evidence based approach.

**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**

In addition, the location of open spaces has been scrutinised in relation to (inter alia) movement, biodiversity and natural heritage. Amending and reorganising the layout may interact with a number of SEOs cumulatively in particular landscape, biodiversity, material asssets SEOs. 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** to **DEFER** the Motion

## Development Area 11: Adamstown Extension

### **M274/0118 Item ID:56777**

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

That Lucan Pitch & Putt Club will be unaffected by the development. Amend section 2.7.3

**REPORT:**

Lucan Pitch and Putt Club is an established recreational use on the SDZ lands. Clonburris

SDZ Draft Planning Scheme provides a spatial framework for the entire lands. The Pitch and Putt Club are a landowner and can remain operational unless they agree otherwise.

The Draft Planning Scheme recognises the importance of recreational facilities on the SDZ lands. The Scheme however has been prepared as a direct result of Government Legislation and these lands are considered by the Government to being of social and economic importance to the State. The lands are also classified as a Major Urban Housing Development Site (MUHDS), and also have been allocated funding under the Local Infrastructure Housing Activation Fund (LIHAF) in 2017.

Having regard to the Government Order, and the overarching and strategic outlook for the growth of South Dublin County, the Pitch and Putt lands are integrated into the overall masterplan for the SDZ lands for residential and ancillary uses.

The motion requests that Section 2.7.3 be amended and that Lucan Pitch and Putt Club will be unaffected by the development. It is recommended that this text is not provided for in 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 56777 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58281)

It was **AGREED** to **WITHDRAW** the Motion

### **M275/0118 Item ID:56630**

Proposed by Councillor E. Higgins and Seconded by Councillor P. Donovan

That the SDZ be amended to include provision for the continued operation of Lucan Pitch and Putt Club.

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

**REPORT:**

Lucan Pitch and Putt Club is an established recreational use on the SDZ lands. Clonburris SDZ Draft Planning Scheme provides a spatial framework for the entire lands. The Pitch and Putt Club are a landowner and can remain operational unless they agree otherwise.

The Draft Planning Scheme recognises the importance of recreational facilities on the SDZ lands. The Scheme however has been prepared as a direct result of Government Legislation and these lands are considered by the Government to being of social and economic importance to the State. The lands are classified as a Major Urban Housing Development Site (MUHDS), and also have been allocated funding under the Local Infrastructure Housing Activation Fund (LIHAF) in 2017.

Having regard to the Government Order, and the overarching and strategic outlook for the growth of South Dublin County, the Pitch and Putt lands are integrated into the overall masterplan for the SDZ lands for residential and ancillary uses.

The motion requests that the Draft Planning Scheme be amended and that Lucan Pitch and Putt Club be provided for. It is recommended that this text is not provided for in 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 showing Lucan Pitch and Putt Club](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58363)

It was **AGREED** to **WITHDRAW** the Motion

### **M276/0118 Item ID:56476**

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

In section 2.1 and subsequent sections, **delete** all references to **Adamstown Extension,**, amending Figures 2.1.1 and 2.1.4 (as attached) and all subsequent diagrams, maps and graphs.

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

**REPORT:**

**Response**

This motion relates to the Adamstown Extension Character Area, as shown deleted on the maps submitted with this motion.

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 Character Area 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).

In this regard the Adamstown Extension Area has been designated for residential development (approx. 450 dwellings) 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 in terms of residential development within the ‘designated area’;
* 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);
* the Guidelines on Sustainable Residential Development in Urban Areas (2009) in terms of overall residential density across the SDZ lands.

Removal of reference to or development of the Adamstown Extension Character Area, which has little or no constraints (access and site levels etc.), will benefit from the impending R120 upgrade and has been included in the current County Development Plan Core Strategy to meet the housing needs of the County, would not be consistent with the SDZ Order, the Housing Strategy and the statutory ministerial guidelines. Sections 28(1) and 168(4) of the Planning and Development Act 2000 (as amended), requires SDZ Planning Schemes to be consistent with the relevant housing strategy and require Planning Authorities to have regard to ministerial guidelines.

**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.

[page 14 amended Figure 211 sdz character areas](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58006)
[page 17 amended development areas and sub sectors map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58007)
[Section-2-13-Summary of Planning Scheme Tables](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58081)

**Following contributions from Councillors W. Lavelle, L. O’Toole, K. Mahon, S. Holland, D. O’Brien, B. Bonner, P. Kearns, C. King, B. Leech, P. Gogarty, E. O’Brien and G. O’Connell Ms L. Leonard, Director of Land Use Planning & Transportation and Mr B. Keaney Senior Planner, responded to queries raised.**

A [roll call](../Roll%20Call%20Vote%20Results/M276%20-%2030%20-%2001%20-%2018.pdf) vote on the Motion followed, the result of which was as follows:

**FOR: 16(SIXTEEN)**

**AGAINST: 16(SIXTEEN)**

**ABSTAIN: 0(ZERO)**

The mayor P. Gogarty had the casting vote and voted **FOR** the Motion as a result the Motion **AS PUT** was **AGREED**

### **M277/0118 Item ID:56715**

Proposed by Councillor W. Lavelle and Seconded by Councillor V. Casserly

That, in light of the chronic and unsustainable traffic congestion on Newcastle Road, that the planning scheme be amended to prevent residential development in Area 11 – Adamstown Extension.

[Fig 2.1.4 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58375)

**REPORT:**

**Response**

This motion relates to Development Area 11 Adamstown Extension.

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 Development Area 11 / Adamstown Extension Character Area 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).

In this regard Development Area 11 Adamstown Extension has been designated for residential development (approx. 450 dwellings) 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 in terms of residential development within the ‘designated area’;
* 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);
* the Guidelines on Sustainable Residential Development in Urban Areas (2009) in terms of overall residential density across the SDZ lands.

Removal of reference to or development of Development Area 11 Adamstown Extension, which has little or no constraints (access and site levels etc.), will benefit from the impending R120 upgrade and has been included in the current County Development Plan Core Strategy to meet the housing needs of the County, would be at variance with the SDZ Order, the Housing Strategy and the statutory ministerial guidelines. Sections 28(1) and 168(4) of the Planning and Development Act 2000 (as amended), requires SDZ Planning Schemes to be consistent with the relevant housing strategy and require Planning Authorities to have regard to ministerial guidelines.

**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 W. Lavelle **AGREED** to **WITHDRAW** the Motion

### **M278/0118 Item ID:56714**

Proposed by Councillor W. Lavelle and Seconded by Councillor V. Casserly

That figure 3.3.15 showing Development Area 11 – Adamstown Extension be amended as following:

- The two easternmost urban blocks (highlighted on attached image) be omitted such that they fall on part of the Griffeen River floodplain which according to local knowledge flooded in 2000;

- Additional parkland be provided to include marked-up playing pitches including as required by Development Plan objective C12 SLO 1: *To require the provision of public open space, including at least one full size playing pitch, prior to the occupation of any development permitted on these lands located east of the R120 Newcastle Road, north of the Grand Canal and west of Hayden’s Lane; and that this pitch facilitate multiple sports (with particular regard to dimensions), including Gaelic football, hurling and camogie.*

Co-sponsored by Cllr’s Casserly, Egan, Higgins, Lawlor, C. McMahon & Donovan

[Flood Zone - SFRA](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58609)
[Image for amendment AE blocks](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58074)

**REPORT:**

**Response**

This motion relates to the area highlighted in red below. A map was attached for reference.

A Strategic Flood Risk Assessment (SFRA) was prepared for the Draft Planning Scheme in accordance with the Planning System and Flood Risk Management Guidelines (OPW/DoEHLG, 2009). The SFRA concludes that there is no overlap between vulnerable land uses within the Planning Scheme and Flood Zone A or B. The SFRA also concludes that there is also no existing development that is at potential risk of flooding. South Dublin County Council is satisfied that the lands subject to this motion are not located within Flood Zone A or B.

In accordance with Section 4.0 Phasing & Implementation, 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 also address any issues with regard to local water courses, including the Griffeen River. As such it is not necessary to limit the residential development potential of the lands that are the subject of this motion.

Having regard to the request for additional parkland to be provided to include marked-up playing pitches on the lands, it is noted that 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. Requirements in relation to playing pitches will be considered as part of the Landscape and Parks Strategy.

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.

Within the context of the above and further to the wording of the subject motion, Section 2.1.2 of the Draft Planning Scheme has been articulated to reflect the Character Areas Concept of the Draft Planning Scheme, which is illustrated under Figure 2.1.1 (SDZ Character Areas). The Character 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.

The wording of the proposed motion does not reflect the carefully considered and co-ordinated approach of the Draft Planning Scheme of the SDZ Order for the subject lands. In consideration of the matters raised above it is considered that the residential development proposed on the subject lands is appropriate and in accordance with 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.

**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. 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.

Councillor W. Lavelle **AGREED** to **WITHDRAW** the Motion

### **M279/0118 Item ID:56731**

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

**Economic Development / Residential Units**

Pg 18 Table 2.1.5 Extent of Residential Development According to Development Area

Amend the following lines in table 2.1.5:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Development Area |   | Total Dwelling Units (number) |   |   |
|   |   | Min | Target | Max |
| Adamstown Extension |   | 0 | 0 | 0 |
| Kishoge Urban Centre |   | 1122 | 1176 | 1231 |

Pg 19 Table 2.1.6 amend table to reflect above changes

Pg 19 Table 2.1.7 amend table to reflect above changes

Pg 20 Table 2.1.8 amend table to reflect above changes

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

**REPORT:**

**Response**

This motion relates to Development Area 11 Adamstown Extension.

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 Development Area 11 / Adamstown Extension Character Area 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).

In this regard Development Area 11 Adamstown Extension has been designated for residential development (approx. 450 dwellings) 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 in terms of residential development within the ‘designated area’;
* 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);
* the Guidelines on Sustainable Residential Development in Urban Areas (2009) in terms of overall residential density across the SDZ lands.

Removal of reference to or development of Development Area 11 Adamstown Extension, which has little or no constraints (access and site levels etc.), will benefit from the impending R120 upgrade and has been included in the current County Development Plan Core Strategy to meet the housing needs of the County, would not be consistent with the SDZ Order, the Housing Strategy and the statutory ministerial guidelines. Sections 28(1) and 168(4) of the Planning and Development Act 2000 (as amended), requires SDZ Planning Schemes to be consistent with the relevant housing strategy and require Planning Authorities to have regard to ministerial guidelines.

As stated under Section 2.1.6 (Dwelling Mix) of the Draft Planning Scheme, densities and building heights will inform the dwelling mix in development areas and that higher density areas will accommodate a mix of apartments, duplexes and maisonettes while medium density areas will also include houses. The densities strategy of the Draft Planning Scheme has been carefully considered to promote a mix of dwelling types and choice across the SDZ lands. This accords with the Guidelines on Sustainable Residential Development in Urban Areas (2009), which seeks to provide for a diverse range of household types in residential areas.

The proposed motion would increase densities and buildings heights in the Kishoge Urban Centre and surrounding development areas in a manner that will increase the proportion of apartments and reduce dwelling mix resulting in less choice and more mono dwelling types. This would be at variance with density/dwelling mix strategy of the Draft Planning Scheme and the aforementioned Guidelines.

The building height strategy for the SDZ lands (Fig. 2.8.10 of Planning Scheme) provides for general building heights of 2 to 6 storeys, with building at the higher end of the scale in the Kishoge Urban Centre. The proposed motion would increase the general building heights in the Kishoge Urban Centre and surrounding Development Areas to in and beyond 6 storeys. Recent research by the Society of Chartered Surveyors Ireland (The Real Costs of New Apartment Delivery Report, October 2017) has demonstrated that the cost of apartment building increases significantly where it exceed 5 storeys in height and this adversely affects viability. It is therefore considered that the proposed motion could adversely affect the viability and affordability of housing within the SDZ lands.

**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.

[Motion 56703 add in 1](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58078)

Councillor L. O’Toole **AGREED** to **WITHDRAW** the Motion

### **M280/0118 Item ID:56825**

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

**Adamstown Extension**

That the name placed on the extension of the Clonburris SDZ is renamed to suit the geographical of the Area as ‘Adamstown’ is a separate development zone.

The following name to be inserted into the Clonburris SDZ plan

***“Cloburris Griffeen Park Extension”***

and removed

**“*Adamstown Extension”***

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

**REPORT:**

**Response**

One of the key principles of the Draft Planning Scheme is

*“To avail of a unique opportunity to create a multi-faceted new community in South Dublin County, promoting best practice in place making and sustainable development, cognisant of the existing centres and communities of Adamstown, Lucan, Clondalkin and Liffey Valley;”*

In this context, the Adamstown Extension area name was choosen for the Planning Scheme document to reflect its character which is similar to Adamstown in terms of scale and density. New developments in the area will have to have regard to the naming and numbering policies of SDCC.

While the responsibility for proposing naming of new developments rests with the developer, the SDCC advises developers of requirements and approves the eventual scheme.

It is Council policy that the name chosen for a development must reflect the local and/or historical context of the area in which it is located. This should be done in a manner that is not overly obscure or difficult to relate to. This can be achieved by reference to local history; the townland, parish or other long-established name, past industry or employment in the area, local topography, or a well-known association of a significant historical individual, event or custom from the local area. Local history societies or a local library may be able to offer advice.

The name proposed must also 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.

It is considered that the renaming of the Adamstown Extension area reflects the character of the Adamstown in design, scale and density terms, and as such, no change 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.

Councillor L. O’Toole **AGREED** to **WITHDRAW** the Motion

## Development Area 12: Canal Extension

### **M281/0118 Item ID:56280**

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

No development over 2 storey adjacent to the existing estates of Cappaghmore and Ashwood to prevent overlooking and that Existing trees along boundaries of existing estates should be preserved to enhance privacy, in particular at Ashwood and Cappaghmore.

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

[Fig 2.8.10 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58186)

**REPORT:**

The Draft Planning Scheme is cognisant of existing established residential area and requires new development to respect the surrounding context. Section 2.8.6 of the Draft Planning Scheme relates to Building Heights and Street Widths and states that to ensure that building heights respect the surrounding context, new developments immediately adjoining existing one and two storey housing shall incorporate a gradual change in building height with no significant marked increase in close proximity to existing low-rise housing.

The Chief Executives Report refers to Section 2.8.6 and clarifies that the building height in this area (Table 3.3.12) is 2-4 storey.

It is therefore accepted that the Planning Scheme could be amended to clarify that new residential development that adjoins (backs or sides onto) one or two storey housing shall be between 2 and 3 storeys in height.

In relation to the preservation of existing trees at Ashwood and Cappaghmore, it is a key principle of Section 2.3 Green and Blue Infrastructure, ‘To seek to retain hedgerows, aquatic habitats and established tree lines wherever possible’.

It is considered that the intent of this element of the proposed motion is provided for under Sections 2.8.6 and Section 2.3 of the Draft Planning Scheme. No amendment is therefore required.

**Recommendation**

It is recommended that this motion is adopted with amendment as follows:

Include the following text under Section 2.8.6 (general):

To ensure that building heights respect the surrounding context, new developments immediately adjoining **(backs onto or sides onto)** existing one and two storey housing shall **be between 2 and 3 storeys in height and shall** incorporate a gradual change in building height with no significant marked increase in close proximity to existing low-rise housing.

**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**

### **M282/0118 Item ID:56317**

Proposed by Councillor B. Bonner and Seconded by Councillor M. Genockey

This council agrees that building heights and densities along the boundaries of the SDZ lands would reflect that of existing housing.  This would avoid overlooking and is of particular concern to residents in Ashwood and Cappaghmore where the existing two story character of the estates should not be exceeded in contiguous buildings.

[Fig 2.8.10 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58188)

**REPORT:**

The Draft Planning Scheme is cognisant of existing established residential area and requires new development to respect the surrounding context.

Section 2.8.6 of the Draft Planning Scheme relates to Building Heights and Street Widths and states that to ensure that building heights respect the surrounding context, new developments immediately adjoining existing one and two storey housing shall incorporate a gradual change in building height with no significant marked increase in close proximity to existing low-rise housing.

The Chief Executives Report refers to Section 2.8.6 and clarifies that the building height in the Canal Extension Area- Ashwood (Table 3.3.12) is 2-4 storey.

The densities prescribed in the Draft Planning Scheme are framed by the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 (RPGs, 2004) and the SDZ Order for Clonburris. This includes the promotion of higher densities particularly within walking distance of both railway stations located within the SDZ lands.

The prescribed densities in the Draft Planning Scheme also respond to the designation of Clonburris within a Metropolitan Consolidation Town under the RPGs, the positioning of the SDZ lands along a strategic public transport corridor and the designation of Clonburris as a Level 3 District Centre under the Retail Strategy for the Greater Dublin Area 2008 – 2016, in terms of ability to sustain residential development.

It is therefore accepted that the Planning Scheme could be amended to clarify that new residential development that adjoins (backs or sides onto) existing one or two storey housing shall be between 2 and 3 storeys in height.

**Recommendation**

It is recommended that this motion is adopted with amendment as follows:

Include the following text under Section 2.8.6 (general):

To ensure that building heights respect the surrounding context, new developments immediately adjoining **(backs onto or sides onto)** existing one and two storey housing shall **be between 2 and 3 storeys in height and shall** incorporate a gradual change in building height with no significant marked increase in close proximity to existing low-rise housing.

**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**

### **M283/0118 Item ID:56534**

Proposed by Councillor D. O'Brien

Page 128, in Canal Extension amend map to include a larger portion of Grand Canal Park opposite Lindisfarne estate in the extension area to facilitate a 121 two story residential development and amend the “net area of development” in Table 3.3.12 accordingly..

**REPORT:**

The masterplanning of the Draft Planning Scheme was an iterative process involving a multi-disciplinary team of experts using best practice approaches and concepts.

A range of professions were involved including key stakeholders, such as Irish Water, National Transport Authority, Eirgrid, SEAI and the Department of Education and Skills, and the inputs of key professions from SDCC and external consultations into the AA, SEA, SFRA, SWS, Energy Masterplan, Retail Study, Employment Floorspace Demand Study and the Transport Assessment and Strategy processes.

During the preparation of the masterplan, the subject lands were identified as having existing foul water infrastructure located underground. There is additional foul water infrastructure on the lands proposed for the future also, in particular to serve the Grange Castle Business Park.   These services/pipes require setbacks which would render the area of land too restrictive for residential development.

As such, within the context of the above, it is considered that the motion should 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**

In light of the above reasons, and in particular in relation to material Assets SEOS, and the adverse effect this motion could have in terms of these SEOs, this motion 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 at Canal Extension Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58252)

Councillor D. O’Brien **AGREED** to **WITHDRAW** the Motion

### **M284/0118 Item ID:56536**

Proposed by Councillor D. O'Brien

Page 128, in Table 3.3.12 replace “medium” with “low” in “Area character type box”; replace “To be negotiated in accordance with relevant legislation and SDCC Housing Policy” with “provide a mixed tenure mixed income public housing estate comprising half social and half affordable units.” In “Affordable/social dwellings” box; replace “3-4 storey” with “1-2 storey” in “Building height”box

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

**REPORT:**

South Dublin County Council as the planning and housing authority for the area is both obligated and mandated to achieve the best possible outcomes in terms of planned, socially integrated housing provision for all of its citizens within the planning scheme. As a major landowner in control of approx. 22% of the land bank within the plan area it is committed to fully utilising this asset together with the statutory obligations imposed by Part V of the Planning and Development Act 2000 (as amended) to maximise the distributed provision of social and affordable housing throughout the SDZ area. The distribution will be subject to appropriate master planning, will involve the integrated development off all lands collectively and where it necessitates commensurate land transfers will be subject to council approval. This integrated approach is aligned to the County Development Plan, the council Housing Strategy, national housing and planning policy and sufficiently agile to allow for the incorporation of any new or additional national strategies supportive of affordability.

**Any decrease or increase in the social housing requirement would render the Draft Planning Scheme inconsistent with Housing Strategy for the County and the Planning and Development Act 2000 (as amended).**

Part V of the Planning and Development Act 2000 (as amended) prescribes the mechanism for delivery of social and affordable housing including the percentage of lands that must be provided for such housing. Section 94(4) of the aforementioned legislation states that a housing strategy prepared as part of a County Development Plan shall provide a specified percentage, not being more than 10 per cent, of the land zoned for residential use, or for a mixture of residential and other uses, shall be reserved for social housing and/or affordable housing. Within this context and in the context that the Affordable Housing Schemes have been stood down under Government Housing Policy, the South Dublin County Council Interim Housing Strategy 2016 sets out a requirement to reserve 10% of lands for social housing.

Section 168(4) of the Planning and Development Act 2000 (as amended) states that a draft planning scheme for residential development shall be consistent with the relevant Housing Strategy for the County.

The requirements of the Draft Planning Scheme with regard to its social housing requirement are therefore consistent with the South Dublin County Council Interim Housing Strategy 2016 and in turn Section 168(4) of the Planning and Development Act 2000 (as amended).

Any decrease or increase in the social housing requirement would render the Draft Planning Scheme inconsistent with Housing Strategy for the County and Section 168(4) of the Planning and Development Act 2000 (as amended). As such, it is considered that the proposed text in relation to half social and half affordable units is not appropriate.

In relation to Building heights in the area, it is accepted that the Planning Scheme could be amended to clarify that new residential development that adjoins (**backs or sides onto**) existing one or two storey housing shall be between 2 and 3 storeys in height.

**Recommendation**

It is recommended that this motion is adopted with amendment as follows:

Include the following text under Section 2.8.6 (general):

To ensure that building heights respect the surrounding context, new developments immediately adjoining **(backs onto or sides onto)** existing one and two storey housing shall **be between 2 and 3 storeys in height and shall** incorporate a gradual change in building height with no significant marked increase in close proximity to existing low-rise housing.

**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** the motion

### **M285/0118 Item ID:56537**

Proposed by Councillor D. O'Brien

Page 129, in Key Objectives, replace “as an extension to the existing” with “adjacent to” and insert “and Lindisfarne” after “Ashwood” to read “To develop a high quality residential neighbourhood **adjacent to** Ashwood **and Lindisfarne** developments.”

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

**REPORT:**

The Draft Planning Scheme was prepared to ensure that residential development is appropriately distributed across the SDZ lands in a manner that makes efficient use of transport infrastructure and services while integrating with employment, retail, community and education uses.

The masterplanning of the Draft Planning Scheme was an iterative process involving a multi-disciplinary team of experts using best practice approaches and concepts.

A range of professions were involved including key stakeholders, such as Irish Water, National Transport Authority, Eirgrid, SEAI and the Department of Education and Skills, and the inputs of key professions from SDCC and external consultations into the AA, SEA, SFRA, SWS, Energy Masterplan, Retail Study, Employment Floorspace Demand Study and the Transport Assessment and Strategy processes.

As such, the Draft Planning Scheme is a robust comprehensive framework and within the context of the above, alternative layouts are not justified in the absence of an evidence based approach.

**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**

This motion could effect a number of SEOs cumulatively particularly around Population, Landscape and material assets SEOs; 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 at Canal Extension Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58260)

Councillor D. O’Brien **AGREED** to **WITHDRAW** the Motion

### **M286/0118 Item ID:56283**

Proposed by Councillor F. Timmons

that there is no access to the new builds from Ashwood Estate

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

[Fig 2.2.1 Ashwood Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58187)

**REPORT:**

The Draft Planning Scheme is cognisant of existing established residential area and requires new development to respect the surrounding context.

The Draft Planning Scheme provides for a new vehicular access from Bawnogue Road to serve the proposed development tot the rear of Ashwood. In addition, the Planning Scheme provides for two new connections from Ashwood Road to the proposed development. **These accesses are required to connect the proposed development with the existing residential area.**

**In addition, these accesses offer existing and proposed residents route choice thus helping to dissipate traffic in the area**. This is in accordance with the recommendations of the Design Manual for Unban Roads and Streets (DMURS), which are statutory guidelines that have been issued by the Minister for the Environment, Community and Local Government under Section 28 of the Planning and Development Act 2000 (as amended).

**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 F. Timmons **AGREED** to **WITHDRAW** the Motion

## 1.0 Introduction and Visions

### **M1/0118 Item ID:56705**

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

**Section 1.2.** South Dublin County Council, in implementing the final SDZ scheme shall continue to take into account the observations and recommendations as expressed by the public during the consultation phase and in particular provide for universal access, improve not undermine traffic situation, access to public transport, up to date community facilities and services and on–site employment opportunities.

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

**REPORT:**

**Response**

South Dublin County Council carried out public consultation on the Draft Planning Scheme between Friday 22nd September and Friday November 3rd 2017. A Chief Executive’s report on submission received was prepared and submitted to the elected members of the Council on Thursday 14th December 2017. Public consultation on the Draft Planning Scheme was carried out in accordance with Section 169 of the Planning and Development Act 2000 (as amended). The relevant legislation does not prescribe for any additional public consultation following the final adoption of the SDZ Planning Scheme. Nonetheless, the Council is aware of the concerns of the public with regard to the Draft Planning Scheme and there will be further opportunities for the elected members to input into the implementation of the Planning Scheme, following its adoption.

Issues relating to universal access, traffic, public transport, community facilities and employment opportunities have been addressed in the Draft Planning Scheme and in the Chief Executive’s responses with regard to a variety of motions submitted by elected members with regard to the Draft Planning Scheme and the Chief Executive’s Report on Submissions Received.

**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 a contribution from Councillor G. O’Connell, Mr B.Keaney Senior Planner responded to queries raised.**

A show of hands vote on the Motion followed, the result of which was as follows:

**FOR: 7(SEVEN)**

**AGAINST: 14(FOURTEEN)**

**ABSTAIN: 6(SIX)**

### The Motion **FELL**

### **M3/0118 Item ID:56671**

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

**Section 1.2.** South Dublin County Council shall faithfully implement the SDZ Vision in a manner that gives expression to “……designed to be an exemplar in sustainable community development…..” (CE Report P 12), prevents urban sprawl, through good imaginative design encourages high density and relative high rise development round the two railway hubs, and provides for the highest possible quality of life for future residents of Clonburris, while respecting, promoting and enhancing the quality of life for the existing communities of Lucan, Adamstown and Clondalkin.

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

**REPORT:**

**Response**

This motion relates to text in Section 1.2 The Strategic Development Zone Vision.

Whilst the spirit of the motion is accepted, it is considered that the text of the proposed motion should be amended for clarity purposes and to avoid repetition of text in Chapter 1.0 Introduction.

**Recommendation**

It is recommended that this motion is adopted with amendment.

In Section 1.2 The Strategic Development Zone Vision insert an additional paragraph stating:

South Dublin County Council shall **faithfully** implement the SDZ Vision in a manner that gives expression to the design and development of sustainable communities. **“……designed to be an exemplar in sustainable community development…..” (CE Report P 12),** **The Planning Scheme has been designed to prevent** **prevents** urban sprawl, through **good** imaginative design, **focusing higher density development and taller buildings around both railway stations.** **encourages high density and relative high rise development round the two railway hubs,**. **The Planning Scheme** **and** provides for **the highest possible** quality of life for future residents of Clonburris, while respecting, promoting and enhancing **the** quality of life for the existing communities of Lucan, Adamstown and Clondalkin.

**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, B. Bonner and C. King, Ms L. Leonard, A/Director Land Use Planning and Transportation responded to queries raised.**

A show of hands vote on the Motion followed, the result of which was as follows:

**FOR: 9(NINE)**

**AGAINST: 14(FOURTEEN)**

**ABSTAIN: 4(FOUR)**

### The Motion **FELL**

### **M7/0118 Item ID:56711**

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

**Section 1.4**. South Dublin County Council shall actively build on the commitment by the Department of Housing, Planning and Local Government (Maude Ni Bhrolchain ref SDZ 268) for the maximisation and coordination of public investment across the range of state agencies and government departments involved in the development of the SDZ area and the CE shall bring quarterly reports to the monthly council meetings on the progress of this commitment over the lifetime of the SDZ development.

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

**REPORT:**

**Response**

The motion relates to the maximisation and coordination of public investment in the development of the SDZ lands.

It is noted that Section 1.6 Policy Context of the Draft Planning Scheme states, ‘Clonburris is identified as a MUHDS, reflecting the national importance of the SDZ lands. The implementation of the “Rebuilding Ireland” through the Local Infrastructure Housing Activation Fund (LIHAF) has included Clonburris in the initial funding allocation in 2017.’

In this regard Section 4.10 Funding and Implementation also states, ‘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'.

South Dublin County Council shall continue to liaise with the Department of Housing, Planning and Local Government and other relevant stakeholders for the maximisation and co-ordination of public investment in the development of the Clonburris SDZ. The Council will also seek to maximise funding available through development levies, LIHAF and other state investment such as transportation.

It is considered that the intent of the proposed motion has 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.

**Following contributions from Councillors G. O’Connell & M. Johansson,**

A show of hands vote on the Motion followed, the result of which was as follows:

**FOR: 13(THIRTEEN)**

**AGAINST: 17(SEVENTEEN)**

**ABSTAIN: 0(ZERO)**

The Motion **FELL**

### **M5/0118 Item ID:56635**

Proposed by Councillor V. Casserly and Seconded by Councillor P. Foley

That Section 1 be amended to include provision of a vision of an accessible and inclusive community throughout Clonburris. This would mean specifying a requirement of dished paving and accessible and inclusive open spaces and play areas in detailed design stage.

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

**REPORT:**

**Response**

It is noted that Section 2.7 Community Facilities states, ‘This Planning Scheme has been prepared with social inclusion as an underpinning overarching consideration with an emphasis on creating socially and physically inclusive neighbourhoods. Additionally, the Planning Scheme promotes the highest levels of universal accessibility in the design of all community facilities.’

In consideration of the motion submitted it is considered an additional overarching principle should be added to Section 1.3 Overarching Principles of the Planning Scheme, to promote the highest levels of universal accessibility in the design of the SDZ Planning Scheme.

It is considered that specific requirements relating to dished paving and design of open spaces and play areas can be addressed at detailed design stage for development proposals on the SDZ lands in accordance with the Building Regulations and other relevant codes and policy.

**Recommendation**

It is recommended that this motion is adopted with amendment.

In Section 1.3 Overarching Principles of the Planning Scheme, insert an additional bullet point stating:

**To provide for an accessible and inclusive new community at Clonburris, promoting the highest levels of universal accessibility in the design of all buildings, facilities and open spaces.**

**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**

### **M8/0118 Item ID:56547**

Proposed by Councillor M. Ward and Seconded by Councillor C. King

Page 7, In Policy Context box insert new bullet point after bullet point 5: “To promote the highest possible level of emergency efficiency in all new residential and commercial units in line with current and future Government policy and EU directives including NZEB Requirement as per Directive 2010/31/EU on the Energy Performance of Buildings and commitments arising from the Paris Climate Agreement 2015.

**REPORT:**

**Response**

This motion relates to Section 1.6 Policy Context.

Energy efficiency in new buildings is addressed in Section 2.9.8 Energy and Climate Change Mitigation, with particular regard to meeting the requirements of the current Building Regulations Part L (2008 and 2011). This section also states that new development proposals at Clonburris should have regard to Towards nearly Zero Energy Buildings in Ireland – Planning for 2020 and Beyond (DECLG), which promotes the increase of near Zero Energy Buildings in Ireland.

It is considered that the intent of the proposed motion that seeks to promote the highest possible level of energy efficiency in all new residential and commercial units has 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.

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

### **M11/0118 Item ID:56722**

Proposed by Councillor G. O'Connell

**Section 2.1.3.** Lands to the west of the R136 shall be open to consideration for religious, civic and community facilities.

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

[Master Plan 56722 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58391)

**REPORT:**

**Response**

The Draft Planning Scheme already accords with the principle of the subject motion in relation to provision for religious, civic and community facilities on the western side of the SDZ Lands.

It is advised that, under the Draft Planning Scheme, Community Centre uses are listed as permitted in principle in Residential and Mixed Use areas on the western side of R136 and are also listed as open for consideration in Open Space Areas on the western side of R136 (subject to the protection of biodiversity and natural heritage features). Places of worship are also listed as open for consideration in Residential Areas on the western side of R136.

This is largely consistent with the land use approach of the South Dublin County Council

Development Plan and has been informed by the key principles of the Draft Planning Scheme to locate community uses (including civic) and places of worship within mixed use urban centres or local nodes in residential areas in the interest of place making and promoting vitality and viability in such centres.

The principle of the subject motion in relation to the provision for religious, civic and community facilities on the western side of the SDZ Lands has therefore been fulfilled by the Draft Planning Scheme and no amendment to the Planning Scheme is required it this regard.

It is a key objective of the Draft Planning scheme to extend Griffeen Valley Park as a strategic area of open space and flagship park that will accommodate sports fields, amenity routes, SUDS, areas of biodiversity, play areas and planting. It is accepted, however, that Places of Worship could be listed as Open for Consideration in Open Space Areas.

**Recommendation**

It is recommended that this motion is adopted.

Include the following text as Open for Consideration under Table 2.1.3 (Uses Permissible & Open for Consideration in Open Space Areas):

**Place of Worship**

**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 G. O’Connell **AGREED** to **WITHDRAWN**

### **M18/0118 Item ID:56559**

Proposed by Councillor M. Ward and Seconded by Councillor C. King

Page 21, under Social Housing, delete the entire final paragraph starting “The South Dublin County Council Traveller Accommodation Programme…” and replace with the following new paragraph: “The Clonburris SDZ provides an important opportunity to meet the acute housing needs of the existing and future Traveller Community. In consultation with the Local Traveller Accommodation Consultative Committee (LTACC) the Council will bring forward proposals to amend The South Dublin County Council Traveller Accommodation Programme 2014-2018 (2014) to ensure the adequate inclusion of Traveller specific accommodation, including where appropriate sites comprising grouped housing and/or residential caravan bays, within the provision of new social housing, within the SDZ planning scheme. The existing Traveller Accommodation sites at Kishoge Park and Lynch’s park shall be integrated into the future development of the lands following consultation with the LTACC”

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

**REPORT:**

**Response**

Section 2.1.6 of the Draft Planning Scheme accords with the aspect of the subject motion that seeks the integration of Kishoge Park and Lynch’s park into the future development of the SDZ Lands.

**Meeting existing and future needs in relation to traveller accommodation is the function of the South Dublin County Council Traveller Accommodation Programme 2014-2018.**

The review of the Traveller Accommodation Programme, however, is outside the control and scope of the Draft Planning Scheme and reference to such under the Planning Scheme would not be appropriate.

The Draft Planning Scheme does provide scope, in the longer term, for additional traveller accommodation in the context of any subsequent reviews of the traveller accommodation programme.

**The intent of the aspect of the proposed motion that seeks the integration of existing traveller accommodation has 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 Traveller Accommodation Sites Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58278)

Following a contribution from Councillor M. Ward, Mr B. Keaney responded to queries raised.

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

### **M19/0118 Item ID:56351**

Proposed by Councillor B. Bonner and Seconded by Councillor M. Duff

This council agrees that there should be a real effort made to cater for the needs of single people and of older people in the planning of this SDZ.

**REPORT:**

**Response**

The Draft Planning Scheme already provides for and promotes dwelling typologies and densities that will accommodate single person and older person households. Changes could be made to the Draft Planning Scheme to clarify that this includes Build to Rent and Shared Accommodation apartments and, in the context of current draft guidelines, to also promote any future prescribed Section 28 guidance.

Further to Section 2.1.6 of the Draft Planning Scheme (Dwelling Mix) the range of dwellings permitted under the Draft Scheme include townhouses, duplex units, maisonettes and apartments. These permissible dwelling typologies provides the opportunity to accommodate single person and older person households. In order to facilitate market flexibility over the lifetime of the Planning Scheme a detailed breakdown of unit types is not specified.

The densities prescribed under the Draft Planning Scheme (Section 2.1.5) will help inform the appropriate dwelling typologies in each Development Area of the Planning Scheme. The densities prescribed for the two urban centres and their contiguous higher density Sub Sectors are suited to a mix of apartments, duplexes and maisonettes that can cater for single person and older people households.

**The provision of accommodation for students and older people (independent and semi-independent living) is also specifically encouraged under Section 2.1.6 of the Draft Planning Scheme both within the Kishoge and Clonburris Urban Centres and their contiguous Development Areas that are proximate to (inter alia) public transport services.** The Draft Planning Scheme therefore already promotes housing for older people and a single person household typology i.e. students. Further to this, the minimum required floor areas for studio and one bedroom accommodation as set out under Sustainable Urban Housing: Design Standards for New Apartments (December, 2015) are reiterated under Table 2.1.10 of the Draft Planning Scheme in a manner that promotes such dwelling typologies.

It is noted that, since the publication of the Draft Planning Scheme, a Draft Update of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December, 2017) has been produced by the Department of Housing, Planning and Local Government. The Draft Update allows apartment developments to include up to 50% one bedroom or studio type units in certain circumstances (SPPR 1) particularly for larger developments. The Draft Update Guidelines and Circular PL 11/2016 also include policy that promotes Build to Rent and Shared Accommodation apartment typologies, which can in turn further promote accommodation for single person and older person households.

Within this context, it is accepted that Section 2.1.6 (Dwelling Size and Private Amenity Space) should be amended to make reference to Build to Rent and Shared Accommodation and ensure compliance with any future prescribed Section 28 guidance on dwelling mix and apartment type. Further to other motions and the provision of the aforementioned Draft Update Guidelines, this aspect of the Draft Planning Scheme should also be amended to ensure compliance with further guidance in relation to floor areas and concierge and management facilities.

**Recommendation**

It is recommended that this motion is adopted with amendment as follows:

Include the following text under Section 2.1.6 (Dwelling Mix):

The range of dwellings permitted in Clonburris include houses, townhouses, duplex units, maisonettes and apartments (**including** **Build to Rent** **and Shared Accommodation**).

Include the following text under Section 2.1.6 (Dwelling Size and Private Amenity Space):

All apartments shall accord with or exceed the open space and floor area standards set out in Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2015) including the minimum floor areas set out in Table 2.1.10 of this Planning Scheme. An apartment refers to a dwelling unit that is not a house and may comprise an apartment, maisonette or duplex unit. The design of apartment schemes shall also accord with the aforementioned apartment guidelines **and any superseding guidelines** in relation to **housing mix, apartment type, minimum floor areas,** and design standards and internal facilities such as those that relate to apartment aspect, lift/stair cores, communal facilities **(including laundry and clothes drying), communal amenity space,** **car parking concierge facilities, management facilities**, refuge storage, bicycle parking and children’s play etc.

**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**

### **M20/0118 Item ID:56549**

Proposed by Councillor M. Ward and Seconded by Councillor D. Richardson

Page 21, under Dwelling Mix insert a new sentence at the end of the final paragraph: “The provision of step down accommodation to facilitate downsizing should be encouraged.”

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

**REPORT:**

**Response**

The Draft Planning Scheme accords with the subject motion in relation to the provision of housing for older people and this is covered under various sections (dwelling mix, residential density and dwelling size) of the scheme.

Further to Section 2.1.6 of the Draft Planning Scheme (Dwelling Mix) the range of dwellings permitted under the Draft Scheme include townhouses, duplex units, maisonettes and apartments. These permissible dwelling typologies provides the opportunity to accommodate older person households.

**The provision of accommodation for older people (independent and semi-independent living) is also specifically encouraged under Section 2.1.6 both within the Kishoge and Clonburris Urban Centres and their contiguous Development Areas that are proximate to (inter alia) public transport services.**

The densities prescribed under Section 2.1.5 (Residential Density) for the two urban centres and their contiguous higher density Sub Sectors are suited to a mix of apartments, duplexes and maisonettes that can cater for older person households. Further to this, the minimum required floor areas for studio, one bedroom and two bedroom accommodation as set out under Sustainable Urban Housing: Design Standards for New Apartments (December, 2015) are reiterated under Table 2.1.10 of the Draft Planning Scheme in a manner that promotes such dwelling typologies.

The intention of the Draft Planning Scheme is to provide choice for all household types including for older people and those wishing to downsize. It is not considered necessary to explain this intension and add to the text in the Draft Planning Scheme. Furthermore, the term ‘step down accommodation’ is not reflected in the relevant official guidelines on housing.

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

### **M21/0118 Item ID:56567**

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

Amend section 2.1.6 "The provision of accommodation for students and older people(independent and semi-independent living) is encouraged both within the
Kishoge and Clonburris Urban Centres and their contiguous Development
Areas that are proximate to (inter alia) public transport services" to read:

The provision of accommodation for students, older people
(independent and semi-independent living) and **persons with mental and/or physical disabilities identified as requiring community as opposed to institutional care** will be planned for both within the Kishoge and Clonburris Urban Centres and their contiguous Development Areas that are proximate to (inter alia) public transport services. **A minimum of one per cent of units shall be set aside for older person's housing, which may be clustered due to its nature and a similar amount should be set aside for small-scale residential community care for clients of the HSE and related bodies.**

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

**REPORT:**

**Response**

It is accepted that the Draft Planning Scheme should be amended with reference to housing for people with disabilities. The Draft Planning Scheme accords with the subject motion in relation to the provision of housing for older people and this is covered under various sections of the scheme. The specification of a minimum quantum in relation to accommodation is not considered appropriate in the absence of official guidance/research and **the wording of the motion would undermine the objective to locate housing for older people in areas that have access to services.**

Further to Section 2.1.6 of the Draft Planning Scheme (Dwelling Mix) the range of dwellings permitted under the Draft Scheme include townhouses, duplex units, maisonettes and apartments. These permissible dwelling typologies provides the opportunity to accommodate older person households and those with disabilities.

The densities prescribed under Section 2.1.5 (Residential Density) for the two urban centres and their contiguous higher density Sub Sectors are also suited to a mix of apartments, duplexes and maisonettes that can cater for older person households and those with disabilities. Further to this, the minimum required floor areas for studio, one bedroom and two bedroom accommodation as set out under Sustainable Urban Housing: Design Standards for New Apartments (December, 2015) are reiterated under Table 2.1.10 of the Draft Planning Scheme in a manner that promotes such dwelling typologies.

As recognised under the subject motion the provision of accommodation for older people (independent and semi-independent living) is also specifically encouraged under Section 2.1.6 both within the Kishoge and Clonburris Urban Centres and their contiguous Development Areas that are proximate to (inter alia) public transport services. The intention of this is twofold; provide accommodation for older people in suitable locations and allow downsizing to suitable accommodation in a manner that frees up larger homes.

It is accepted that Section 2.1.6 should be amended to also support accommodation for persons with disabilities in suitable locations. Reference to promoting such accommodation over institutional care in a Planning Scheme is considered inappropriate particularly in the absence of official guidance/research on such.

The proposed minimum quantum of units for older persons would be at variance with the objectives of the draft planning scheme in terms of concentrate such accommodation within the Kishoge and Clonburris Urban Centres and contiguous areas that are proximate to (inter alia) public transport services. The specification of a minimum quantum, which could undermine the viability of development in areas of the SDZ Lands where such accommodation is not suitable, is not considered appropriate in the absence of official guidance/research.

**Recommendation**

It is recommended that this motion is adopted with amendment.

Include the following additional text under Section 2.1.6 (Dwelling Mix) as follows:

The provision of accommodation for students and older people

(independent and semi-independent living) is encouraged both within the

Kishoge and Clonburris Urban Centres and their contiguous Development

Areas that are proximate to (inter alia) public transport services. **The provision of accommodation for people with disabilities is also encouraged in suitable locations.**

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

No interaction with most Strategic Environmental Objectives; positive interactions in terms of population and human health 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.

Councillor P. Gogarty **AGREED** to **WITHDRAWN** the Motion

### **M22/0118 Item ID:56629**

Proposed by Councillor V. Casserly and Seconded by Councillor K. Egan

That Section 1 and relevant Sections thereafter be amended to specifically cater for older residents who require sheltered accommodation or down-sized homes as part of the dwelling mix.

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

**REPORT:**

**Response**

The Draft Planning Scheme already provides for and promotes dwelling typologies that will accommodate older person households. Changes could be made to the Draft Planning Scheme to clarify that this includes Build to Rent and Shared Accommodation apartments and, in the context of current draft guidelines, to also promote any future prescribed Section 28 guidance, in particular that which relates to dwelling mix.

Further to Section 2.1.6 of the Draft Planning Scheme (Dwelling Mix) the range of dwellings permitted under the Draft Scheme include townhouses, duplex units, maisonettes and apartments. These permissible dwelling typologies provides the opportunity to accommodate older person households. In order to facilitate market flexibility over the lifetime of the Planning Scheme a detailed breakdown of unit types is not specified.

The densities prescribed under the Draft Planning Scheme (Section 2.1.5) will help inform the appropriate dwelling typologies in each Development Area of the Planning Scheme. The densities prescribed for the two urban centres and their contiguous higher density Sub Sectors are suited to a mix of apartments, duplexes and maisonettes that can cater for older people households.

T**he provision of accommodation for older people (independent and semi-independent living) is also specifically encouraged under Section 2.1.6 of the Draft Planning Scheme both within the Kishoge and Clonburris Urban Centres and their contiguous Development Areas that are proximate to (inter alia) public transport services**. The Draft Planning Scheme therefore already promotes housing for older people and a single person household typology. Further to this, the minimum required floor areas for studio and one bedroom accommodation as set out under Sustainable Urban Housing: Design Standards for New Apartments (December, 2015) are reiterated under Table 2.1.10 of the Draft Planning Scheme in a manner that promotes such dwelling typologies.

It is noted that, since the publication of the Draft Planning Scheme, a Draft Update of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December, 2017) has been published by the Department of Housing, Planning and Local Government. The Draft Update allows apartment developments to include up to 50% one bedroom or studio type units in certain circumstances (SPPR 1) particularly for larger developments. The Draft Update Guidelines and Circular PL 11/2016 also include policy that promotes Build to Rent and Shared Accommodation apartment typologies, which can in turn further promote accommodation for single person and older person households.

Within this context, it is accepted that Section 2.1.6 (Dwelling Size and Private Amenity Space) should be amended to make reference to Build to Rent and Shared Accommodation and ensure compliance with any future prescribed Section 28 guidance on dwelling mix and apartment type. Further to other motions and the provision of the aforementioned Draft Update Guidelines, this aspect of the Draft Planning Scheme should also be amended to ensure compliance with further guidance in relation to floor areas and concierge and management facilities.

**Recommendation**

It is recommended that this motion is adopted with amendment as follows:

Include the following text under Section 2.1.6 (Dwelling Mix):

The range of dwellings permitted in Clonburris include houses, townhouses, duplex units, maisonettes and apartments **(including Build to Rent and Shared Accommodation).**

Include the following text under Section 2.1.6 (Dwelling Size and Private Amenity Space):

All apartments shall accord with or exceed the open space and floor area standards set out in Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2015) including the minimum floor areas set out in Table 2.1.10 of this Planning Scheme. An apartment refers to a dwelling unit that is not a house and may comprise an apartment, maisonette or duplex unit. The design of apartment schemes shall also accord with the aforementioned apartment guidelines **and any superseding guidelines** in relation to **housing mix, apartment type, minimum floor areas,** and design standards and internal facilities such as those that relate to apartment aspect, lift/stair cores, communal facilities **(including laundry and clothes drying), communal amenity space,** **car parking concierge facilities, management facilities**, refuge storage, bicycle parking and children’s play etc.

**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**

### **M23/0118 Item ID:56566**

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

Clonburris SDZ

Amend section 2.16 Residential Development Standards reading "Individual dwelling units should also be capable of adaptation to meet the changing needs of residents during the course of their lifetime based on the guidance set out under Quality Housing for Sustainable Communities (2007). The need for later extensions or attic conversions should therefore be considered. The provision of live-work units and accommodation of small home based economic activities should also be considered (see Section 2.6 – Economic Development)" to read:

"Individual dwelling units should also be capable of adaptation to meet the changing needs of residents during the course of their lifetime based on the guidance set out under Quality Housing for Sustainable Communities (2007). The need for later extensions or attic conversions should therefore be considered, as well as the potential for **one residential unit to be scaled down by up to two rooms and one unit to upsize by a similar amount through the purchase of room space through suitable adjoining party walls designed to make such a purpose possible.** The provision of live-work units and accommodation of small home based economic activities should also be considered (see Section 2.6 – Economic Development).

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

**REPORT:**

**Response**

The Draft Planning Scheme accords with the principle of the subject motion in relation to promoting dwelling design that is capable of adaptation. As referenced under the Draft Planning Scheme, **detailed guidance on the design of adaptable homes is set out under the Quality Housing for Sustainable Communities (2007)** and these are the authoritative guidelines in relation to such. It is not considered necessary to repeat the contexts of said guidelines under the Draft Planning Scheme.

The promotion of extension of dwellings through party walls does not to take potential conflicts into consideration including those that relate to:

* Building Regulations;
* The engineering requirements/structural stability of buildings;
* Compliance with internal floorspace and private amenity standards that have been set out under the Draft Planning Scheme in accordance with the relevant guidelines; and
* Implications in relation to the management of apartment buildings.

The wording of the subject motion could be interpreted to suggest that extending dwellings through party walls is promoted by the Quality Housing for Sustainable Communities (2007), which is not correct.

The intent of the aspect of the subject motion in relation to promoting dwelling design that is capable of adaptation has been fulfilled by the Draft Planning Scheme and no amendment to the Planning Scheme is required it this regard.

**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 a contribution from Councillor P. Gogarty, B. Keaney responded to queries raised.

Councillor P. Gogarty **AGREED** to **WITHDRAW** the Motion

### **M24/0118 Item ID:56501**

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

"This council is mindful of Ireland's unhealthy relationship with alcohol and the effects of excessive drinking on our Families , Friends , Children , Community and our Nation’s Health.  In this regard we will commit to taking the following step - We ask SDCC Planning Department, in relation to the Clonburris SDZ that we as a Council limit alcohol places of sale to the two retail hubs and they must not be within 100m of either a community centre, sports facilities or schools.''

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

**REPORT:**

**Report**

The Draft Planning Scheme already accords with the principle of the subject motion in relation to the restriction and scrutiny of off licence uses. Removal of such uses from Local Nodes and further restriction in Urban Centres could deflect them to areas outside the SDZ lands including to existing Local Centres. **Restriction of competition in the market would also not be consistent with the Retail Planning Guidelines for Planning Authorities.**

It is advised that, under Table 2.1.3 of the Draft Planning Scheme, Off License uses are not permissible within the amenity/open space areas of the SDZ Lands where sports facilities will be concentrated. In the context that such uses are listed as Permitted in Principle in Local Centres under the County Development Plan, off licences are listed as Open for Consideration in the Local Nodes on the SDZ lands. Furthermore, the location of such uses in the two Urban Centres on the SDZ Lands will be subject to restrictions set out under Section 2.4 of the Draft Planning Scheme, which discourage the concertation of off licenses.

Any proposed off licenses on the SDZ Lands will therefore be subject to detailed assessment and scrutiny at planning application stage. Removal of such uses from Local Nodes and further restriction in Urban Centres could result in a deflection to areas outside the SDZ lands including in existing Local Centres where the same restrictions and level of scrutiny will not apply. The proposed motion would also restrict competition in the market in a manner that would not be consistent with the Guidelines for Planning Authorities - Retail Planning (2012).

The intent of the aspect of the subject motion in relation to general restriction and scrutiny of off licenses has been fulfilled by the Draft Planning Scheme and no amendment to the Planning Scheme is required it this regard.

**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, C. King, B. Leech, L. O’Toole, B. Bonner and V. Casserly, Mr. B. Keaney Senior Planner responded to queries raised.

Councillor F. Timmons **AGREED** to **WITHDRAW** the Motion

### **M34/0118 Item ID:56474**

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

Clonburris SDZ

In section 2.1.1, second paragraph, replace the sentence "Less central Development Areas will effectively function as extensions of established areas" with the following:

"Less central Development Areas will effectively function as extensions **of these areas.**"

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

**REPORT:**

**Response**

The Draft Planning Scheme could be amended to clarify that the Adamstown Extension comprises the sole area on the SDZ Lands that is less central. The wording of the proposed motion, however, does not reflect the carefully considered and co-ordinated approach of the Draft Planning Scheme of the SDZ Order for the subject lands. It is accepted, however, that Section 2.1.1 of

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).

In this regard, the Adamstown Extension Area has been designated for residential development (approx. 450 dwellings) 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);
* the Guidelines on Sustainable Residential Development in Urban Areas (2009) in terms of overall residential density across the SDZ lands.

**Removal of reference to or development of the Adamstown Extension Area, which has little or no constraints (access and site levels etc.), will benefit from the impending R120 upgrade and has been included in the County Development Plan Core Strategy to meet the housing needs of the County in the medium term (2016 – 2022), would not be consistent with the SDZ Order, the Housing Strategy and the statutory ministerial guidelines.** This would not be consistent with Sections 28(1) and 168(4) of the Planning and Development Act 2000 (as amended), which requires SDZ Planning Scheme to be consistent with the relevant housing strategy and require Planning Authorities to have regard to ministerial guidelines.

Within the context of the above and further to the wording of the subject motion, Section 2.1.1 (introduction) of the Draft Planning Scheme has been articulated to reflect the Character Areas Concept of the Draft Planning Scheme, which is illustrated under Figure 2.1.1 (SDZ Character Areas). The Character 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 together with the requirements of the SDZ Order to prioritise residential development.

Within this context, Section 2.1.1 refers to the establishment of three Character Areas (Adamstown Extension, Kishoge and Clonburris) anchored by the two urban centres of Kishoge and Clonburris. The reference to a less central development areas relates to the Adamstown Extension, which will be separated from the other character areas and urban centres by the Griffeen Park Extension. The proposed wording under the subject motion does not accurately reflect this, however, it is accepted that Section 2.1.1 could be amended to clarify the above.

**Recommendation**

It is recommended that this motion is adopted with amendment as follows:

Include the following text under Section 2.1.1 (Introduction):

In line with Government Guidance and the SDZ Order for Clonburris (S.I. No. 604 of 2015), this sustainable community will involve the establishment of three Character Areas within which differing residential Development Areas will be anchored by two new Urban Centres based around accessibility to public transport. **The** L**l**ess central **Adamstown Extension** Development Areas will effectively function as **an** extensions of **the** established areas of **Adamstown**.

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

No interaction with Strategic Environmental Objectives.

 A**ppropriate Assessment Screening of Chief Executive’s Recommendation**

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

Councillor P. Gogarty **AGREED** to **WITHDRAW** the Motion

### **M35/0118 Item ID:56475**

Proposed by Councillor P. Gogarty

Clonburris SDZ

In section 2.1.2, first paragraph reading "The Planning Scheme devised for the SDZ lands is grounded on the establishment of three broad Character Areas i Clonburris; ii Kishoge, iii Adamstown Extension. Clonburris and Kishoge will each focus around an urban centre established at the two points of highest accessibilitywithin the SDZ lands i.e. Clondalkin-Fonthill and Kishoge railway stations. Local communities within Clonburris and Kishoge will also be served by

local nodes. The Adamstown Extension will extend the community within
Adamstown to the south-east and will be separated from Kishoge by
parklands" to read:

The Planning Scheme devised for the SDZ lands is grounded on the establishment of **two** broad Character Areas i Clonburris; **and** ii Kishoge. Clonburris and Kishoge will each focus around **a high density** urban centre established at the two points of highest accessibility within the SDZ lands i.e. Clondalkin-Fonthill and Kishoge railway stations. Local **adjoining** communities within Clonburris and Kishoge will also be served by local nodes."

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

**REPORT:**

The removal of the Adamstown Extension as a residential Development Area from the Draft Planning Scheme would not be consistent with the carefully considered and co-ordinated approach of the Draft Planning Scheme, the SDZ Order for the subject lands and the housing strategy for the County, which includes such lands to meet the housing needs of the County.

The SDZ Order (S.I. No. 604 of 2015) for the Draft Planning identifies the lands at Clonburris as a site for the establishment of an SDZ and deems all the lands including the Adamstown Extension and Canal Extension to be of economic and social importance to the State. This strategic positioning of the lands have been 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).

Within this context, the Adamstown Extension Area has been designated for residential development (approx. 450 dwellings) under the Draft SDZ Planning Scheme in accordance with:

* the requirements of the SDZ Order (S.I. No. 604 of 2015) to prioritise residential development within the ‘designated area’ of the SDZ Lands;
* the designation of the lands under the SDZ Order 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);
* the Guidelines on Sustainable Residential Development in Urban Areas (2009) in terms of overall residential density across the SDZ lands.

**A carefully co-ordinated and considered landscape and open space strategy has been devised for the SDZ Lands and the Draft Planning Scheme already provides 90 hectares of Parks and Open Spaces. These lands will serve the wider strategic amenity needs of the SDZ lands in addition to smaller designated local squares and parks.**

Removal of reference to or development of the Adamstown Extension Area for residential, which has little or no constraints (access and site levels etc.), will benefit from the R120 upgrade and has been included in the County Development Plan Core Strategy to meet the housing needs of the County in the medium term (2016 – 2022), would not be consistent with the SDZ Order, the Housing Strategy and the statutory ministerial guidelines. This would not be consistent with Sections 28(1) and 168(4) of the Planning and Development Act 2000 (as amended), which requires SDZ Planning Scheme to be consistent with the relevant housing strategy and require Planning Authorities to have regard to ministerial guidelines.

Within the context of the above and further to the wording of the subject motion, Section 2.1.2 of the Draft Planning Scheme has been articulated to reflect the Character Areas Concept of the Draft Planning Scheme, which is illustrated under Figure 2.1.1 (SDZ Character Areas). The Character 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.

**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 P. Gogarty **AGREED** to **WITHDRAW** the Motion

### **M36/0118 Item ID:56495**

Proposed by Councillor P. Gogarty

To zone the area formerly known as Adamstown Extension as amenity and move the housing target requirement of 442 to Kishoge Urban Centre and adjoining areas, the figures to be specified in amended Table 2.1.5. In this context Amend Fig 2.1.2 Function Concept Map and Fig 2.1.3 Land Use Area Map and all other related references to represent this land as amenity.

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

[Fig 2.1.2 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58197)
[Fig 2.1.3 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58205)

**REPORT:**

Further to the response to Motion 35 (Item 56475), **the proposed motion would increase densities and buildings heights in the Clonburris Urban Centre in a manner that would reduce dwelling mix/choice in the SDZ and impact on the viability and affordability of housing**. The motion would also result in the provision of public open space that is far in excess of the requirements of the Draft Planning Scheme.

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 not consistent with the SDZ Order for the subject lands.

As stated under Section 2.1.6 (Dwelling Mix) of the Draft Planning Scheme, densities and building heights will inform the dwelling mix in development areas and that higher density areas will accommodate a mix of apartments, duplexes and maisonettes while medium density areas will also include houses. The densities strategy of the Draft Planning Scheme has been carefully considered to promote a mix of dwelling types and choice across the SDZ lands. This accords with the Guidelines on Sustainable Residential Development in Urban Areas (2009), which seeks to provide for a diverse range of household types in residential areas.

**The proposed motion would increase densities and buildings heights in the Kishoge Urban Centre and surrounding development areas in a manner that will increase the proportion of apartments and reduce dwelling mix resulting in less choice and more mono dwelling types**. This would not be consistent with density/dwelling mix strategy of the Draft Planning Scheme and the aforementioned Guidelines.

The building height strategy for the SDZ lands (Fig. 2.8.10 of Planning Scheme) provides for general building heights of 2 to 6 storeys, with building at the higher end of the scale in the Kishoge Urban Centre. The proposed motion would increase the general building heights in the Kishoge Urban Centre and surrounding Development Areas to in and beyond 6 storeys. Recent research by the Society of Chartered Surveyors Ireland (The Real Costs of New Apartment Delivery Report, October 2017) has demonstrated that the cost of apartment building, particularly in an urban context, increases significantly where it exceed 5 storeys in height and this adversely affects viability. It is therefore considered that the proposed motion could adversely affect the viability and affordability of housing within the SDZ Lands.

**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.

[page 15 land use area map amended to change Adamstown extension](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58014)
[page 16 function concept map amended adamstown extension](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58015)
[Section-2-13-Summary of Planning Scheme Tables](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58080)

Councillor P. Gogarty **AGREED** to **WITHDRAW** the Motion

### **M37/0118 Item ID:56505**

Proposed by Councillor P. Gogarty

To delete the following development areas and all references to same in the plan, simultaneously changing the zoning to amenity:

Canal Extension; and

Clonburris South East section CSE-S2;

amending Fig 2.1.2,  Fig 2.1.4 and all subsequent figures, graphs, tables and text that reference same and/or include these lands as residential development, the housing capacity being transferred to Clonburris Urban Centre;

as per amended Table 2.1.5 (covering several motions) should read **"as per the listed amendments for Table 2.13.1 (referenced in and covering several motions), with a related adjustment for High and Low margins in each case and amendments made throughout the rest of the Plan document to reflect these changes should the motions containing this table be passed in whole or in part"**

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

[Fig 2.1.2 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58211)
[Fig 2.1.4 Planning Scheme](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58212)

**REPORT:**

Further to the response to Motion 35 Item 56475 and Motion 36, **the proposed motion would increase densities and buildings heights in the Clonburris Urban Centre in a manner that would reduce dwelling mix/choice and impact on the viability and affordability of housing**. The motion would also result in the provision of public open space that is far in excess of the requirements of the Draft Planning Scheme.

Removal of reference to or development of the Canal Extension and Clonburris South East Development Areas Extension Area, which has little or no constraints, will benefit from existing access off the Fonthill Road North and Bawnogue Road and has been included in the County Development Plan Core Strategy to meet the housing needs of the County in the medium term (2016 – 2022), would not be consistent with the SDZ Order and the Housing Strategy for the County. This would not be consistent with 168(4) of the Planning and Development Act 2000 (as amended), which requires SDZ Planning Schemes to be consistent with the relevant housing strategy.

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 11.3 hectares of open space per 1,000 population or 37% 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 further away from residential development as the primary land use in a manner that is not consistent with the SDZ Order for the subject lands.

As stated under Section 2.1.6 (Dwelling Mix) of the Draft Planning Scheme, densities and building heights will inform the dwelling mix in development areas and that higher density areas such the Clonburris Unban Centre will accommodate a mix of apartments, duplexes and maisonettes. The densities strategy of the Draft Planning Scheme has been carefully considered to promote a mix of dwelling types and choice across the SDZ lands. This accords with the Guidelines on Sustainable Residential Development in Urban Areas (2009), which seeks to provide for a diverse range of household types in residential areas.

**The proposed motion would increase the average net densities (from approx. 65 dwellings per hectares to approx. 85 dwellings per hectare) and buildings heights in the Clonburris Urban Centre in a manner that will restrict the dwelling mix to apartments resulting in less choice and more mono dwelling types.** This would not be consistent with density/dwelling mix strategy of the Draft Planning Scheme and the aforementioned Guidelines.

The building height strategy for the SDZ lands (Fig. 2.8.10 of Planning Scheme) provides for general building heights of 2 to 6 storeys, with building at the higher end of the scale in the Clonburris Urban Centre. The proposed motion would increase the general building heights in the Clonburris Urban Centre to beyond 6 storeys. Recent research by the Society of Chartered Surveyors Ireland (The Real Costs of New Apartment Delivery Report, October 2017) has demonstrated that the cost of apartment building, particularly in an urban context, increases significantly where it exceed 5 storeys in height and this adversely affects viability. It is therefore considered that the proposed motion could adversely affect the viability and affordability of housing within the SDZ Lands.

**Recommendation**

It is recommended that this motion is not adopted.

[page 15 amended land use area map cropped to show deletion of canal extension and part of clonburris south east](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58038)
[page 15 land use area map to delete canal extension and kishogue clonburris se part](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58037)
[page 17 amended canal extension and clonburris se part deletion areas and sub sectors map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58039)
[Section-2-13-Summary of Planning Scheme Tables](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58083)

Councillor P. Gogarty **AGREED** to **WITHDRAW** the Motion

### **M38/0118 Item ID:56564**

Proposed by Councillor P. Gogarty

That in order to compensate for the loss of housing units relating to motions designating Adamstown Extension and the KNW-S1, KNE-S1 and CSE-S2 lands as amenity/open space:

1) The Kishogue Urban Centre and retail core shall be extended in overall area and density, with increases in permitted retail and employment space;

2) Density increases will be provided for in parts of Clonburris Urban Centre and other areas in the plan closer to the railway stations;

the above increasing the overall number of units marginally and being reflected in the listed amendments for Table 2.13.1 with a related adjustment being made for High and Low margins in each case and amendments made throughout the rest of the Plan document to reflect these changes should the motions containing this table be passed in whole or in part.

3) In the case of the Canal Extension being removed entirely rather than relocated, this will not affect other parts of the table but would result in a marginal loss of units out of the overall scheme.

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=58301)

**REPORT:**

Further to the responses to Motion 36, Motion 37 & Motion 142 (Items 56495, 56505, and 56565), **the proposed motion would increase densities and buildings heights in the Clonburris Urban Centre and Kishoge Urban Centres in a manner that would reduce dwelling mix/choice and impact on the viability and affordability of housing**. The motion would also result in the provision of public open space and retail floorspace that is far in excess of the requirements of the Draft Planning Scheme. **The increase in retail floorspace would not be consistent with the Retail Strategy for the GDA and the South Dublin County Council Development Plan 2016 – 2022**.

**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.

[page 15 land use area map kishoge retail core enlargement indicative](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58058)
[page 15 land use area map kishoge urban centre enlargement indicative](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58056)
[page 17 development areas and sub sectors map kishoge urban centre enlargement indicative](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58057)
[Section-2-13-Summary of Planning Scheme Tables](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=58084)

Councillor P. Gogarty **AGREED** to **WITHDRAW** the Motion

### **M39/0118 Item ID:56730**

Proposed by Councillor G. O'Connell

**Section 2.1.5.** Given that the available land around and adjacent to both Kishogue and Clonburrris Railway Stations should have the highest density (c/f SDZ0188, David Clements National Transport Authority) this will allow for a higher (than 90 hectares) of open space and for a pro rata increase in the (proposed 7.300 sq.m) of community floorspace.

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

**REPORT:**

Further to the responses to Motions 36, 37 & 38 (Items 56495, 56505, and 56564), **the proposed motion would increase densities and buildings heights in the Clonburris Urban Centre and Kishogue Urban Centre in a manner that would reduce dwelling mix/choice and impact on the viability and affordability of housing**. The motion would also result in the provision of public open space that is far in excess of the requirements of the Draft Planning Scheme.

The motion does not increase unit numbers and as such, there would be no pro rata increase in need for community open space.

**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 G. O’Connell **AGREED** to **WITHDRAW** the Motion

### **M58/0118 Item ID:56284**

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

that all the needs of the Travelling community are factored into the plan and that consultation and agreement with Clondalkin Travellers development group is written into the plan

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

**REPORT:**

Under Section 169(3) of the Planning and Development Act 2000 (as amended) it is the remit of a Chief Executives Report to set out the details of public consultation with regard to a Draft SDZ Planning Scheme.

A submission on the Clonburris Strategic Development Zone Draft Planning Scheme (2017) was received from the Clondalkin Traveller Development Group. Together with all other submissions, this submission was summarised and the responses of the Chief Executive were given under the Chief Executive’s Report on Submissions Received (December 2017). The repetition of such public consultation details under the Draft Planning Scheme is unnecessary. Furthermore, the identification of individual community groups within the Draft Planning Scheme would be inappropriate and inequitable.

Under Planning and Development Legislation, there is no further scope for public consultation on the Clonburris Strategic Development Zone Draft Planning Scheme with the expection of material alterations (if any). Any such further consultation could leave the Draft Planning Scheme open to legal challenge.

It is a stated intention in the Draft Planning Scheme for the two existing Traveller Accommodation sites on the SDZ lands to be integrated into the future development of the lands. Any further provision with regards to specific traveller accommodation need is the function of the South Dublin County Council Traveller Accommodation Programme 2014-2018. Section 2.1.6 of the Draft Planning Scheme states that social housing provision may include further traveller accommodation. Any further provision under the Draft Planning Scheme would undermined the County Council Traveller Accommodation programme and would therefore be inappropriate.

**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 M59 in conjunction with M58

### **M59/0118 Item ID:56550**

Proposed by Councillor M. Ward and seconded by Councillor B. Ferron

Page 21, under Dwelling Mix insert a new sentence at the end of the final paragraph: “The provision of Traveller specific accommodation within the overall planning scheme must be ensured to meet the needs of the existing and future Traveller community.”

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

**REPORT:**

It is a stated intention under Section 2.1.6 of the Draft Planning Scheme (Social Housing) for existing Traveller Accommodation sites to be integrated into the future development of the lands. Meeting existing and future needs in relation to traveller accommodation is the function of the South Dublin County Council Traveller Accommodation Programme 2014-2018. The said programme does not identify the SDZ lands for new traveller accommodation. The Draft Planning Scheme does provide scope, in the longer term, for additional traveller accommodation in the context of any subsequent reviews of the traveller accommodation programme.

**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 by Councillors F. Timmons, M. Ward, P. Gogarty, Mr B. Keaney Senior Planner responded to queries raised. Councillor P. Gogarty proposed an amendment as follows:

**“That all the needs of the Travelling community are factored into the plan and the provision of traveller specific accommodation within the overall planning scheme must be ensured to meet the needs of the existing and future Traveller community”**

The Motions as **AMENDED** were **AGREED**

### **M60/0118 Item ID:56772**

Proposed by Councillor E. O'Brien

Any development adjoining or opposite to or immediate visible to an existing private residential development shall not have a build density any greater than the density of the said existing residential development

**REPORT:**

Notwithstanding the imprecise nature of the proposed motion, its interpretation could significantly undermine the residential density strategy of the Draft Planning Scheme in a manner that would render it inconsistent with the requirements of the Regional Planning Guidelines, statutory residential guidelines and the SDZ Order for the subject lands.

The densities prescribed under the Draft Planning Scheme responds to the designation of Clonburris within a Metropolitan Consolidation Town under the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 (RPGs, 2004) and the positioning of the SDZ lands along a strategic public transport corridor. **It is within this context that the SDZ Order (December 2015) for the subject lands requires the development of a comprehensive scheme that makes efficient use of public investment in infrastructural facilities, including public transport.** Prescribed densities are also similar to those in the Adamstown SDZ Planning Scheme (2015). It is also advised that the proposed densities are lower when compared to the Clonburris SDZ Planning Scheme and Local Area Plan (2008).

Within the context of the above, the densities prescribed under the Draft Planning Scheme are framed by the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009). This includes the promotion of higher densities particularly within walking distance of both railway stations located within the SDZ lands.

There are approximately 10 sub sectors designated under the Draft Planning Scheme adjacent to existing residential areas. Furthermore, in the context of the relatively flat topography of the SDZ lands, large tracts of the SDZ lands are visible from existing private housing including areas around both railway stations.

Notwithstanding the imprecise nature of the proposed motion, **this would significantly undermine the density strategy of the SDZ lands, the promotion of a varied dwelling mix and would lead to an inefficient use of the SDZ lands** to an extent that it would no longer be consistent with the SDZ Order of the Planning Scheme or the density requirements of the Guidelines on Sustainable Residential Development in Urban Areas (2009). **The restriction of densities adjacent to private housing is also considered to be prejudicial.**

**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. O’Brien **AGREED** to **WITHDRAW** the Motion

### **M61/0118 Item ID:56648**

Proposed by Councillor E. Higgins

In line with the Ministerial guidelines on Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009); that table 2.1.8, table 2.13.1 and all corresponding figures or tables provided in chapter 3 be amended such that the maximum permitted density in all development areas should be 50 units/hectare with the exception of the Clonburris Urban Centre (CUC) and Kishogue Urban Centre (KUC) development areas where maximum permitted density be 68-70 units/hectare

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

**REPORT:**

**The proposed motion would undermine the residential density strategy of the Draft Planning Shem in a manner that would render it inconsistent with the requirements of the Regional Planning Guidelines, statutory residential guidelines** and the SDZ Order for the subject lands.

The densities prescribed under the Draft Planning Scheme responds to the designation of Clonburris within a Metropolitan Consolidation Town under the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 (RPGs, 2004) and the positioning of the SDZ lands along a strategic public transport corridor. It is within this context that the SDZ Order (December 2015) for the subject lands requires the development of a comprehensive scheme that makes efficient use of public investment in infrastructural facilities, including public transport. Prescribed densities are also similar to those in the Adamstown SDZ Planning Scheme (2015). It is also advised that the proposed densities are lower when compared to the Clonburris SDZ Planning Scheme and Local Area Plan (2008).

**Within the context of the above, the densities prescribed under the Draft Planning Scheme are framed by the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), which recommends minimum net densities of 50 dwellings per hectare within 1 km or a rail station.** Within this context, the vast majority of the SDZ Lands are located within 1km of either the Kishoge or Fonthill-Clondalkin railway station with the exception of the Adamstown Extension Development Area where a target density of 48 dwellings per hectare is set.

The proposed motion would result in a reduction of densities in large areas of the SDZ lands that are within 1 km or a rail station and this would represent an inefficient use of the SDZ lands. The proposed motion therefore significantly undermine the density strategy of the Draft Planning scheme to an extent that it would not be consistent with the requirements of the Regional Planning Guidelines, the aforementioned statutory guidelines on residential development and the SDZ Order for the subject lands.

**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

### **M62/0118 Item ID:56693**

Proposed by Councillor W. Lavelle

In line with the Ministerial guidelines on Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009); that table 2.1.8, table 2.13.1 and all corresponding figures or tables provided in chapter 3 be amended such that the maximum permitted density in all development areas should be 50 units/hectare with the exception of the Clonburris Urban Centre (CUC) and Kishogue Urban Centre (KUC) development areas where maximum permitted density be 68-70 units/hectare

Co-sponsored by Cllr’s Casserly, Egan, Higgins, Lawlor, C. McMahon & Donovan

**REPORT:**

Further to the response to Motion 61 - Item 56648, the proposed motion would undermine the residential density strategy of the Draft Planning Shem in a manner that would render it inconsistent with the requirements of the Regional Planning Guidelines, statutory residential guidelines and the SDZ Order for the subject lands.

**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 W. Lavelle **AGREED** to **WITHDRAW** the Motion

### **M63/0118 Item ID:56532**

Proposed by Councillor D. O'Brien

Page 95, Table 2.13.1, delete column “Average Net Density – High Margin (+5 DPH)” and column “Total Dwellings (High Margin)”

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

**REPORT:**

It is advised that the minimum (-5 dwellings per hectares) and maximum (+ 5 dwellings per hectare) density margins set out under the Draft Planning Scheme **allows an element of flexibility under the Draft Planning Scheme**. This approach is consistent with the Adamstown SDZ Planning Scheme (2015) and is necessary for a long terms plan such as a Strategic Development Zone where market forces and demands can change throughout the development of the SDZ Lands.

**It is advised that a reduction in flexibility in relation to densities will also reduce flexibility in relation to dwelling mix, dwelling types as well as site specific issues that may be encountered at detailed planning application and development stage.**

Furthermore, the proposed motion would also undermine the provisions of the Draft Planning Scheme with regard to the opportunity to provide additional employment floorspace on the SDZ Lands. Section 2.1.4 (Substitution of Residential Units with Employment Floorspace) allows the margin between the minimum and maximum number of residential units permissible in the Kishoge South-East Development Area (215 residential units) to be substituted with up to 21,500 sq.m of employment floorspace.

**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 D. O’Brien **AGREED** to **WITHDRAW** the Motion

### **M64/0118 Item ID:56533**

Proposed by Councillor D. O'Brien

Page 96, Table 2.13.1, delete column “Average Net Density – High Margin (+5 DPH)” and column “Total Dwellings (High Margin)”

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

**REPORT:**

Further to the response to Motion 63 - Item 56532, it is advised that, the minimum (-5 dwellings per hectares) and maximum (+ 5 dwellings per hectare) density margins set out under the Draft Planning Scheme **allows an element of flexibility under the Draft Planning Scheme**. This approach is consistent with the Adamstown SDZ Planning Scheme (2015) and is necessary for a long terms plan such as a Strategic Development Zone where market forces and demands can change throughout the development of the SDZ Lands.

Furthermore, the proposed motion would also undermine the provisions of the Draft Planning Scheme with regard to the opportunity to provide additional employment floorspace on the SDZ Lands in lieu of residential units.

**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 D. O’Brien **AGREED** to **WITHDRAW** the Motion

### **M65/0118 Item ID:56548**

Proposed by Councillor M. Ward and Seconded by Councillor C. King

Page 18, Table 2.1.5 Delete the Max column of the table in full (thus making the target column the maximum)

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

**REPORT:**

Further to the response to Motion 63-  Item 56532, it is advised that, the minimum (-5 dwellings per hectares) and maximum (+ 5 dwellings per hectare) density margins set out under the Draft Planning Scheme **allows an element of flexibility under the Draft Planning Scheme**. This approach is consistent with the Adamstown SDZ Planning Scheme (2015) and is necessary for a long terms plan such as a Strategic Development Zone where market forces and demands can change throughout the development of the SDZ Lands.

Furthermore, the proposed motion would also undermine the provisions of the Draft Planning Scheme with regard to the opportunity to provide additional employment floorspace on the SDZ Lands in lieu of residential units.

**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 a contribution from Councillor M. Ward, B. Keaney responded to queries raised

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

### **M66/0118 Item ID:56645**

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

**Section 2.1.6** Given the demographics and the emerging demand in the County for “step-down” accommodation, the SDZ shall, in addition to the provision for both social housing and affordable housing, provide for 3% “step-down” housing in a mixture of independent and semi-independent living within or close to the Kishogue and Clonburris Urban Centres and nodes and South Dublin County Council shall be responsible for the delivery either on its own and/or in collaboration with Approved Housing Agencies. **Councillors Guss O’Connell, Liona O’Toole, Paul Gogarty and Francis Timmons**

**REPORT:**

The Draft Planning Scheme accords with the subject motion in relation to the provision of housing for older people within the Clonburris and Kishoge Urban Centres including their surrounding areas and this is covered under various sections (dwelling mix, residential density and dwelling size) of the scheme. The specification of a minimum quantum in relation to accommodation is not considered appropriate in the absence of official guidance/research.

**Further to Section 2.1.6 of the Draft Planning Scheme (Dwelling Mix) the range of dwellings permitted under the Draft Scheme include townhouses, duplex units, maisonettes and apartments. These permissible dwelling typologies provides the opportunity to accommodate older person households.** The densities prescribed under Section 2.1.5 (Residential Density) for the two urban centres and their contiguous higher density Sub Sectors are suited to a mix of apartments, duplexes and maisonettes that can cater for older person households. Further to this, the minimum required floor areas for studio, one bedroom and two bedroom accommodation as set out under Sustainable Urban Housing: Design Standards for New Apartments (December, 2015) are reiterated under Table 2.1.10 of the Draft Planning Scheme in a manner that promotes such dwelling typologies.

The specification of a minimum quantum in relation to accommodation for students and older people, which could undermine the viability of development in areas of the SDZ Lands where there is no demand for such accommodation, is not considered appropriate in the absence of official guidance/research**.**

**Mechanisms for the delivery of housing for older people are beyond the scope of an SDZ Planning Scheme and would be prejudicial.**

**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 G. O’Connell **AGREED** to **WITHDRAW** the Motion

### **M67/0118 Item ID:56583**

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

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

**Independent Living 2.1.6**

To include Independent Living into the Kishoge Urban Centre (KUC) and Clonburris Urban Centre CUC).

The wording in section 2.1.6 paragraph 5 change to the following

“***The provision of accommodation for students is encouraged both within the Kishoge and Clonburris Urban Centres and their contiguous Development Areas that are proximate to (inter alia) public transport centres.***”

“***The Provision of accommodation for older people (independent and semi-independent living) is included within the Kishoge Urban Centre (KUC) target to percentage of 1% (Target x 1% = ) and Clonburris Urban Centre (CUC) to a percentage of 1% (Target x 1% = Total)***”

This type of accommodations would result in existing and future housing stock of larger family homes becoming available and addressing the shortage of step down. This accommodation can be a mix dwelling comprising social housing and accommodation availed of through a fair deal scheme allowing owner occupiers to move into these units freeing up privately owned housing stock.

**REPORT:**

The intention of the provisions for accommodation for students and older people under Section 2.1.6 is twofold; provide accommodation for older people and students in suitable locations and allow downsizing to suitable accommodation for older people in a manner that frees up larger homes. The statement of this intention in the Draft Planning Scheme is not considered necessary.

The specification of a minimum quantum in relation to the quantum of accommodation for students and older people, which could undermine the viability of development in areas of the SDZ Lands where there is no demand for such accommodation, is not considered appropriate in the absence of official guidance/research.

The operation of the fair deal scheme is outside the scope of 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.

Following contributions from Councillors B. Bonner, L. O’Toole, C. King, G. O’Connell, V. Casserly, K. Mahon, M. Murphy and D. O’Brien, Mr B. Keaney Senior Planner responded to queries raised and suggested an amendment to the motion as follows

“The Provision of accommodation for independent and semi - independent living (including for older people) is encouraged within the Kishoge Urban Centre and Clonburris Urban Centre”

The Motion as amended was **AGREED**

### **M68/0118 Item ID:56640**

Proposed by Councillor E. Higgins

That Section 2.1.3 be amended to remove ‘nightclub’ from the list of developments provided for in residential areas and that this be reflected in the zoning

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

**REPORT:**

It is advised that Nightclub such uses are listed as **open for consideration** in Residential Areas (includes the four local nodes). **This is consistent with the land use approach of the South Dublin County Council Development Plan 2016 – 2022**. Such proposals will be subject to detailed assessment and scrutiny at planning applications stage in terms of impact on existing surrounding and proposed uses. Subject to careful consideration, such uses could contribute to the vitality and viability of local nodes within Residential Areas.

 It should also be noted that nightclub uses are also listed as Open for Consideration in Mixed Use Areas (includes Clonburris and Kishoge Urban Centres).

**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

### **M69/0118 Item ID:56774**

Proposed by Councillor E. O'Brien

That Section 2.1.3 be amended to remove ‘nightclub’ from the list of developments provided for in residential areas

**REPORT:**

It is advised that Nightclub such uses are listed as open for consideration in Residential Areas (includes the four local nodes). **This is consistent with the land use approach of the South Dublin County Council Development Plan 2016 – 2022**. Such proposals will be subject to detailed assessment and scrutiny at planning applications stage in terms of impact on existing surrounding and proposed uses. Subject to careful consideration, such uses could contribute to the vitality and viability of local nodes within Residential Areas.

It should also be noted that nightclub uses are also listed as Open for Consideration in Mixed Use Areas (includes Clonburris and Kishoge Urban Centres).

**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. O’Brien **AGREED** to **WITHDRAW** the Motion

### **M70/0118 Item ID:56775**

Proposed by Councillor E. O'Brien

That Section 2.1.3 be amended to remove ‘betting office’ from the list of developments provided for in residential areas

**REPORT:**

**It is advised that Betting Offices are listed as open for consideration in Local Nodes only in the residential land use area** and such uses will also be subject to detailed assessment and scrutiny at planning application stage in terms of impact on existing surrounding and proposed uses. This is consistent with the land use approach of the South Dublin County Council Development Plan.

Furthermore, such uses are listed as permitted in principle in urban areas subject to compliance with the restriction of uses provisions (Section 2.4) of 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.

Councillor E. O’Brien **AGREED** to **WITHDRAW** the Motion

The Meeting concluded at 10.30PM

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Mayor**

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_