



South Dublin County Council

# Development Plan 2016 – 2022

VISION FOR SOUTH DUBLIN'S  
FUTURE

## Proposed Variation No. 1

**Zoning Objective Amendment  
on Lands at Grangecastle West**



## Proposed Variation No. 1 South Dublin County Council County Development Plan 2016-2022

This is Proposed Variation No. 1 of the South Dublin County Council County Development Plan 2016-2022 which seeks to change the land use zoning objective of lands at Grange castle West from Objective RU (Rural) to Objective EE (Enterprise and Employment).

The proposed amendments to the land use zoning objective will also result in the realignment of the indicative route for the Western Dublin Orbital Route (North).

The proposed variation has been prepared in accordance with Section 13(2) of the Planning and Development Act 2000 (as amended). The proposed variation is accompanied by a Strategic Environmental Assessment (SEA) Environmental Report and an Appropriate Assessment Screening Report and Determination.

### **Public Display:**

The Proposed Variation No. 1 of the South Dublin County Council County Development Plan 2016-2022 along with accompanying environmental reports is being placed on public display and may be inspected from **Friday 16<sup>th</sup> February 2018 to Friday 16<sup>th</sup> March 2018** (both dates inclusive) during normal opening hours at County Hall Tallaght, the Civic Offices Clondalkin and in County Library, Tallaght and all Local Branch Libraries during normal opening hours for each library (excluding Bank Holidays).

The documents may also be viewed on South Dublin County Council's website at [www.sdcc.ie](http://www.sdcc.ie)

### **Making a submission:**

Written submissions or observations with respect to this proposed variation can be made in writing to the address below no later than **4.00pm 16<sup>th</sup> March 2018** (12.00 midnight if made online).

Submissions should be in ONE medium only and include the full name and address of the person making the submission, details of organisation, community group or company represented where relevant and clearly marked – *Proposed Variation No. 1 South Dublin County Development Plan*. As an online facility has been provided for your convenience, e-mail submissions will not be accepted.

Any written submissions or observations in respect of the proposed variation received within the timeframe will be taken into consideration before the making of the proposed variation.

### **Submissions or observations to:**

On Line: <https://consult.sdublincoco.ie/> up to 12.00 midnight on 16<sup>th</sup> March 2018.

**OR**

By Post: Senior Executive Officer, Forward Planning Section, Land Use, Planning and Transportation Department, South Dublin County Council, County Hall, Tallaght, Dublin 24

LATE SUBMISSIONS WILL NOT BE ACCEPTED

**What happens after submissions stage?**

After the closing date for making submissions has expired, the Chief Executive's report on any submissions or observations received within the submission period will be prepared and submitted to the members of the authority for their consideration. This report will include the response of the Chief Executive to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

## TABLE OF CONTENTS

1.0	INTRODUCTION .....	1
2.0	SITE LOCATION AND DESCRIPTION.....	2
3.0	RATIONALE FOR PROPOSED VARIATION TO COUNTY DEVELOPMENT PLAN 2016-2022.....	3
3.1	MACRO-ECONOMIC CONTEXT.....	3
3.2	ENTERPRISE 2025 – IRELAND’S NATIONAL ENTERPRISE POLICY 2015-2017 .....	3
3.2	‘WINNING: FOREIGN DIRECT INVESTMENT 2015-2019’, IDA IRELAND.....	4
3.3	OVERVIEW OF EXISTING ‘EE’ EMPLOYMENT LAND BANKS WITHIN SOUTH DUBLIN...5	
3.4	FUTURE REQUIREMENTS & SITE SELECTION FOR FUTURE DEVELOPMENT.....	5
3.5	LOCATIONAL ADVANTAGES OF LANDS SUBJECT OF PROPOSED VARIATION.....	6
4.0	RELEVANT LOCAL PLANNING POLICY CONTEXT .....	7
4.1	DRAFT NATIONAL PLANNING FRAMEWORK (NPF) .....	7
4.2	REGIONAL SPATIAL AND ECONOMIC STRATEGY – ISSUES PAPER NOVEMBER 2017 7	
4.3	SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN 2016-2022 .....	8
5.0	CONCLUSIONS.....	12

## LIST OF FIGURES

Figure 1.1 – Overall Lands.....	
Figure 2.1 – Site Location (approximate boundary only) .....	2
Figure 5.1 – Existing Zoning.....	9



---

## 1.0 INTRODUCTION

This report has been prepared by John Spain Associates to set out the planning and development context and rationale for the proposed variation to the County Development Plan 2016-2022, which involves a change of zoning objective from 'Rural (RU)' to 'Enterprise and Employment (EE)'.

The proposed variation is part of the review of the zoning of lands required under **Policy ET3 SLO1** of the South Dublin County Development Plan which seeks to conduct a review of the zoning of lands to the south of the Grand Canal with a view to preparing a long term plan for the expansion of the Grange Castle Economic and Enterprise Zone to the area. The proposed variation also seeks to amend the location of the long term road objective in the area.

The existing 'EE' employment zoned lands within South Dublin County are located in a number of areas which include Grange Castle, Greenogue Business Park, Aerodrome Business Park, Ballymount and Western Industrial Estate (which comprises an agglomeration of a number of business parks), and Clondalkin Industrial Estate. In general, they are well established and do not have sufficient sized parcels of land which could accommodate significant projects of scale.

A review of the main Business Parks in the South Dublin County area indicates that there is a lack of serviced sites which are a key requirement for proposals of scale. Due to the take up of existing employment zoned land within the County, there is the possibility that future substantial investment (and employment) would be lost to South Dublin County due to the lack of flexible sites within the administrative area of South Dublin.

The proposed variation would allow for the sequentially managed expansion of the EE zoned landbank over a 15-20 year period, within a proven model, which is internationally recognised as being 'top of class', in terms of accessibility, proximity to universities (as well as the Institute of Tallaght) and a large population as well as close to public transport (train and bus terminus) along with substantial amenity areas incorporated into the Masterplan. The lands subject of the proposed variation will maximise value of existing and planned infrastructural investment – roads, energy, water, broadband within the area, making it the preferred location within the County for new EE zoned lands.

Subject to the adoption of the proposed variation, the intention is to replicate and build upon the success of the existing world class location at Grange Castle which will provide a strategic land bank for South Dublin County which will be developed sustainably over an extended period by both indigenous and foreign firms.

This Planning Report is set out as follows:

- Site Location and Description;
- Rationale for Proposed Variation to County Development Plan ;
- Relevant Local Planning Policy Context;
- Conclusions.

---

## 2.0 SITE LOCATION AND DESCRIPTION

The subject site of the proposed variation currently exists as agricultural land, extending to an area of 193.47ha. The lands lie a short distance west of Grange Castle Business Park and the R120 which links Lucan, 3.5km to the north, with Rathcoole, 7km to the south. Moving east, the settlement of Clondalkin is located at a distance of 4.5km, with Dublin city centre 14km from the boundary of the proposed area subject to a proposed variation to employment use.

The site located within the townlands of Milltown and Loughtown Upper is bounded to the north by the Grand Canal which travels east to Grand Canal Dock. Peamount Hospital is located to the south, with open countryside and the county boundary with Dublin and Kildare found a short distance to the west.

The site rises in elevation moving south away from the canal with a high point of 86m A.O.D located close to Peamount Hospital. It currently exists as mixed agricultural land predominately used for arable farming.

**Figure 2.1 – Site Location (approximate boundary only)**



Source – Google Maps

Access to the site is gained from the R120 to the west and east of Peamount Hospital. This road is served by Bus Eireann services 68, 68x and 69N which link Newcastle and Greenogue Business Park to Dublin city centre. Services departure throughout the day on an hourly basis.



---

### **3.0 RATIONALE FOR PROPOSED VARIATION TO COUNTY DEVELOPMENT PLAN 2016-2022**

#### **3.1 Macro-economic Context**

According to the Irish Fiscal Advisory Council<sup>1</sup>, recent data from the National Accounts confirm the Council's macroeconomic assessment in the Fiscal Assessment Report June 2017 that the Irish economy has undergone a rapid recovery.

The pre-budget statement notes that employment growth in year-on-year terms has averaged close to 2.5% since 2013 and has shown no let up through 2016 and early-2017. Underlying domestic demand, personal consumption and core retail sales similarly point to a sustained recovery over the last few years, bolstered by rising employment.

Data for the year so far suggest that positive macroeconomic conditions appear set to continue in the near term. Real GDP growth for the first quarter is estimated at 6.1% year-on-year, while the monthly unemployment rate has already fallen to 6.4 % as of July. The IFAC pre-budget submission states that recent momentum would suggest that the economy can be expected to grow strongly again through 2017 and into 2018. The submission further outlines that the Department currently forecasts growth in real GDP of 3% on average over 2018-2021.

According to the Central Bank of Ireland Quarterly Bulletin Q3 July 2017, the strong labour market performance last year has carried forward into 2017 with employment growth accelerating to 3.5% annually in the first quarter. Unemployment declined to a rate of 6.3 % in June. For 2017 employment growth is expected to average 3 %. In 2018, employment growth of 2 % would see numbers at work at over 2.1 million persons for the first time since 2008. With labour force growth expected to average 1.3 % over the next two years, the unemployment rate is projected to decline to an average rate of 6.2 % in 217 and 5.6 % next year.

Having regard to the above the general economic context is such that the significant and sustained uptake of employment lands within South Dublin County will continue into the short to medium term and that further lands are required so as to ensure that there is sufficient serviced lands available to accommodate existing and new companies (both indigenous and FDI) within South Dublin County.

#### **3.2 Enterprise 2025 – Ireland's National Enterprise Policy 2015-2017**

Published in 2015, Enterprise 2025 sets out Ireland's longer term ambition for enterprise growth and job creation over the coming decade and highlights that "*a competitive export-led enterprise base is at the heart of Ireland's longer term economic growth prospects.*"

Enterprise 2025 sets the strategic framework for coherence across government departments to focus resources in order to foster a better future and to deliver sustainable enterprise growth and jobs.

According to Enterprise 2025, for Ireland as a small open economy, "*sustainable long term growth is dependent on continued success in international markets. Our policy focus is predicated upon growth fuelled by foreign earnings derived from exports in the*

---

<sup>1</sup> (Fiscal Advisory Council Pre-Budget 2018 Statement)

---

*first instance as distinct from being driven primarily by domestic consumption, which we know is an unsustainable growth model.”*

The ambition is to:-

- *achieve the potential for growth in Irish owned manufacturing and services exports by between 6 and 8 percent annually to 2020;*
- *realise increased export intensity of Irish owned firms to between 55 and 60 percent;*
- *support geographic market diversification (including to high growth emerging markets) so that Irish owned exports to non-UK markets increase by 50 percent; and*
- *attract and grow export oriented foreign direct investment.*

Enterprise 2025 notes that urban areas will play a key role in realising the potential of our regions throughout Ireland. The development of the National Planning Framework and Regional Spatial and Economic Strategies (informed by the Regional Action Plans and Enterprise 2025) will take account of the role that regional growth centres can play in Ireland’s future economic development.

Enterprise 2025 also highlights that the strategy needs to be aware that

*“international visibility and reputation of our capital city is crucial for the continued attraction of FDI, entrepreneurship, tourism and talent. Dublin, as Ireland’s main national access point is a key attractiveness factor for any ultimate location in Ireland and IDA Ireland has a strong regional focus in its recently published strategy.”*

### **3.2 ‘Winning: Foreign Direct Investment 2015-2019’, IDA Ireland**

The FDI sector has been an important contributor to Ireland’s economic performance over the past several decades. During this time period, IDA Ireland’s client base has continually evolved as new sectors and areas of activity emerged while some others declined. FDI had an important impact on the economy throughout the worst years of recession providing critical support to GDP, employment and Government revenue.

According to the ‘*Winning: Foreign Direct Investment 2015-2019*’ report, IDA Ireland is focused on maximising Ireland’s FDI performance and playing a significant role in delivering on the Irish Government’s goal to have full employment by 2018, and ensuring sustained growth over the coming decade.

The report outlines that the impact IDA Ireland client companies have made on the Irish economy is highly significant. They are responsible for: - Employing 174,448 directly - Supporting an estimated 122,000 indirect jobs - Exporting €124.5bn in goods and services - Paying €2.8bn in corporation tax - Spending €1.4bn on research and development annually.

IDA Ireland client companies contribute €22.4bn in direct expenditure in the Irish economy providing an important source of demand for Irish companies. This is made up of: - €11.3bn on Irish services- € 2.6bn on Irish materials- € 8.5bn on payroll.

---

### **3.3 Overview of Existing 'EE' Employment Land Banks within South Dublin**

The 'EE' employment zoned lands within South Dublin County are located in a number of areas which include Grange Castle, Greenogue Business Park, Aerodrome Business Park, Ballymount and Western Industrial Estates (which comprises an agglomeration of a number of business parks), and Clondalkin Industrial Estate. In general, they are well established and do not have sufficient sized parcels of land which could accommodate significant projects of scale.

With reference to Greenogue Business Park and Aerodrome Business Park, the overall EE zoned lands are substantially built out, with some small capacity located to the south of the R120.

The well-established City West Business Campus is substantially complete with some small infill sites without planning permission. In relation to the Baldonnell Business Park the eastern most portion of the park is complete while the western portion located along the N7 is available.

Within Grange Castle, there are limited sites available due to existing and future commitments, while Profile Park, is attracting occupiers which will on current trends result in a near capacity, in the future.

The Ballymount and Western Industrial Estate areas have a series of business parks (e.g. Red Cow Business Park, Ballymount Cross Industrial Estate, Ballymount Industrial Estate, Old Sawmills Estate, Robinhood Road Industrial area/Centrepoint Business Park, Bluebell Industrial Estate, and JFK Industrial Estate). The overall area is well established and there are only a small number of available sites available on existing zoned lands. Similarly Clondalkin Industrial Estate (which includes Cloverhill Industrial Estate, Weatherwell Industrial Estate and Clondalkin Commercial Park is substantially full, with limited capacity for expansion or for new operators.

Having regard to the above, it is evident that the ability to attract FDI and indigenous investment is diminished and future investment in jobs will be impacted upon by the lack of serviced employment zoned lands with good transport links.

### **3.4 Future Requirements & Site Selection for Future Development**

Ireland's future economic success will require bolstering existing sectors, exploiting new opportunities and replacing declining activities. However, regardless of its exemplary track record, investments will be hard won in existing sectors and even more so in new ones.

Long-term investments made by Government in areas such as infrastructure, education and technology have underpinned Ireland's highly successful FDI endeavours to date. These investments created the environment that enabled IDA Ireland to drive the growth of new sectors and areas of activity. A continued focus on investment in skills, property and infrastructure as well as competitiveness, is required if Ireland is to replicate its past successes in FDI into the future.

According to the IDA, International research strongly indicates the provision of appropriate, innovative and competitive property solutions, coupled with robust infrastructure and a developed property ecosystem, is a key driver behind winning FDI business.

---

These site solutions are large specialised Greenfield sites which require significant capital investment in utilities (i.e. power, water, waste water, gas, telecoms). These site solutions meet the particular requirements of significant capital intensive projects such as advance manufacturing in ICT, Life Sciences and Food sectors.

The lands subject of the proposed variation are well placed to facilitate future indigenous and FDI in terms of being able to accommodate suitable large specialised Greenfield site with robust infrastructure which will attract capital intensive projects such as advance manufacturing in ICT, Life Sciences and Food sectors. The subject lands will maximise value of existing and planned infrastructural investment such as roads, energy, water, public transport, broadband within the area, making it the preferred location within the County for new EE zoned lands.

### **3.5 Locational Advantages of Lands Subject of Proposed Variation**

The proposed lands are located approximately 3-4 km to the west of the M50 Orbital Motorway, and are close to the strategic road and mainline rail connections to the rest of Ireland. The lands are within c. 12 kilometres of the City Centre and enjoy easy access to Dublin Airport and Dublin Port.

Dublin is home to three universities and four Institutes of Technology, which produce approximately 26,800 graduates every year. These third-level institutions actively work to build industry links and offer extensive research capabilities to companies through a number of Technology and Applied Research Centres, such as the National Institute for Bioprocessing Research and Training.<sup>2</sup> Within South Dublin the Institute of Technology Tallaght plays an important role in the education profile of the County.

The location offers the advantages of being located adjacent to the existing Grange Castle Business Park which is of national significance and has become a location of choice for world class facilities such as Pfizer, Takeda, Arysza, Google, Interxion and Grifols.

Interest in further large sites within South Dublin is strong. Due to the take up of existing 'EE' zoned land within the County, there is the possibility that future employment opportunities would be lost due to the lack of flexible and large scale sites within the County.

The lands subject of the proposed variation are very much targeted at FDI and indigenous operators which require large-scale sites. It is envisaged that the lands will cater for more employment generating uses, making the most of the lands location close to existing public transport.

The proposed variation will provide the opportunity to build upon the success of the existing Grange Castle Business Park located to the east, given their proximity and the potential for synergies between the two areas. The proposed variation will allow for the managed expansion of the key employment landbank of c. 193 hectares over a 15-20 year period, to provide a 'top of class' business park which will become internationally recognised, and has significant locational advantages in terms of accessibility, proximity to universities and a large population as well as close to public transport (train and bus terminus).

Subject to the proposed variation, the intention is to replicate the success of the existing world class location at Grange Castle to the lands adjacent to the west which

---

<sup>2</sup> <https://www.idaireland.com/doing-business-here/locations/dublin>

---

will provide a strategic land bank for South Dublin County which will be developed sustainably over an extended period, providing employment.

The intention is to provide for the immediate and long term needs of FDI and indigenous companies to enable a phased expansion for future occupants of the lands subject of the proposed variation. The lands will allow for companies to take a long term view, opting for large sites that, along with the excellent available and master planned services (including roads), that will enable on-going phased and managed expansion of their facilities to create the “*service platform*” to enable the lands to play its part in the success of indigenous and global companies.

## **4.0 RELEVANT LOCAL PLANNING POLICY CONTEXT**

### **4.1 Draft National Planning Framework (NPF)**

The National Planning Framework is a Government plan for action and delivery between now and 2040 called “Ireland 2040 - Our Plan”. A draft document was published in September 2017. If adopted it will replace the National Spatial Strategy.

The Draft NPF notes that an additional 660,000 jobs to 2040 are required for the county. In line with international trends, the ongoing shift to a knowledge economy and the growing role of services will continue to change the nature of work, sustaining demands for a more highly skilled and educated workforce.

While the Draft NPF does recognise that a distribution of employment and population is required and that the significant growth potential of the four cities separate from Dublin would be realised, “*while at the same time enhancing and enabling Dublin’s unique role as an international city of scale.*”

The Draft NPF states that the Eastern and Midland Region, c. 330,000 jobs will be required. The lands subject of the proposed variation are well placed to provide a suitable location for future employment, with public transport options and ease of access to the airport, Dublin Port and the remainder of the country.

### **4.2 Regional Spatial and Economic Strategy – Issues Paper November 2017**

According to the recently published Regional Spatial and Economic Strategy – Issues Paper November 2017 (RSES Issues Paper), the Eastern and Midland region is the most productive and competitive of the three Irish regions, with the capital city region of Dublin as a national economic driver. The region is responsible for hosting half of all national employment. The region is also the main global gateway to the country with Dublin Airport one of the fastest growing in Europe, and continued growth in international exports through Dublin Port. A robust enterprise base of traditional and emerging sectors and a highly skilled labour force has helped the region attract FDI and multinational enterprises (MNEs).

The Issues Paper outlines that there are a number of key factors to build local sustainable competitive advantages for the attraction and expansion of Foreign Direct Investment (FDI):

- *Urbanisation - availability of well-serviced sites and ‘place-making’ to develop attractive places to invest, live and work.*
- *Connectivity - building connections regionally, nationally and internationally through business, people and the research system.*

- 
- *Talent- developing skills and attracting talent that is aligned with the needs of enterprise.*
  - *Innovation - supporting enterprises to be innovative and building an innovation eco-system.*
  - *Co-ordination - a structured approach towards inward investment to develop 'insidership', that is the capacity to identify, access and benefit from co-location advantages leading to 'demonstration effects' and further attractiveness.*

The key economic sectors identified in the RSES Issues Paper include:

*Pharmaceuticals, ICT, Finance (mainly foreign firms) and Foods processing and Tourism (mainly indigenous firms), Global Business Services, Manufacturing engineered products, Medical technologies, Specialised nutrition & functional foods, Energy green and Cleantech, Digital content (Games, animation and film), International education services, Marine and maritime, Construction, Retail, and Transport and logistics.*

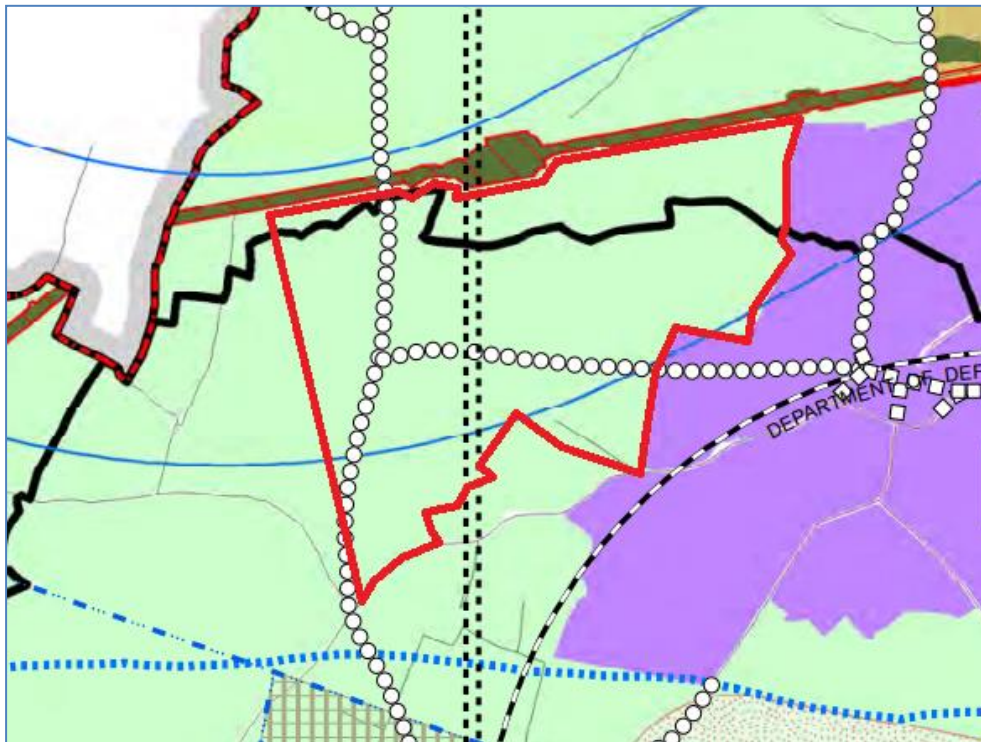
The proposed variation will facilitate the ICT, Pharmaceuticals, Foods and processing, Global Business Services, medical technologies, Cleantech and manufactured engineered products.

#### **4.3 South Dublin County Council Development Plan 2016-2022**

##### Current Zoning

The proposed site is currently zoned RU (Rural) within the South Dublin County Council (SDCC) Development Plan 2016-2022 with the objective *'to protect and improve rural amenity and to provide for the development of agriculture'*. An extract from the index map is shown below with the subject area outlined in red.

**Figure 4.1 – Existing Zoning**



The area subject of the proposed variation lies adjacent to and would constitute an extension of the existing EE objective zoning which serves *'to provide for enterprise and employment related uses'*. The zoning would benefit from the long term road proposals which bisect the site to the north and the east, joining the junction immediately south of the existing Grange Castle Business Park. This will result in improved accessibility and connectivity with the surrounding area.

#### Employment Land

The SDCC Development Plan recognises that the area possesses a strong and diverse economic base with 6,823 businesses (Source: SDCC Rates Data May 2014) supporting almost 78,000 jobs. Retailing, transportation and distribution, industry and manufacturing, professional and financial services and pharmaceuticals are noted as the main economic drivers in the County, with tourism, recreation and agricultural sectors supporting only 3% of all businesses.

Economic activity is focused into urban centre with identifiable economic clusters and enterprise lands comprising existing and established employment areas. Grange Castle Business Park is noted as a modern facility which possesses capacity to attract industries of regional and national significance. This is due to the availability of large plot sizes, infrastructure and corporate park style environments. The park has complemented Citywest, Greenogue and Aerodrome Business Parks in attracting significant industrial tenants as well as several blue chip and multi-national corporations over the past two decades.

#### ***Strategic Policy for Employment***

It is the policy of the Council to facilitate and support the growth of the economy of South Dublin County and the Greater Dublin Area in a sustainable manner whilst maintaining and improving environmental quality with the following key aims:

- 
- *To strengthen existing employment centres;*
  - *To strengthen the integration between employment, housing and transportation with a view to promoting compact urban areas and reducing car dependency;*
  - *To support high-value jobs as companies seek to move up the value chain and undertake higher value-added activities in Ireland.*
  - *To facilitate economic growth by consolidating existing industrial and commercial areas and by ensuring that there is an adequate supply of serviced employment lands at suitable locations.*
  - *To promote the regeneration of underutilised industrial areas in a manner which enhances the local economy and encourages a sequential approach to development;*
  - *To provide for a range of business accommodation types, including units suitable for small business.*

### **Policy 3 – Enterprise & Employment (EE)**

Economic and Tourism Policy 3 states that the Council will ‘*support and facilitate enterprise and employment uses (high-tech manufacturing, light industry, research and development, food science and associated uses) in business parks and industrial areas*’. The following objectives are set out in order to achieve the aims of the policy and the Core Strategy of the Development Plan:

- **ET3 Objective 1:**  
*To ensure that there is a sufficient supply of zoned and serviced Enterprise and Employment zoned land at suitable locations, to accommodate a diverse range of low to medium intensity enterprise and employment uses in the County.*
- **ET3 Objective 2:**  
*To prioritise high tech manufacturing, research and development and associated uses in the established Business and Technology Cluster to the west of the County (**Grange Castle** and Citywest areas) to maximise the value of higher order infrastructure and services that are required to support large scale strategic investment.*
- **ET3 Objective 3:**  
*To support the phased expansion of the established Business and Technology Cluster to accommodate strategic high-tech manufacturing investments, research and development and associated uses.*
- **ET3 Objective 4:**  
*To direct light industry and logistics uses to enterprise and employment zones that are proximate to the strategic and national road network.*
- **ET3 Objective 5:**  
*To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme.*
- **ET3 Objective 6:**  
*To ensure that business parks and industrial areas are designed to promote walking, cycling and public transport.*



- 
- **ET3 Objective 7:**  
*To support the provision or retrofitting of suitable electricity and heat micro generation and storage equipment, such as photovoltaic and water-heating solar panels and small to medium scale wind turbines within business parks and industrial areas.*
  - **ET3 SLO 1:**  
*To conduct a review of the zoning of lands south of the Grand Canal and west and north of the R120, including lands adjoining Peamount Healthcare, with a view to preparing a long term plan for the expansion of the **Grange Castle** Economic and Enterprise Zone to this area, to accommodate strategic investment in the future, while also seeking to provide public open space along the Canal, including a natural heritage area in the vicinity of the historic canal quarries at Gollierstown.*
  - **ET3 SLO 2:**  
*To facilitate warehousing and ancillary auction uses at the Former Interbloem Premises, Corkagh off the Green Isle Road subject to proper planning and sustainable development including protection of the operating capacity and safety of the N7 and its interchange with the Green Isle Road and **Grange Castle** Road, safeguarding the setting of Corkagh Park and its Protected Structures, and consideration of any potential impacts on the operation and safety of Casement Aerodrome*

#### Transportation

Relative to transportation and road improvements, the following proposals are pertinent in improving access to employment land at Grange Castle West, as noted by the Development Plan:

- *New Nangor Road / R134 Junction Upgrade (Six Year Road Programme)*
- *Adamstown South Road*
- *Aylmer Road Upgrade*
- *Lock Road/R120 Upgrade*
- *New Nangor Road Extension (All Medium to Long Term Road Objectives)*

Having regard to the above it is considered that there is strong policy support for expanding the economic base of the county and that the proposed variation will ensure that there is sufficient land available for future indigenous and FDI to be accommodated within an area with excellent public transport linkages as well as ease of access to the airport and Dublin Port.

---

## 5.0 CONCLUSIONS

This report has been prepared by John Spain Associates, on behalf of South Dublin County Council in relation to the review required under Specific Local Objective ET3 SLO1 of the South Dublin County Council Development Plan 2016-2022 in respect of the zoning of lands to the south of the Grand Canal and west and north of the R120.

Having regard to the general positive economic context, it is likely that the significant and sustained uptake of employment lands within South Dublin County will continue into the short to medium term and that further lands are required so as to ensure that there is sufficient large scale serviced lands available to accommodate existing and new companies within South Dublin County.

The lands subject of the variation will maximise value of existing and planned infrastructural investment – roads, energy, water, broadband within the area, making it the preferred location within the County for new EE zoned lands.

The existing 'EE' employment zoned lands within South Dublin County are located in a number of areas which include Grange Castle, Greenogue Business Park, Aerodrome Business Park, Ballymount and Western Industrial Estate (which comprises an agglomeration of a number of business parks), and Clondalkin Industrial Estate. In general, they are well established and do not have sufficient sized parcels of land which could accommodate FDI or indigenous corporations.

A review of the main Business Parks in the South Dublin County area indicates that there is a lack of large scale zoned serviced sites which are a key requirement for projects of significant scale. Due to the take up of existing employment zoned land within the County, there is a possibility that future indigenous, FDI investment and employment opportunities would be lost to South Dublin County due to the lack of suitably employment zoned land within the administrative area of South Dublin.

The proposed variation would allow for the sequentially managed expansion of the enterprise and employment zoned landbank over a 15-20 year period, within a proven model, which is internationally recognised as being 'top of class', in terms of accessibility, proximity to universities (as well as the Institute of Technology Tallaght) and a large population as well as close to public transport (train and bus terminus) along with substantial amenity areas incorporated into a future masterplan for the area.

Subject to the proposed variation, the intention is to replicate the success of the existing world class location at Grange Castle to the lands adjacent to the west which will provide a strategic land bank for South Dublin County which will be developed sustainably over an extended period, providing significant employment for the County. Furthermore, the subject lands will maximise value of existing and planned infrastructural investment such as roads, energy, water, public transport, broadband within the area, making it the preferred location within the County for new enterprise and employment zoned lands.





South Dublin County Council

# Development Plan 2016 – 2022

**A Vision for South Dublin's Future**

