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

Minutes of South Dublin County Council Development Plan Meeting held on Tuesday 1st March 2022, remotely via Microsoft Teams

### **PRESENT**

|  |  |  |
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| **Councillors** |  | **Councillors** |
|  Bailey, C. |  | McCrave, L. |
|  Carey, W. Casserly, V. |  | McMahon R.McManus, D. |
|  Collins, Y. |  | Moynihan, S. |
|  Costello, T. Donaghy, L. |  | Murphy, E.O Brádaigh, D. |
|  Duff, M. |  | O’Brien, E. |
|  Dunne, L.  |  | Ó’ Broin, E. |
|  Edge, A. |  | O’Connell, G. |
|  Egan, K. Gilligan, T. |  | O’Connor, CO’Donovan, D. |
|  Gogarty, P. |  | O’Hara, S. |
|  Hayes, A. |  | O’Toole, L. |
|  Holohan, P. Johansson, M. Kavanagh, P. Kearns, P. King, C.  Lawlor, B.  |  | Pereppadan, B. Richardson, D,Sinclair, L.Timmons, FTuffy, J. |
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### **OFFICIALS PRESENT**

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| Chief Executive | D. McLoughlin |
| Directors / Heads of Function | M. Mulhern  |
| Senior Executive OfficerSenior Planner | M. MaguireH. Craigie |
|  Senior Executive PlannersExecutive PlannersAssistant Planners | S. Willoughby, A. HylandS. Geoghegan, L. Clarke, T. Mc GibbonB. Duignan, C. Bleytou |
| T/ Graduate PlannerChief TechnicianHeritage OfficerArchitectural Conservation OfficerAdministrative OfficerSenior Staff OfficerAssistant Staff Officer  | F. Redmond L. Mc EvoyR. DwyerI. Mc LoughlinF. CampbellE. Colgan M. Dunne |
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The Mayor P. Kavanagh presided.

###

Prior to commencement of the proceedings of the meeting, the Mayor on his own behalf and on behalf of the Members extended condolences to

* Deputy Gino Kenny on the recent death of his mother Marie Kenny
* To Management & Staff of Wexford County Council and the Kinsella family following the recent tragic death of Billy Kinsella, following an accident

The Mayor then outlined how the meeting(s) would proceed including how Members would consider Motions, submitting and making amendments to motions, consideration of **HI 2** - CE Recommendation for which no motion has been submitted, consideration of **HI 3** - CE Amendments to the Draft Plan, and **HI 5** Resolution of the Council - at appropriate stage.

The Mayor also drew attention to the Code of Conduct for Councillors and Part 15 of the Local Government Act 2001 relating to the Ethical Framework particularly pertaining to conflicts of interest and the planning process.

### **DPHI1/0322 Item ID:74115**

**Chief Executive's Report including Appendices and Errata document**

[HI 1 - Appendix 2b](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74211)
[HI 1 - Appendix 4 -sfra](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74213)
[HI 1 - Appendix 1](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74209)
[HI 1 - Appendix 2a](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74210)
[HI 1 - Appendix 3](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74212)
[HI 1 - Appendix 5 - quarries](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74214)
[HI 1 - Appendix 6 - IW](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74215)
[HI 1 - Appendix 7 - SEA, AA](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74216)
[HI 1 - Errata Doc B](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74208)
[HI 1 - Errata Doc to CE Rpt](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74207)
[HI1 - CE Report](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74206)

The Chief Executive's Report including Appendices and Errata document as circulated were **NOTED**

## **Core Strategy & Settlement Strategy**

### **DPM1/0322 Item ID:73770**

Proposed by Councillor F. Timmons, Seconded by Councillor P. Kavanagh

Appendix 1 CE Recommendations in Response to the OPR Submission (CE Report p19 and 20) That the words ''and to commit to'' is added after to Facilitate at each one and - where it says ''To only facilitate'' to add -'To commit to only facilitate' Where the CE has recommended to Amend the following sections of the Core Strategy. Table 9: Capacity of undeveloped lands within South Dublin and Table 10: Core Strategy Table 2022-2028. Refer to Appendix 1 for further details. The Inclusion of a new Objective under CS9 - CS9 Objective 4 CS9 Objective 4: -To facilitate the delivery of new residential development in a coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services. Such measures shall be delivered through appropriate phasing in line with CS9 SLO1, SLO2, SLO3 and SLO4. CS9 SLO1: -To facilitate the delivery of Phase 1 residential lands at Burgage North in tandem with the delivery of 2 new street connections to main street and the provision of a new local park c. 0.3ha. CS9 SLO2: -To facilitate the delivery of Phase 1 residential lands at Burgage North to the north of St. Finian's Community Centre which reserve suitable lands to facilitate the extension of the existing community centre. CS9 SLO3: A sequentially phased programme to be submitted alongside any planning application on the subject lands which provides for the delivery of the following in tandem with development or as described 1) No more than 200 units to be permitted before the commencement of the remaining lands of c. 1.4ha to provide for the full Taobh Chnoic Park to the south 2) Urban Park/Square c. 1ha in size (Burgage South Park), 3) East-West Link Street, 4) Sean Feirm Park c. 0.2ha in size, 5) a portion of Tower House Park c. 0.1ha. All applications shall demonstrate to the satisfaction of the Planning Authority how they are supporting the delivery of North South Street connections to the Main Street. With regards delivery of a new primary school at Taobh Chnoic, the timing of this will be subject to educational needs in consultation with the Department of Education. Prior to completion of 200 units confirmation to be provided from the Department of Education on the transfer of lands to provide for the school, subject to their confirmation of need. CS9 SLO4: -To only facilitate the delivery of Phase 2 residential lands once identified infrastructure comprising of the Urban Park/Square c. 1ha in size, the additional 1.4ha for Taobh Chnoic Park and the East/West Link Street required within Phase 1 have been delivered to the satisfaction of the Planning Authority? Amend Map 7 to overlay a new map-based objective 'To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan' on the underlying RES-N zoning on lands to the south of Newcastle.? Rezone 1.3ha of lands to RU from RES-N to the west of Newcastle at the junction of Athgoe Road and Hazelhatch Road.

**REPORT:**

The motion proposes to add the words ''and to commit to'' after ‘To Facilitate’ and - where it says ''To only facilitate'' to add -'To commit to only facilitate' where the CE has recommended to amend the policies and objectives of CS9 of the Core Strategy.

This issue was submitted to the Draft Plan through the public consultation period under submission (SD-C195-227) made by the Office of the Planning Regulator (OPR). Recommendation 3 of their submission relates to Newcastle and the Chief Executive responded under Appendix 1 CE Recommendations in Response to the OPR Submission – Newcastle, pg. 19-20.

Following a review of the recommendations made in this section, the motion requires wording amendments to CS9 Objective 4 and four Specific Local Objective (SLO), SLO 1, SLO 2 and SLO 4

**From:**

*CS9 Objective 4: To facilitate the delivery of new residential development in a coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services. Such measures shall be delivered through appropriate phasing in line with CS9 SLO1, SLO2, SLO3 and SLO4.*

*CS9 SLO1: To facilitate the delivery of Phase 1 residential lands at Burgage North in tandem with the delivery of 2 new street connections to main street and the provision of a new local park c. 0.3ha.*

*CS9 SLO2: To facilitate the delivery of Phase 1 residential lands at Burgage North to the north of St. Finian’s Community Centre which reserve suitable lands to facilitate the extension of the existing community centre.*

*CS9 SLO4: To only facilitate the delivery of Phase 2 residential lands once identified infrastructure comprising of the Urban Park/Square c. 1ha in size, the additional 1.4ha for Taobh Chnoic Park and the East/West Link Street required within Phase 1 have been delivered to the satisfaction of the Planning Authority.*

The motion proposes the following changes to the Objective and SLOs to read:

**To:**

*CS9 Objective 4: To facilitate* ***and to commit to*** *the delivery of new residential development in a coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services. Such measures shall be delivered through appropriate phasing in line with CS9 SLO1, SLO2, SLO3 and SLO4.*

*CS9 SLO1: To facilitate* ***and to commit to*** *the delivery of Phase 1 residential lands at Burgage North in tandem with the delivery of 2 new street connections to main street and the provision of a new local park c. 0.3ha.*

*CS9 SLO2: To facilitate* ***and to commit to*** *the delivery of Phase 1 residential lands at Burgage North to the north of St. Finian’s Community Centre which reserve suitable lands to facilitate the extension of the existing community centre.*

*CS9 SLO4: To* ***commit to*** *only facilitate the delivery of Phase 2 residential lands once identified infrastructure comprising of the Urban Park/Square c. 1ha in size, the additional 1.4ha for Taobh Chnoic Park and the East/West Link Street required within Phase 1 have been delivered to the satisfaction of the Planning Authority.*

It is considered that the proposed additional wording is acceptable.

**CE Recommendation:** It is recommended that this motion is adopted as follows:

*CS9 Objective 4: To facilitate* ***and commit to*** *the delivery of new residential development in a coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services. Such measures shall be delivered through appropriate phasing in line with CS9 SLO1, SLO2, SLO3 and SLO4.*

*CS9 SLO1: To facilitate* ***and commit to*** *the delivery of Phase 1 residential lands at Burgage North in tandem with the delivery of 2 new street connections to main street and the provision of a new local park c. 0.3ha.*

*CS9 SLO2: To facilitate* ***and commit to*** *the delivery of Phase 1 residential lands at Burgage North to the north of St. Finian’s Community Centre which reserve suitable lands to facilitate the extension of the existing community centre.*

*CS9 SLO4: To* ***commit to*** *only facilitate the delivery of Phase 2 residential lands once identified infrastructure comprising of the Urban Park/Square c. 1ha in size, the additional 1.4ha for Taobh Chnoic Park and the East/West Link Street required within Phase 1 have been delivered to the satisfaction of the Planning Authority.*

The Motion was **AGREED**

### **DPM2/0322 Item ID:73879**

Proposed by Councillor M. Johansson, Seconded by Councillor W. Carey

This motion relates to chapter 2 Core Strategy and Settlement Strategy, submission SD-C195-205 on page 155 of the CE report. To reject the new Objective CS 1 Objective 4: To engage with the Land Development Agency (LDA) in the planning and co-ordination of strategic land banks to achieve compact growth, sustainable development and urban regeneration. Reason: A discussion was held in 2021 regarding the LDA where councillors unanimously agreed that we wished for SDCC to develop its own lands, so this objective is not necessary or wanted.

**REPORT:**

The motion proposes to reject the CE recommendation of new Objective CS 1 Objective 4 which states:

To engage with the Land Development Agency (LDA) in the planning and co-ordination of strategic land banks to achieve compact growth, sustainable development and urban regeneration’.

It should be noted that this issue was also submitted to the Draft Plan through the public consultation period under submissions SD-C195-205 and the Chief Executive responded under Chapter 2 Core Strategy and Settlement Strategy – Core Strategy, pg150-151.

Having examined and considered the content of the motion, the response of the CE is as follows:

The Land Development Agency (LDA) is a commercial, State-sponsored body that has been created to coordinate land within State control for more optimal uses where appropriate, with a focus on the provision of housing. Over the life of the plan, the LDA may take on a lead role for progressing the redevelopment of land in the ownership of other state bodies. In these instances, it will be important that this Council commit to engage with them in a proactive manner as the LDA will be working with State bodies and local authorities to make more effective use of State lands, providing a stable, sustainable supply of land for housing.

 Therefore, the Council recognises the LDA’s role and is acknowledging this within the Development Plan to highlight the importance of driving the delivery of sustainable and affordable housing and in supporting the Council in progressing the optimal redevelopment of strategic development areas and other areas in delivering compact and sustainable growth.

While the LDA submitted a number of amendments to different objectives and one new objective to the Draft Plan, it was considered more appropriate to include for the provision of just one objective in the Draft Pan that recognises the Council’s commitment to engaging, supporting, and working with different stakeholders in the delivery of development lands as may be necessary.

It should be noted that there are similar objectives in the Draft Plan providing for the provision of engagement with other agencies such as the Eastern Midland Regional Authority (EMRA), Department of Education and Skills, National Transport Authority, (NTA), and Transport Infrastructure Ireland (TII).

It is therefore considered that the inclusion of **CS 1 Objective 4** To engage with the Land Development Agency (LDA) in the planning and co-ordination of strategic land banks to achieve compact growth, sustainable development and urban regeneration in the Plan is generally appropriate. However, a minor rewording may clarify that it is only where considered necessary, having regard to the LDAs role, that such engagement is required.

**CE Recommendation:** To amend CS1 Objective 4 from:

To engage with the Land Development Agency (LDA) in the planning and co-ordination of strategic land banks to achieve compact growth, sustainable development and urban regeneration.

To

To engage with the Land Development Agency (LDA), as **may be necessary having regard to their role in the delivery of development**, in the planning and co-ordination of strategic land banks to achieve compact growth, sustainable development and urban regeneration

Following contributions from Councillors M. Johansson, D. McManus, L. Donaghy, Y. Collins, & C. Bailey, The Chief Executive Mr D. McLoughlin and Mr M. Mulhern, Director responded to queries raised.

An Amendment to the Motion was proposed by Councillor F. Timmons and seconded by Councillor C. Bailey as follows:

“To engage with the Land Development Agency (LDA), as**may be necessary having regard to their role in the delivery of development**, *excluding lands owned by South Dublin County Council* in the planning and co-ordination of strategic land banks to achieve compact growth, sustainable development and urban regeneration”

A Roll Call vote on the **AMENDED** wording followed, the result of which was as follows:

**FOR: 17 (Seventeen)**

**AGAINST: 16 (Sixteen)**

**ABSTAIN: 1 (One)**

[**Roll Call Vote M 2**](http://www.sdublincoco.ie/Home/ViewDocument/419e9c15-33dd-4679-b0d4-ae6300f1604b)

The Motion as **AMENDED** wa**s AGREED**

**DPM3/0322 Item ID:73978**

Proposed by Councillor William Joseph Carey, Seconded by Councillor Derren Ó Brádaigh,

Page 268, Chapter 2, Submission No. SD-C195-17 FROM CE Recommendation: To insert a new objective into Policy CS5 to read: To ensure, that as part of the two-year statutory review of the Development Plan, an evidence-based analysis of employment lands will be undertaken and should there be evidence for the need for further employment zoning within the lifetime of the Plan, a Variation to the Plan will be immediately initiated informed by: • Analysis of the type of employment need • Analysis of the appropriate location/s to serve such need • Relevant National and Regional policy and proper planning and sustainable development. TO CE Recommendation: To insert a new objective into Policy CS5 to read: To ensure, that as part of the two-year statutory review of the Development Plan, an evidence-based analysis of employment lands will be undertaken and should there be evidence for the need for an agri-hub employment zoning within the lifetime of the Plan, a Variation to the Plan will be immediately initiated to create a - special zoning status that can be attributed to specific lands that cater to the development of the agri-hub sector informed by: • Analysis of the type of employment need • Analysis of the appropriate location/s to serve such need • Relevant National and Regional policy and proper planning and sustainable development. proposed by Cllr William Carey and Cllr Derren Ó Brádaigh

**REPORT:**

The motion proposes that the CE Recommendation to insert a new objective into Policy CS5 of the Draft Plan should be amended

From:

*To ensure, that as part of the two-year statutory review of the*

*Development Plan, an evidence-based analysis of employment lands will be undertaken and should there be evidence for the need for further employment zoning within the lifetime of the Plan, a Variation to the Plan will be immediately initiated informed by:*

* *Analysis of the type of employment need*
* *Analysis of the appropriate location/s to serve such need*
* *Relevant National and Regional policy and proper planning and sustainable development.*

To:

*‘To ensure, that as part of the two-year statutory review of the Development Plan, an evidence-based analysis of employment lands will be undertaken and should there be evidence for the need for an agri-hub employment zoning within the lifetime of the Plan, a Variation to the Plan will be immediately initiated to create a - special zoning status that can be attributed to specific lands that cater to the development of the agri-hub sector informed by:*

* *Analysis of the type of employment need*
* *Analysis of the appropriate location/s to serve such need*
* *Relevant National and Regional policy and proper planning and sustainable development.’*

The submission made at public consultation stage to the Draft Plan to which the motion relates sought to rezone 77.26 hectares from RU –Rural to EE - Enterprise and Employment, at Colmanstown, Keating's Park, Bustyhlll and Athgoe adjacent to northbound N7 and south of Newcastle and that the zoning be site specific and state “To promote the development of a sustainable agri-food hub at Colmanstown Lane, Keating's Park, Athgoe, Busty hill Area”.

It is not fully clear how an agri-hub would be defined. In Kilkenny, an agri-hub is being marketed as the first centre of its kind in Ireland, providing a multi-purpose venue and conference centre alongside modern facilities for livestock sales. It has been developed around the existing mart which offers weekly livestock marts, agri food centres and butchers, under the one roof. The centre is on a 28 acre site outside the city and is designed to cater for a range of uses including a 17,000sq ft events venue, office and retail units and a bar and restaurant.

The concept of smart agri-hubs has begun to emerge in recent years, allowing farmers in the agri-food sector to realise the digitisation of agriculture by fostering technological innovation in agriculture. Smart agri-hubs are digital innovation hubs which facilitate access to the latest knowledge and expertise, and technology support. These are not so much land based as technology based.

Policy EDE18 Rural Economy of the Draft Plan supports sustainable rural enterprises within South Dublin, whilst protecting the rural character of the countryside and minimizing environmental impacts. Furthermore, Section 13.7.4 of the Draft Plan indicates that new rural enterprise will be encouraged on RU zoned lands subject to a number of criteria, including the capacity of the local road network and the scale and nature of the proposed development.

The employment evidence base prepared to support the Draft County Development Plan demonstrates that there is sufficient land available to support the future identified employment needs of the County. However, the Council does recognise that trends in the wider economy can quickly impact on employment lands, and as such the Council considers it will be important to monitor this situation and update the current evidence-based analysis of employment lands in the County within two years of the Plan coming into effect. In response the additional objective referred to above was added through the CE Report on the Draft Plan.

The CE recommended new objective applies equally to all relevant employment uses across the county. However, given the very particular type of land use which appears to be the intention of the agri-hub, it is considered that it can be included as part of the wider consideration and analysis of the potential need for particular types of employment lands.

As worded by the motion, the amendment would mean that only lands for agri-hub would be considered as part of an employment lands analysis. This is not appropriate but an amendment to the objective within Policy CS5 to include reference to agri-hub would ensure that the needs of all employment lands, including agri-hub, are considered in the analysis as part of the two year statutory review of the Development Plan. The amendment would read:

*To ensure, that as part of the two-year statutory review of the* *Development Plan, an evidence-based analysis of employment lands,* ***including the potential for agri-hub employment****, will be undertaken and should there be evidence for the need for further employment zoning within the lifetime of the Plan, a Variation to the Plan will be immediately initiated informed by:*

* *Analysis of the type of employment need*
* *Analysis of the appropriate location/s to serve such need* ***and the appropriate zoning objective***
* *Relevant National and Regional policy and proper planning and sustainable development.*

**CE Recommendation:** It is recommended that this motion is adopted with amendment to read:

From:

*To ensure, that as part of the two-year statutory review of the* *Development Plan, an evidence-based analysis of employment lands will be undertaken and should there be evidence for the need for further employment zoning within the lifetime of the Plan, a Variation to the Plan will be immediately initiated informed by:*

* *Analysis of the type of employment need*
* *Analysis of the appropriate location/s to serve such need*
* *Relevant National and Regional policy and proper planning and sustainable development.*

To:

*To ensure, that as part of the two-year statutory review of the* *Development Plan, an evidence-based analysis of employment lands,* ***including the potential for agri-hub employment****, will be undertaken and should there be evidence for the need for further employment zoning within the lifetime of the Plan, a Variation to the Plan will be immediately initiated informed by:*

* *Analysis of the type of employment need*
* *Analysis of the appropriate location/s to serve such need* ***and the appropriate zoning objective***
* *Relevant National and Regional policy and proper planning and sustainable development.*

Following contributions from Councillors W. Carey and D. Ó Brádaigh,

The Members unanimously **AGREED** to accept the Chief Executive’s recommendation

### **DPM4/0322 Item ID:73869**

Proposed by Councillor P. Kearns, Seconded by Councillor P. Kavanagh

This motion refers to Chapter 2, Page 326, Submission SD-C195-204

To change the wording of the CE Recommendation on the SLO for the Spawell.

Provision in the form of shop-local or shop neighbourhood to no more than 3 units which will not include a large Supermarket,

To: Provision in the form of shop-local or shop-neighbourhood to no more than 5 units which will not include a supermarket larger than 800 m2

Rational. The Spawell Complex is adjacent to a vibrant local centre which currently caters for the needs of the local community. In my opinion to grant anything larger than my recommendation above could potentially damage local traders. However, there is currently several small businesses operating on the site complex and we need to protect them as well as they to provide a valuable service to the community.

**REPORT:**

 The motion proposes to amend the wording of the Specific Local Objective (SLO), EDE 14 SLO 1, recommended on the subject lands at the Spawell.

 The motion proposes the following wording changes to read:

 From:

To support the redevelopment of 3.27ha on lands zoned LC to the southeast corner of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue to provide for sports club/facility and for uses indicated as permitted in principle under the LC zoning other than residential and petrol station and limiting retail provision in the form of shop local or shop-neighbourhood to no more than 3 units which will not include a large supermarket.

 To:

To support the redevelopment of 3.27ha on lands zoned LC to the southeast corner of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue to provide for sports club/facility and for uses indicated as permitted in principle under the LC zoning other than residential and petrol station and limiting retail provision in the form of shop local or shop-neighbourhood to no more than 3 5 units which will not include a supermarket larger than **800m2.**

This issue was submitted to the Draft Plan through the public consultation under submission SD-C195-204 and the Chief Executive responded under Chapter 2 Core Strategy and Settlement Strategy –  Centre Type Rezoning Submission, pg328-329.

 The area of 3.27ha recommended for rezoning to Local Centre is large in comparison to other local centres in the County where the average size of a Local Centre is 1.06ha and within the Templeogue / Walkinstown / Rathfarnham / Firhouse Neighbourhood in which the Spawell is located, it would be the largest in land area. It is further noted that Motion 73865 has proposed to increase the Local Centre zoning to 3.94 hectares and it has been recommended that this motion is not adopted as it may have potential negative impacts for other Local Centres such as the nearby Orwell Park Local Centre. It is contended that if the entire Local Centre zoned area were it to be built out with retail to its full extent, it is considered that it would unfairly compete with existing local centres which are operating well and serve their local community. In this regard and given that many of the current uses on this part of the site are uses which accord with the local centre zoning, it was recommended that the LC zoning is accompanied with an SLO to limit the types of uses, particularly retail, with a cap on the size of a supermarket, which could be developed to ensure that the existing local centres are not being undermined.

 The subject lands currently provide a range of established community uses and services.  The Spawell is located amongst a number of large well established housing developments currently served primarily by Orwell local centre and Templeogue. The increase from three shop units to allow for five shop units and a supermarket of no more than 800sqm in size is generally considered acceptable given the established nature of uses on the subject lands and the immediate catchment while not being large enough to undermine the existing centres. It is considered however that the 800sqm should include a reference that the 800sqm refers to the gross retail floor area.

 It recommended that the motion be adopted with amendment to read:

 To support the redevelopment of 3.27ha on lands zoned LC to the southeast corner of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue to provide for sports club/facility and for uses indicated as permitted in principle under the LC zoning other than residential and petrol station and limiting retail provision in the form of shop local or shop-neighbourhood to no more than 5 units w**hich may include a supermarket of no larger than 800sqm gross retail floor area.**

**CE Recommendation:** It recommended that the motion be adopted with amendment to read from:

To support the redevelopment of 3.27ha on lands zoned LC to the southeast corner of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue to provide for sports club/facility and for uses indicated as permitted in principle under the LC zoning other than residential and petrol station and limiting retail provision in the form of shop local or shop-neighbourhood to no more than 3 units which will not include a large supermarket.

To:

To support the redevelopment of 3.27ha on lands zoned LC to the southeast corner of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue to provide for sports club/facility and for uses indicated as permitted in principle under the LC zoning other than residential and petrol station and limiting retail provision in the form of shop local or shop-neighbourhood to no more than **5** units **which may include a supermarket of no larger than 800sqm gross retail floor area.**

The Members unanimously **AGREED** to accept the Chief Executive’s recommendation

**In advance of consideration of the Motions pertaining to Rathcoole, a Presentation on the Rathcoole Lands was delivered by Mr M. Mulhern, Director Land Use Planning & Transportation**

### **DPM5/0322 Item ID:73808**

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

Ref SD-C195-248 Four Districts Woodland Habitat Group Chief Executive's Report Chapter 2: Core Strategy and Settlement Strategy, Residential Zoning Submission - Rathcoole Woodlands, pages 211-217, That this Council rezones the entire area of CS10 SLO1 as a High Amenity Area

**REPORT:**

The proposed motion seeks to rezone the entire area of CS10 SLO 1 as Objective HA – High Amenity. It is noted that motions 73936 and 73937 are also making the same proposal.

CS10 SLO1 was inserted into the Draft Plan in recognition that habitat assessments had identified potential Annex 1 habitat on lands that had been identified and zoned for residential use. CS10 SLO1 states:

“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to protecting existing habitats, Biodiversity and the Rathcoole Woodlands, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

On foot of CS10 SLO1 further detailed habitat assessments were carried out on the subject lands. The team of ecologists that comprehensively investigated the lands included a specialist with experience in the survey, assessment and monitoring of grassland and wetland habitats including Annex I Alluvial Woodlands and Annex I Lowland Hay Meadows. Of the approximately 28 hectares of lands investigated, approximately 8.9 hectares were found to accommodate Annex I habitats in the form of Alluvial Woodland (8 Ha.) and Lowland Hay Meadow (0.9 Ha.), which are of County to national ecological importance.

Having full regard to the ecological findings and CS10 SLO 1, potential alternative land uses and a rezoning proposal for the subject lands were investigated to protect the Alluvial Woodlands and the Lowland Hay Meadow as well as other features of ecological value.  Specifically, the constraints and habitats within the study lands were investigated and mapped, so that areas sensitive to development could be identified and avoided within the context of the SLO. These included the identified Annex I habitats (Alluvial Woodland and Lowland Hay Meadow), flood risk zones, overhead power lines, underground services and other landscape/ecological features including water courses, hedgerows, springs, and wet grassland etc.

As an outcome of these investigations, a preferred land use arrangement and re-zoning proposal was recommended by the Chief Executive and incorporated into Appendix 2A and 2B of the Chief Executives Report on Draft Plan Public Consultation.

The preferred land use arrangement and re-zoning demonstrated that the local primary school, sports pitches, access arrangements and housing can be accommodated on the lands with:

* no net loss to Annex I Alluvial Woodland;
* no net loss to Annex I Lowland Hay Meadow;
* no net loss to overall woodland; and
* the protection and incorporation of hedgerows, water courses, wet grasslands, and springs.

The preferred land use concept retains 7.6ha of Alluvial Woodland (a reduction of 0.4ha along the north extent to facilitate access). However, as a compensatory measure for this loss it is proposed to supplement the existing woodland by providing for 1.8ha of new additional Alluvial Woodland. Further protection to the alluvial woodlands is included in the CE Report as part of the CE Recommendation on CS10 SLO1 where an SLO relating to the woodlands is proposed, to read:

*To ensure the* protection and augmentation of the identified Alluvial Rathcoole Woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status.’

It is noted that this SLO is subject to a proposed amendment under Motion 73889 which proposes the addition of the word ‘adequate’ and to add potential designations under the Wildlife Acts and Habitats Directive.

Furthermore, in response to Motion 73889, the CE has recommended that the Alluvial Woodlands at Rathcoole are explicitly included with an associated objective in the Camac River Corridor of the Green Infrastructure (GI) Strategy to read:

*‘To preserve and protect the Alluvial Woodlands at Rathcoole within the zoning RU as an environmentally sensitive area for biodiversity and ecosystems services of importance having full regard to their Annex 1 status*.’

Alongside existing policy and objectives within the Draft Plan, this will provide significant protections for the woodlands, similar to a pNHA designation which is also protected through policy and objectives in the Development Plan.

The proposed motion to rezone the entire study lands to HA, would preclude any development on the lands and the carefully considered and sensitive multi-disciplinary approach to deliver much needed social and affordable housing and community facilities while minimising disturbance to important habitats and features.

To designate the entirety of the area as zoning Objective HA would preclude the delivery of playing pitches, a local primary school (currently in temporary accommodation), a library hub and social and affordable housing on lands that do not have the same ecological importance as the adjacent Alluvial Woodlands and Hay Meadow.  It is considered the recommended rezoning of the alluvial woodland lands to RU amending the Draft Plan zoning of RES-N, the inclusion of an SLO on the RU lands to protect the woodlands, the proposed recognition of the Alluvial Woodlands with an associated objective in the GI Strategy, together with the supporting policies and objectives within the Draft Plan, recognise the significant ecological value of this area, and comprehensively provides for the protection and enhancement of the same whilst still facilitating an area of RES-N zoning within the study lands for much needed social and affordable housing, primary school and community and sporting facilities.

**CE Recommendation:** It is recommended that the motion is not adopted.

[M5 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74225)
[Rathcoole Woodlands and Zoning - All High Amenity Area Zoning](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=73662)

It was **AGREED** to consider Motions **6 (ID 73937)** and Motion **7 (ID 73936)** in conjunction with Motion **5 (ID 73808)**

### **DPM6/0322 Item ID:73937**

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

In the names of P Gogarty, G O'Connell, L, O'Toole Ref SD-C195-248 Four Districts Woodland Habitat Group and others, Chief Executive's Report Chapter 2: Core Strategy and Settlement Strategy, Residential Zoning Submission - Rathcoole Woodlands, pages 211-217 That this Council rezones the entire area of CS10 SLO1 as a High Amenity Area. (Documentation attached)

**REPORT:**

The proposed motion seeks to rezone the entire area of CS10 SLO 1 as Objective HA – High Amenity. It is noted that motions 73936 and 73808 are also making the same proposal.

CS10 SLO1 was inserted into the Draft Plan in recognition that habitat assessments had identified potential Annex 1 habitat on lands that had been identified and zoned for residential use. CS10 SLO1 states:

 “*To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to protecting existing habitats, Biodiversity and the Rathcoole Woodlands, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”*

On foot of CS10 SLO1 further detailed habitat assessments were carried out on the subject lands. The team of ecologists that comprehensively investigated the lands included a specialist with experience in the survey, assessment and monitoring of grassland and wetland habitats including Annex I Alluvial Woodlands and Annex I Lowland Hay Meadows. Of the approximately 28 hectares of lands investigated, approximately 8.9 hectares were found to accommodate Annex I habitats in the form of Alluvial Woodland (8 Ha.) and Lowland Hay Meadow (0.9 Ha.), which are of County to national ecological importance.

Having full regard to the ecological findings and CS10 SLO 1, potential alternative land uses and a rezoning proposal for the subject lands were investigated to protect the Alluvial Woodlands and the Lowland Hay Meadow as well as other features of ecological value.  Specifically, the constraints and habitats within the study lands were investigated and mapped, so that areas sensitive to development could be identified and avoided within the context of the SLO. These included the identified Annex I habitats (Alluvial Woodland and Lowland Hay Meadow), flood risk zones, overhead power lines, underground services and other landscape/ecological features including water courses, hedgerows, springs, and wet grassland etc.

As an outcome of these investigations, a preferred land use arrangement and re-zoning proposal was recommended by the Chief Executive and incorporated into Appendix 2A and 2B of the *Chief Executives Report on Draft Plan Public Consultation*.

The preferred land use arrangement and re-zoning demonstrated that the local primary school, sports pitches, access arrangements and housing can be accommodated on the lands with:

 no net loss to Annex I Alluvial Woodland;

no net loss to Annex I Lowland Hay Meadow;

no net loss to overall woodland; and the protection and incorporation of hedgerows, water courses, wet grasslands, and springs.

The preferred land use concept retains 7.6ha of Alluvial Woodland (a reduction of 0.4ha along the north extent to facilitate access). However, as a compensatory measure for this loss it is proposed to supplement the existing woodland by providing for 1.8ha of new additional Alluvial Woodland. Further protection to the alluvial woodlands is included in the CE Report as part of the CE Recommendation on CS10 SLO1 where an SLO relating to the woodlands is proposed, to read:

*To ensure the* *protection and augmentation of the identified Alluvial Rathcoole Woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status.’*

It is noted that this SLO is subject to a proposed amendment under Motion 73889 which proposes the addition of the word ‘adequate’ and to add potential designations under the Wildlife Acts and Habitats Directive.

Furthermore, in response to Motion 73889, the CE has recommended that the Alluvial Woodlands at Rathcoole are explicitly included with an associated objective in the Camac River Corridor of the Green Infrastructure (GI) Strategy to read:

*‘To preserve and protect the Alluvial Woodlands at Rathcoole within the zoning RU as an environmentally sensitive area for biodiversity and ecosystems services of importance having full regard to their Annex 1 status*.’

Alongside existing policy and objectives within the Draft Plan, this will provide significant protections for the woodlands, similar to a pNHA designation which is also protected through policy and objectives in the Development Plan.

The proposed motion to rezone the entire study lands to HA, would preclude any development on the lands and the carefully considered and sensitive multi-disciplinary approach to deliver much needed social and affordable housing and community facilities while minimising disturbance to important habitats and features.

To designate the entirety of the area as zoning Objective HA would preclude the delivery of playing pitches, a local primary school (currently in temporary accommodation), a library hub and social and affordable housing on lands that do not have the same ecological importance as the adjacent Alluvial Woodlands and Hay Meadow. It is considered the recommended rezoning of the alluvial woodland lands to RU amending the Draft Plan zoning of RES-N, the inclusion of an SLO on the RU lands to protect the woodlands, the proposed recognition of the Alluvial Woodlands with an associated objective in the GI Strategy, together with the supporting policies and objectives within the Draft Plan, recognise the significant ecological value of this area, and comprehensively provides for the protection and enhancement of the same whilst still facilitating an area of RES-N zoning within the study lands for much needed social and affordable housing, primary school and community and sporting facilities.

**CE Recommendation:** It is recommended that the motion is not adopted.

[M6 Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74246)
[Rathcoole Woodlands and Zoning - All High Amenity Area Zoning](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=73688)

**DPM7/0322 Item ID:73936**

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

Chapter 2, page 33, Submission ref. SD-C195-227 - That the manager agrees to rezone the entire area of CS10 SL01 as a High Amenity Area.

**REPORT:**

The proposed motion seeks to rezone the entire area of CS10 SLO 1 as Objective HA – High Amenity. It is noted that motions 73937 and 73808 are also making the same proposal.

CS10 SLO1 was inserted into the Draft Plan in recognition that habitat assessments had identified potential Annex 1 habitat on lands that had been identified and zoned for residential use. CS10 SLO1 states:

“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to protecting existing habitats, Biodiversity and the Rathcoole Woodlands, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

On foot of CS10 SLO1 further detailed habitat assessments were carried out on the subject lands. The team of ecologists that comprehensively investigated the lands included a specialist with experience in the survey, assessment and monitoring of grassland and wetland habitats including Annex I Alluvial Woodlands and Annex I Lowland Hay Meadows. Of the approximately 28 hectares of lands investigated, approximately 8.9 hectares were found to accommodate Annex I habitats in the form of Alluvial Woodland (8 Ha.) and Lowland Hay Meadow (0.9 Ha.), which are of County to national ecological importance.

Having full regard to the ecological findings and CS10 SLO 1, potential alternative land uses and a rezoning proposal for the subject lands were investigated to protect the Alluvial Woodlands and the Lowland Hay Meadow as well as other features of ecological value.  Specifically, the constraints and habitats within the study lands were investigated and mapped, so that areas sensitive to development could be identified and avoided within the context of the SLO. These included the identified Annex I habitats (Alluvial Woodland and Lowland Hay Meadow), flood risk zones, overhead power lines, underground services and other landscape/ecological features including water courses, hedgerows, springs, and wet grassland etc.

As an outcome of these investigations, a preferred land use arrangement and re-zoning proposal was recommended by the Chief Executive and incorporated into Appendix 2A and 2B of the Chief Executives Report on Draft Plan Public Consultation.

The preferred land use arrangement and re-zoning demonstrated that the local primary school, sports pitches, access arrangements and housing can be accommodated on the lands with:

no net loss to Annex I Alluvial Woodland;

no net loss to Annex I Lowland Hay Meadow;

no net loss to overall woodland; and

the protection and incorporation of hedgerows, water courses, wet grasslands, and springs.

The preferred land use concept retains 7.6ha of Alluvial Woodland (a reduction of 0.4ha along the north extent to facilitate access). However, as a compensatory measure for this loss it is proposed to supplement the existing woodland by providing for 1.8ha of new additional Alluvial Woodland. Further protection to the alluvial woodlands is included in the CE Report as part of the CE Recommendation on CS10 SLO1 where an SLO relating to the woodlands is proposed, to read:

To ensure the protection and augmentation of the identified Alluvial Rathcoole Woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status.’

It is noted that this SLO is subject to a proposed amendment under Motion 73889 which proposes the addition of the word ‘adequate’ and to add potential designations under the Wildlife Acts and Habitats Directive.

Furthermore, in response to Motion 73889, the CE has recommended that the Alluvial Woodlands at Rathcoole are explicitly included with an associated objective in the Camac River Corridor of the Green Infrastructure (GI) Strategy to read:

‘To preserve and protect the Alluvial Woodlands at Rathcoole within the zoning RU as an environmentally sensitive area for biodiversity and ecosystems services of importance having full regard to their Annex 1 status.’

Alongside existing policy and objectives within the Draft Plan, this will provide significant protections for the woodlands, similar to a pNHA designation which is also protected through policy and objectives in the Development Plan.

The proposed motion to rezone the entire study lands to HA, would preclude any development on the lands and the carefully considered and sensitive multi-disciplinary approach to deliver much needed social and affordable housing and community facilities while minimising disturbance to important habitats and features.

To designate the entirety of the area as zoning Objective HA would preclude the delivery of playing pitches, a local primary school (currently in temporary accommodation), a library hub and social and affordable housing on lands that do not have the same ecological importance as the adjacent Alluvial Woodlands and Hay Meadow. It is considered the recommended rezoning of the alluvial woodland lands to RU amending the Draft Plan zoning of RES-N, the inclusion of an SLO on the RU lands to protect the woodlands, the proposed recognition of the Alluvial Woodlands with an associated objective in the GI Strategy, together with the supporting policies and objectives within the Draft Plan, recognise the significant ecological value of this area, and comprehensively provides for the protection and enhancement of the same whilst still facilitating an area of RES-N zoning within the study lands for much needed social and affordable housing, primary school and community and sporting facilities.

**CE Recommendation:** It is recommended that the motion is not adopted.

[M7 Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74245)

A discussion ensued with contributions from Councillors F. Timmons, P. Gogarty, T. Gilligan, J. Tuffy, A. Edge, L. O’Toole, T. Costello, E. Ó Broin, M. Johansson, W. Carey, G. O’ Connell, Mr M. Mulhern, Director Land Use Planning & Transportation responded to queries raised.

A Roll Call Vote on the motions followed, the result of which was as follows:

**FOR: 17 (Seventeen)**

**AGAINST: 18 (Eighteen)**

**ABSTAIN: Nil**

[**Roll Call Vote M 5, M 6, M 7**](http://www.sdublincoco.ie/Home/ViewDocument/2fdc7bf2-a597-4099-a89e-ae6600f23288)

The Motions **FELL**

### **DPM8/0322 Item ID:73853**

Proposed by Councillor S. O'Hara, Seconded by Councillor B. Lawlor

This motion refers to Chapter 2 Core Strategy, page 33 of CE Report, CS10 and submission SD-C195-248 Motion: To change the zoning of attached site from RES-N to RU (map attached) Submitted by Cllr Shirley O'Hara and Cllr. Brian Lawlor

**REPORT:**

The proposed motion seeks to change the zoning of the subject lands in the Draft Plan from RES-N to RU. By default, this is rejecting the CE Recommendation to rezone the lands which was made on foot of the CS10 SLO1 in the Draft Plan and submissions received, where these lands would retain a small area of RES-N zoning to the north and east with the remaining area within this motion being recommended to be zoned Rural (RU) with an associated SLO providing for the protection of the alluvial woodlands Annex 1 habitat.

This Motion and Motion ID 73852 are related as the motions, as proposed, would divide the lands that were subject to CS10 SLO1.

CS10 SLO 1 inserted into the *Draft South Dublin County Development Plan 2022 - 2028* (July 2021) reads:

*“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to protecting existing habitats, Biodiversity and the Rathcoole Woodlands, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning*.”

A detailed habitat assessment was carried out on the study lands. The team of ecologists that comprehensively investigated the lands included a specialist with experience in the survey, assessment and monitoring of grassland and wetland habitats including Annex I Alluvial Woodlands and Annex I Lowland Hay Meadow.

Of the approximately 28 hectares of lands investigated, 17 hectares relate to this motion, which is seeking a rezoning from the Draft Plan RES-N to RU.  Of these lands, approximately 8 hectares were found to accommodate Annex I habitats in the form of Alluvial Woodland. The other 11 hectares of lands within the study area relate to Motion ID: 73852 which is seeking to retain the OS Zoning Objective. As an outcome of these investigations, a preferred land use framework was put forward which informed the CE’s re-zoning recommendation incorporated into Appendix 2A and 2B of the *Chief Executive’s Report on the Draft Plan Public Consultation*.

The preferred land use framework and resulting recommended zoning provides for a cohesive approach to the need to protect the important Annex 1 habitat alluvial woodlands while also meeting the need for housing, a school, a library hub and sports pitches with associated facilities. The preferred land use includes both the lands subject to this motion and the lands to the east, subject to motion 73852 (to rezone to OS). By re-zoning the lands within the wider study area in the way recommended by the CE it has been demonstrated that social and affordable housing, a local primary school, sports pitches and associated facilities and access arrangements can be accommodated on the lands with:

* no net loss to Annex I Alluvial Woodland;
* no net loss to Annex I Lowland Hay Meadow;
* no net loss to overall woodland; and
* the protection and incorporation of hedgerows, water courses, wet grasslands, and springs.

The preferred land use concept retains 7.6ha of Alluvial Woodland (a reduction of 0.4ha along the north extent to facilitate access). However, as a compensatory measure for this loss it is proposed to supplement the existing woodland by providing for 1.8ha of new additional Alluvial Woodland.

Access to the subject lands was also investigated and an access arrangement along the northern-western side of the lands from Stoney Lane has been identified. This motion seeks to rezone the lands from RES-N to RU across the area where access would serve the proposed housing, school, library hub and GAA pitches proposed to the east. Combined with the motion ID: 73852 to rezone the recommended RES-N to the east to OS, this would have the effect of making such an access road, which would now only serve open space within Rathcoole Park, unviable.

In terms of the protection of the alluvial woodlands, the CE Recommendation on foot of CS10 SLO1 includes for the following alongside the recommended RU zoning:

*‘To ensure the* *protection and augmentation of the identified Alluvial Woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status.’*

Motion Item ID 73889 has sought amendments to the wording of the SLO but essentially retains the main thrust of the recommendation.

In addition, the CE has also recommended in response to Motions 73889 the explicit inclusion of ‘Rathcoole Alluvial Woodlands within the ‘RU zoning’ within Strategic Corridor 5: Camac River Corridor with a specific associated objective to read:

‘*To preserve and protect the Alluvial Woodlands at Rathcoole within the zoning RU as an environmentally sensitive area for biodiversity and ecosystems services of importance having full regard to their Annex 1 status*.’

Should this motion be passed rejecting the CE Recommendations on CS10 SLO1, a consequence will be that the SLO to protect the alluvial woodlands and Annex 1 habitat as part of the recommended RU rezoning would be removed. Dependent on the outcome of Motions 73889 and 73891 a protective objective may be included in the GI Strategy.

To rezone the lands subject to the motion as RU in their entirety, would significantly undermine the ability to deliver the needed social and affordable housing, primary school and sports pitches with associated facilities and access. Should this motion be passed with the related motion to keep the Draft Plan OS lands to the east, it will mean that no housing, school or playing pitches with associated access can be delivered. It is therefore considered that this motion should not be adopted.

**CE Recommendation:**  It is recommended that the motion is not adopted.

[M8-Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74229)
[Map Motion 8](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=73630)

A discussion ensued with contributions from Councillors S. O’Hara, B. Lawlor, A. Edge, C. Bailey, P. Gogarty, W. Carey, J. Tuffy, P. Kearns, P. Kavanagh, Mr M. Mulhern, Director responded to queries raised.

A Roll Call Vote followed, the result of which was as follows:

**FOR: 13 (Thirteen)**

**AGAINST: 22 (Twenty-two)**

**ABSTAIN: Nil**

[Roll Call Vote M 8](http://www.sdublincoco.ie/Home/ViewDocument/a637ef15-664a-416f-830a-ae6300f4de88)

The Motion **FELL**

### **DPM9/0322 Item ID:73852 (Debated in tandem with Motion 8 (ID 73853)**

Proposed by Councillor S. O'Hara, Seconded by Councillor B. Lawlor

This motion refers to Chapter 2 Core Strategy, page 33 of CE Report, CS10 and submission SD-C195-227 Motion: To maintain existing OS zoning for this site (map attached) Submitted by Cllr Shirley O'Hara and Cllr Brian Lawlor

**REPORT:**

The proposed motion seeks to maintain the existing zoning Objective OS – Open Space in the Draft Plan on the subject lands.  By default, this is rejecting the CE Recommendation which was made on foot of the CS10 SLO1 in the Draft Plan and submissions received, where these lands would retain an area of OS zoning with the remaining area within this motion being zoned RES-N.

This Motion and Motion ID 73853 are related as the motions, as proposed, would divide the lands that were subject to CS10 SLO1.

CS10 SLO 1 inserted into the Draft South Dublin County Development Plan 2022 - 2028 (July 2021) reads:

“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to protecting existing habitats, Biodiversity and the Rathcoole Woodlands, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

A detailed habitat assessment was carried out on the lands subject to CS10 SLO1. The team of ecologists that comprehensively investigated the lands included a specialist with experience in the survey, assessment and monitoring of grassland and wetland habitats including Annex I Alluvial Woodlands and Annex I Lowland hay meadows.

Of the approximately 28 hectares of lands investigated, 11 hectares of lands relate to this motion which seeks to retain the OS Zoning Objective.

The majority of the 11 hectares that relate to this motion were found by the ecologists to accommodate scrub, blackthorn, grassland and immature woodland while approximately 0.9 hectares were found to accommodate Annex I habitat in the form of Lowland Hay Meadow. In terms of their current use, an area of the lands are actively used as part of the maintained parkland open space with dedicated walkways adjoining the perimeter of the identified Lowland Hay Meadow while the larger southern portion of the lands comprises of informal open space largely populated by the immature woodland and scrub outlined above and which are separated from the maintained parklands open space by a boundary post and rail fence.

As an outcome of the investigations undertaken on foot of the Draft Plan CS10 SLO1, a preferred land use framework was put forward which informed the CE’s re-zoning recommendation incorporated into Appendix 2A and 2B of the Chief Executive’s Report on Draft Plan Public Consultation.

The preferred land use framework and resulting recommended zoning provides for a cohesive approach to the need to protect important habitat while also meeting the need for housing, a school, a library hub and sports pitches with associated facilities.

In regard to the sports pitches, it is worth noting that a large proportion of the land subject of this motion will remain zoned OS in the CE Recommendation on foot of CS10 SLO1 and the intention is to supplement the existing GAA pitch to the east by providing additional pitches and a sports pavilion on the lands with vehicular access to be provided via Stoney Hill Road/Lane.

The preferred land use includes both the lands subject to this motion and the lands to the west, subject to motion 73853 (to rezone from RES-N to RU). By re-zoning the lands within the wider study area in the way recommended by the CE it has been demonstrated that the local primary school, sports pitches, access arrangements and housing can be accommodated on the lands with:

 no net loss to Annex I Alluvial Woodland;

 no net loss to Annex I Lowland Hay Meadow;

 no net loss to overall woodland; and

 protection and incorporation of hedgerows, water courses, wet grasslands, and springs.

The preferred land use concept retains 7.6ha of Alluvial Woodland (a reduction of 0.4ha along the north extent to facilitate access). However, as a compensatory measure for this loss it is proposed to supplement the existing woodland by providing for 1.8ha of new additional Alluvial Woodland.

This motion seeks the retention of the OS Zoning for lands on the eastern side of the alluvial woodlands. These lands are divided from the alluvial woodlands by a hedgerow and drainage ditch and are largely populated by immature woodland including blackthorn scrub and scrub grassland. Further to the preferred land use arrangement, there would be no net loss to Annex I Lowland Hay Meadow which lie to the north of the motion lands.

Access to the subject lands was also investigated and an access arrangement along the north-western side from Stoney Lane has been identified. Motion 73853 seeks to rezone the lands across the area where access would be achieved from RES-N to RU.

It is considered the proposed motion together with Motion ID 73853, as currently worded, would unnecessarily compromise the recommended zoning which was subject to extensive investigation and consideration under CS10 SLO1, undermining the coherent and sensitively co-ordinated approach to investigate the delivery of social and affordable housing, a school, sports pitches and associated facilities and access arrangements in parallel with the protection of the most ecologically sensitive areas of the lands and therefore it is recommended that this motion is not adopted

**CE Recommendation:** It is recommended that the motion is not adopted.

[M9 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74227)
[Map Motion 9](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=73629)

A discussion ensued with contributions from Councillors S. O’Hara, B. Lawlor, A. Edge, C. Bailey, P. Gogarty, W. Carey, J. Tuffy, P. Kearns, P. Kavanagh, Mr M. Mulhern, Director responded to queries raised.

A Roll Call Vote followed, the result of which was as follows:

**FOR: 13 (Thirteen)**

**AGAINST: 22 (Twenty-two)**

**ABSTAIN: Nil**

[**Roll Call Vote M 9**](http://www.sdublincoco.ie/Home/ViewDocument/a637ef15-664a-416f-830a-ae6300f4de88)

The Motion **FELL**

### **DPM10/0322 Item ID:73868**

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

This motion relates to CSO10 SLO1 in the Draft Plan and submissions by all named individuals commencing with SD-C195-68 Peter Meighan on page 211 of the CE Report with recommendation commencing on page 216 Motion To amend CE Recommended Amendments to the Zoning Map for Rathcoole lands, pages numbered 216 and 217 of full CE Report by:

• Rezoning 0.25 ha of new residential along the north perimeter to 0.25 ha rural, retaining access

• Changing proposed rezoning of the area identified as 2.4 ha immature woodland on page 9 of Rathcoole-land-use-concept-and-zoning, Existing Condition and Constraints Map from new residential to rural. This area has been confirmed as alluvial woodland by a survey plot (see Hodd report).

Table with figures based on those provided in Rathcoole-land-use-concept-and-zoning, page 14. Development Plan Area 2016-2022 CE Proposed Area 2022-2028 Alluvial Woodland/ Immature Woodland Motion Zoning -proposed change RES-N 11.1 ha 8.6 ha -1.9 ha and -0.25 ha 6.4 ha RU 1.8 ha 10.3 ha +1.9 ha and +0.25 ha 12.45 ha OS 15.2 ha 9.3 ha 9.3 ha Total 28.1 ha 28.2 ha 28.2 ha

**REPORT:**

The proposed motion seeks to amend CE Recommended Amendments to the Zoning Map and proposes to:

* Rezone 0.25 ha of new residential along the north perimeter to 0.25 ha rural, retaining access;
* Change the proposed rezoning of the area identified as 2.4 ha immature woodland on page 9 of Rathcoole-land-use-concept-and-zoning, Existing Condition and Constraints Map from new residential to rural.

Motion 73938 seeks the same amendment.

CS10 SLO 1 inserted into the *Draft South Dublin County Development Plan 2022 - 2028* (July 2021) reads:

*“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to protecting existing habitats, Biodiversity and the Rathcoole Woodlands, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning*.”

A detailed habitat assessment was carried out on the lands subject to CS10 SLO1. The team of ecologists that comprehensively investigated the lands included a specialist with experience in the survey, assessment and monitoring of grassland and wetland habitats including Annex I Alluvial Woodlands and Annex I Lowland Hay Meadow.

Of the approximately 28 hectares of lands investigated, 2.65 hectares of lands relate to this motion which seeks to zone the lands to Rural (RU). The south-eastern portion of these lands measuring 2.4 hectares, which are stated in the motion to be alluvial woodlands, were found on investigation to be largely populated by immature woodland including blackthorn scrub and scrub grassland, separated from the alluvial woodlands by a hedgerow and drainage ditch and which description would not align with alluvial woodland.

The western and the north-western section of these lands identified as part of the land use concept were found to comprise of Alluvial Woodland measuring 8ha, 0.25ha of which is the subject of this motion.

As an outcome of these investigations, a preferred land use framework was put forward which informed the CE’s re-zoning recommendation incorporated into Appendix 2A and 2B of the *Chief Executive’s Report on Draft Plan Public Consultation*.

The preferred land use framework and resulting recommended zoning provides for a cohesive approach to the need to protect important habitat while also meeting the need for housing, a school, a library hub and sports pitches with associated facilities.

By re-zoning the lands within the wider study area in the way recommended by the CE it has been demonstrated that the local primary school, sports pitches, access arrangements and housing can be accommodated on the lands with:

* no net loss to Annex I Alluvial Woodland;
* no net loss to Annex I Lowland Hay Meadow;
* no net loss to overall woodland; and
* the protection and incorporation of hedgerows, water courses, wet grasslands, and springs.

The preferred land use concept retains 7.6ha of Alluvial Woodland (a reduction of 0.4ha along the north extent to facilitate access). However, as a compensatory measure for this loss it is proposed to supplement the existing woodland by providing for 1.8ha of new additional Alluvial Woodland.

This motion comprises of two parts. Part one of the motion seeks the retention of 0.25ha of the lands along the north western boundary as rural. In this regard it should be noted that access to the site was investigated and an access arrangement along the north-western side of the site from Stoney Hill Road/Lane has been identified as part of the land use concept and re-zoning put forward in the Chief Executive’s Report. The preferred land use arrangement seeks to ensure that this road would be fronted by housing on one side in a manner that would improve safety and security while also reducing the potential impact on the woodlands. This approach accords with the *Urban Design Manual: A Best Practice Guide* (DEHLG, 2009), which seeks to ensure that areas of public realm, including roads, are overlooked by homes and are safe to use.

In addition, narrowing the extent of lands zoned for development along the north-western boundary of the lands, would reduce the scope for housing and risk the creation of a nearly 0.5 kilometre long road (proposed under the preferred land use concept) that would be devoid of passive and active surveillance, particularly in the evenings, for users of the park, school and playing pitches.

Part two seeks a Rural ‘RU’ zoning for lands on the eastern side measuring 2.5ha. These lands comprise of immature woodland separated from the Rathcoole Woodland by other linear habitats in the form of a drainage ditch and a heritage hedgerow. The area to the east of the hedgerow and drainage ditch has been confirmed to be populated by blackthorn scrub, which is an indicator of Immature Woodland and not Alluvial Woodland. The proposed rezoning’s under the subject motion would incorporate this immature woodland plus a wider area of grasslands and scrub that have a lesser ecological importance.

It is considered the proposed motion would unnecessarily compromise the recommended zoning which was subject to extensive investigation and consideration under CS10 SLO1, undermining the coherent and sensitively co-ordinated approach to investigate the delivery of social and affordable housing, a school, sports pitches and associated facilities and access arrangements in parallel with the protection of the most ecologically sensitive areas of the lands and therefore it is recommended that this motion is not adopted.

**CE Recommendation:**  It is recommended that the motion is not adopted.

[M10 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74234)
[Rathcoole Landuse Concept\_CE Zoning Motion](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=73663)

### It was AGREED to consider Motion **11 (ID 73938)** in conjunction with Motion **10 (ID 73868)**

### **DPM11/0322 Item ID:73938**

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

Motion in names of Cllrs Paul Gogarty, Liona O'Toole, Guss O'Connell

This motion relates to CSO10 SLO1 in the Draft Plan and submissions by all named individuals and groups commencing with SD-C195-68 Peter Meighan on page 211 of the CE Report with recommendation commencing on page 216.

Motion To amend CE Recommended Amendments to the Zoning Map for Rathcoole lands, pages numbered 216 and 217 of full CE Report by: • Rezoning 0.25 ha of new residential along the north perimeter to 0.25 ha rural, retaining access • Changing proposed rezoning of the area identified as 2.4 ha immature woodland on page 9 of Rathcoole-land-use-concept-and-zoning, Existing Condition and Constraints Map from new residential to rural. This area has been confirmed as alluvial woodland by a survey plot (see Hodd report). (documentation with maps and images attached)

**REPORT:**

The proposed motion seeks to amend CE Recommended Amendments to the Zoning Map and proposes to:

* Rezone 0.25 ha of new residential along the north perimeter to 0.25 ha rural, retaining access;
* Change the proposed rezoning of the area identified as 2.4 ha immature woodland on page 9 of Rathcoole-land-use-concept-and-zoning, Existing Condition and Constraints Map from new residential to rural.

Motion 73938 seeks the same amendment.

CS10 SLO 1 inserted into the *Draft South Dublin County Development Plan 2022 - 2028* (July 2021) reads:

*“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to protecting existing habitats, Biodiversity and the Rathcoole Woodlands, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning*.”

A detailed habitat assessment was carried out on the lands subject to CS10 SLO1. The team of ecologists that comprehensively investigated the lands included a specialist with experience in the survey, assessment and monitoring of grassland and wetland habitats including Annex I Alluvial Woodlands and Annex I Lowland Hay Meadow.

Of the approximately 28 hectares of lands investigated, 2.65 hectares of lands relate to this motion which seeks to zone the lands to Rural (RU). The south-eastern portion of these lands measuring 2.4 hectares, which are stated in the motion to be alluvial woodlands, were found on investigation to be largely populated by immature woodland including blackthorn scrub and scrub grassland, separated from the alluvial woodlands by a hedgerow and drainage ditch and which description would not align with alluvial woodland.

The western and the north-western section of these lands identified as part of the land use concept were found to comprise of Alluvial Woodland measuring 8ha, 0.25ha of which is the subject of this motion.

As an outcome of these investigations, a preferred land use framework was put forward which informed the CE’s re-zoning recommendation incorporated into Appendix 2A and 2B of the *Chief Executive’s Report on Draft Plan Public Consultation*.

The preferred land use framework and resulting recommended zoning provides for a cohesive approach to the need to protect important habitat while also meeting the need for housing, a school, a library hub and sports pitches with associated facilities.

By re-zoning the lands within the wider study area in the way recommended by the CE it has been demonstrated that the local primary school, sports pitches, access arrangements and housing can be accommodated on the lands with:

* no net loss to Annex I Alluvial Woodland;
* no net loss to Annex I Lowland Hay Meadow;
* no net loss to overall woodland; and
* the protection and incorporation of hedgerows, water courses, wet grasslands, and springs.

The preferred land use concept retains 7.6ha of Alluvial Woodland (a reduction of 0.4ha along the north extent to facilitate access). However, as a compensatory measure for this loss it is proposed to supplement the existing woodland by providing for 1.8ha of new additional Alluvial Woodland.

This motion comprises of two parts. Part one of the motion seeks the retention of 0.25ha of the lands along the north western boundary as rural. In this regard it should be noted that access to the site was investigated and an access arrangement along the north-western side of the site from Stoney Hill Road/Lane has been identified as part of the land use concept and re-zoning put forward in the Chief Executive’s Report. The preferred land use arrangement seeks to ensure that this road would be fronted by housing on one side in a manner that would improve safety and security while also reducing the potential impact on the woodlands. This approach accords with the *Urban Design Manual: A Best Practice Guide* (DEHLG, 2009), which seeks to ensure that areas of public realm, including roads, are overlooked by homes and are safe to use.

In addition, narrowing the extent of lands zoned for development along the north-western boundary of the lands, would reduce the scope for housing and risk the creation of a nearly 0.5 kilometre long road (proposed under the preferred land use concept) that would be devoid of passive and active surveillance, particularly in the evenings, for users of the park, school and playing pitches.

Part two seeks a Rural ‘RU’ zoning for lands on the eastern side measuring 2.5ha. These lands comprise of immature woodland separated from the Rathcoole Woodland by other linear habitats in the form of a drainage ditch and a heritage hedgerow. The area to the east of the hedgerow and drainage ditch has been confirmed to be populated by blackthorn scrub, which is an indicator of Immature Woodland and not Alluvial Woodland. The proposed rezoning’s under the subject motion would incorporate this immature woodland plus a wider area of grasslands and scrub that have a lesser ecological importance.

It is considered the proposed motion would unnecessarily compromise the recommended zoning which was subject to extensive investigation and consideration under CS10 SLO1, undermining the coherent and sensitively co-ordinated approach to investigate the delivery of social and affordable housing, a school, sports pitches and associated facilities and access arrangements in parallel with the protection of the most ecologically sensitive areas of the lands and therefore it is recommended that this motion is not adopted.

**CE Recommendation:**It is recommended that the motion is not adopted.

 [M11 Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74247)
[Rathcoole Landuse Concept\_CE Zoning Motion](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=73696)

Following contributions from Councillors F. Timmons, P. Gogarty, Mr M. Mulhern, Director of Services and Ms H. Craigie, Senior Planner responded to queries raised. The Director confirmed that

* The reduction of residential zoned land in this location would not impact on the overall land availability across the County to meet our overall housing targets but does reduce the availability of land for social and affordable housing and related targets included in our 5 year programme under Housing for all
* The reduction of residential zoned land would reduce the overall residential capacity of the lands by approximately 50% reducing the number of 200 homes to approximately 100 homes, but that this would be subject to further design work at the application stage.
* The school would most likely need to be relocated back to the lands owned by the Department of Education
* The access road to the lands would still be technically deliverable but it would be preferrable to have housing along the road to provide passive surveillance

A Roll Call Vote followed, the result of which was as follows:

**FOR: 17(Seventeen)**

**AGAINST: 17 (Seventeen)**

**ABSTAIN: Nil**

[**Roll Call Vote M 10, M 11**](http://www.sdublincoco.ie/Home/ViewDocument/cc514d5a-9003-4899-8bb2-ae6300f65914)

In accordance with Standing Order No. 46, as there was an equality of votes, a casting vote of the Mayor ensued which resulted in the following:

**FOR: 17 plus 1**

**AGAINST: 17**

**ABSTAIN: Nil**

The Motions were **PASSED**

### **DPM12/0322 Item ID:73945**

Submitted by Councillor T. Gilligan

Chapter 2, page 211, Submission SD-C195-68  -  This motion proposes that the Rathcoole Lands Land Use Concept, specifically Appendix 2A, pg. 14 of the CE Report (which proposes both Res-N and OS-Open space/GAA site zoning of a section of Rathcoole Peoples Park Amenity lands), is redrafted so that it retains the large 4Ha section of the Rathcoole Peoples Park as OS (Open Space), as it consists of a well-used Council Sports pitch (both training and matches), significant Annex I Habitat 6510 Lowland Hay Meadow, historical walkways/rights-of-way linking Rathcoole/Swiftbrook Mills/Saggart/The Lugg, has Camac River corridor and hedgerows. (See Fig 1 below)

**Outcome:**

Retaining the large 4Ha section of the Rathcoole Peoples Park as OS (Open Space) will result in c. 0.72ha currently proposed to be zoned Res-N (new residential) as per Appendix 2A of the CE report to be zoned as Open Space as per the attached map.

Councillor T. Gilligan **AGREED** to **WITHDRAW** the Motion

### **DPM13/0322 Item ID:73943**

Submitted by Councillor T. Gilligan,

Chapter 2, page 211, Submission SD-C195-68 - To retain the existing location for the school site within the DOE owned lands in Rathcoole in its current position (as per the Draft Plan) subject to a wider assessment relating to the suitability of the currently proposed site (as per Appendix 2A Lands Framework Concept and Zoning Proposals) for development in the context of its location adjacent to the Rathcoole Woodlands and identified Annex 1 habitats.

**Reason:**

In the first instance any development within the SDCC and DOE lands has the potential to severely impact upon the integrity of the Annex 1 habitats including the Alluvial Woodlands (91E0) within the Rathcoole Woodlands site and the lowland hay meadow within Rathcoole Park. The CE is reminded that the Council's own ecological assessment (Appendix 2B) concluded that 'overall the site is currently considered to be of County ecological importance for its mosaic of Annex I (priority) habitats, species-rich semi-natural habitats, heritage value hedgerows, wetland habitats and mosaic of wooded and non-wooded semi-natural habitats which are rare in County Dublin'. Therefore, it is highly likely that that proposed layout within the Land Use Concept document would have a detrimental impact upon the protected habitats and overall woodland habitat.

It is recommended that the Council overturn their proposed Res-N zoning in the absence of substantial evidence-based documentation which may suggest otherwise.

It is noted that the compensatory measures identified by CE in terms of a net gain of new alluvial woodlands relates to existing 'gap' areas in the woodlands which is proposed to be protected under the RU zoning objective. It is not considered that this constitutes as a satisfactory mitigation measure for the loss of woodlands to the east considering these 'gaps' are part of the wider Woodland habitat and are entirely unsuitable for any other use beyond continued re-wilding due to their location centrally within the woodland and adjacent to Annex 1 habitats.

However, should it be determined based on substantial evidence-based studies that areas of the SDCC and DOE lands are suitable for development, it is considered that the delivery of the school building is currently of greatest priority considering the Rathcoole Educate Together School is currently located within a temporary building. The viability of the school should not be reliant on the SDCC residential development and should have the potential to be developed in the event that the SDCC residential development is delayed or not deemed appropriate.

There are significant concerns that the re-location of the school site will result in significant delays for the development of a new primary school building in Rathcoole which is required for the established Educate Together School which operates in a temporary location on Fortunestown Lane. In the context of the grant of permission for the post primary school (Reg. Ref. SD19A/0393), there is a real possibility that at short notice the existing Educate Together School may not have a guaranteed location for a subsequent school year as has occurred to other schools located within temporary buildings in the wider County Dublin. At present, it is highly likely that children of residents of Rathcoole who are enrolled in the Rathcoole Education Together school will not have the opportunity to attend a permanent school building within Rathcoole Village for the entirety of the lifetime of their primary school going years. Furthermore, in the event that an alternative temporary location is required, there are concerns that this may not be within the immediate locality thereby requiring Rathcoole residents to travel further to drop their children to school.

It is considered that the proposed land swap will result in substantial delays for the development of a school building and consider that the existing DOE owned site should be retained for its originally intended school use. The proposed land swap presents the potential for legal complications requiring full agreement between both parties and the likely delays this may cause.

In this regard, it is requested that the CE clarify the extent of discussions or agreement with the DOE relating to the proposed land swap. The masterplan as proposed will re-locate the school site centrally within the SDCC lands. The new school site is therefore entirely reliant on the delivery of the SDCC development and is not viable should the SDCC scheme be substantially delayed. The retention of the school site within the existing DOE lands has greater potential to proceed in the near future subject to suitability in the context of the Woodlands and opens up the potential for a phased form of development.

Councillor T. Gilligan **AGREED** to **WITHDRAW** the Motion

### **DPM14/0322 Item ID:73889**

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

This motion relates to CSO10 SLO1 in the Draft Plan and submissions by all named individuals commencing with SD-C195-68 Peter Meighan on page 211 of the CE Report with recommendation commencing on page 216 Amend proposed SLO referenced on page 215 from To ensure the protection and augmentation of the identified alluvial woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status. To ensure the adequate protection and augmentation of the identified alluvial woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status and in valuing their Priority Annex 1 status, propose the site as a Natura 2000 site, or candidate NHA and a Wildlife Reserve.

**REPORT:**

The motion seeks to amend the wording of CS10 SLO1 as recommended in the CE Report on submissions to the Draft Plan (p216) by including additional wording in regard to the alluvial woodlands and proposed RU zoning to read:

*‘To ensure the protection and augmentation of the identified alluvial woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status.*

*To read:*

*‘To ensure the* **adequate** *protection and augmentation of the identified alluvial woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status* ***and in valuing their Priority Annex 1 status, propose the site as a Natura 2000 site, or candidate NHA and a Wildlife Reserve.’***

It should be noted from the outset, it is considered that the motion may mean the terms ‘proposed Natural Heritage Area (pNHA)’ rather than ‘candidate’ and a ‘Nature Reserve’ rather than ‘Wildlife Reserve’ both of which are designations under the Wildlife Acts.

A Nature Reserve by definition is an area of importance to wildlife, which is protected under Ministerial order.

NHA’s are designated by the NPWS to conserve and protect species and habitats of national importance in Ireland and are established under the Wildlife Acts. Until such time as they are formally designated NHAs are indicated as proposed NHAs (pNHA). Proposed NHAs have no protection under the Wildlife Acts and are protected through policy in Development Plans until such time as they are formally designated. Within Ireland there remain a large number of pNHAs awaiting formal designation by the NPWS including some in South Dublin.

Natura 2000 is a European network of core breeding and resting sites for rare and threatened species, and some rare natural habitat types which are protected in their own right. The aim of the network is to ensure the long-term survival of Europe's most valuable and threatened species and habitats, listed under both the Birds Directive and the Habitats Directive. In this regard, the National Parks & Wildlife Service (NPWS) is responsible for the proposed designation of conservation sites in Ireland, Special Areas of Conservation (Habitats Directive) and Special Protection Areas (Birds Directive) subject to relevant criteria being achieved. The proposed designation is then subject to European Commission and associated scientific analysis and if considered sufficient to meet criteria the Member State must designate it.

Notwithstanding the above, the County supports a range of plant, animal and bird species and their habitats which are not formally protected under European or Irish legislation. Such areas have an important natural heritage or ecological value in the County, such as the alluvial woodlands at Rathcoole.  It is noted that habitats and species listed in Annex 1 and Annex 2 of the Habitats Directive are also known to occur at locations outside of protected sites. In this regard, there are specific policies and objectives within the Draft Plan that protect and preserve areas of habitats and biodiversity importance located outside of specific designated areas including:

*Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas: Protect and promote the conservation of biodiversity outside of designated areas and ensure that species and habitats that are protected under the Wildlife Acts 1976 to 2018, the Birds Directive 1979 and the Habitats Directive 1992, the Flora (Protection) Order 2015, and wildlife corridors are adequately protected.*

*Policy NCBH2: Biodiversity: Protect, conserve, and enhance the County’s biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.*

Habitats and Species that are not nationally designated may still be important at a county level by contributing to Green Infrastructure within the wider ecological network. This is encapsulated by Article 10 of the Habitats Directive which encourages the management of features of the landscape which are of major importance for wild plant (flora) and animals (fauna), and which are essential for the migration and dispersal of species.

Under NCBH2 Objective 3 of the Draft Plan, the objective seeks to:

‘*Protect and conserve the natural heritage of the County, and to conserve and manage EU and nationally designated sites and non-designated locally important areas which act as ‘stepping stones’ for the purposes of green infrastructure and Article 10 of the Habitats Directive’*.

It is considered appropriate to explicitly identify the alluvial woodlands at Rathcoole in the Draft Plan under ‘Strategic Corridor 5: Camac River Corridor – Objectives associated with the Core Areas / Stepping Stones with an associated objective to read:

*‘To preserve and enhance the status of identified Alluvial Woodlands at Rathcoole within the zoning RU as an environmentally sensitive area for biodiversity and ecosystems services of importance*.’

This objective has also been recommended in response to a separate Motion 73891 in Green Infrastructure.

While the intent of this motion is noted, it is considered the recognition of the alluvial woodlands at Rathcoole within the Green Infrastructure Strategic Corridor 5: Camac River Corridor – ‘Objectives associated with the Core Areas / Stepping Stones’ with an associated objective, together with the policies and objectives highlighted above, recognises the significant ecological value of this area, and comprehensively provides for the protection and enhancement of the same. This objective provides the same level of protection as identification as a pNHA which would also rely on relevant objectives within the Development Plan for protection.

It is therefore recommended that the motion be adopted but with amendments to CS10 SLO1 to read:

*‘To ensure the* **adequate** *protection and augmentation of the identified Alluvial Woodlands at Rathcoole within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status.’*

**And**

The area of identified Alluvial Woodlands at Rathcoole within the zoning RU be inserted under ‘Strategic Corridor 5: Camac River Corridor – Objectives associated with the Core Areas / Stepping Stones with a specific associated objective to read:

*‘To preserve and protect the Alluvial Woodlands at Rathcoole within the zoning RU as an environmentally sensitive area for biodiversity and ecosystems services of importance having full regard to their Annex 1 status*.’

**CE Recommendation:**It is recommended that the motion be adopted with amendments to read:

*‘To ensure the* **adequate** *protection and augmentation of the identified Alluvial Rathcoole Woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status.’*

And

To explicitly include ‘Rathcoole Alluvial Woodlands within RU zoning’ within Strategic Corridor 5: Camac River Corridor with a specific associated objective to read:

*‘To preserve and protect the Alluvial Woodlands at Rathcoole within the zoning RU as an environmentally sensitive area for biodiversity and ecosystems services of importance having full regard to their Annex 1 status*.’

 [M14 Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74240)

The Members unanimously **AGREED** to accept the Chief Executive’s recommendation

### **DPM15/0322 Item ID:73935**

Proposed by Councillor C. O'Connor, Seconded by Councillor M. Duff

Rezone lands at Green Lane, Rathcoole, ( C. 2.6 ha ) from Objective 'RU'-*'To protect* *and improve rural amenity and to provide for the development of agricultural'* to Objective 'RES-N' -, *'To provide for new residential communities in accordance with approved area plans'* and include an SLO to read ‘Development of this land will  be progressed in tandem with the transfer of 3.2 hectare ( 8 acres ) to Rathcoole Community Council for community facilities and an additional SLO to read :-“Development of this land will  be progressed in tandem with the delivery of a new relief road infrastructure as a replacement road to Whitehouse Lane from the N7 junction to a proposed roundabout at Johnstown Road together with extended bus route and bus lane along Kilteel Road”

**REPORT:**

The motion puts forward a proposal to rezone the subject land at Green Lane, Rathcoole measuring 2.6ha from Objective RU – Rural to Objective RES-N – New Residential with two Specific Local Objectives (SLO) to read:

‘Development of this land will be progressed in tandem with the transfer of 3.2 hectare (8 acres) to Rathcoole Community Council for community facilities.’

‘Development of this land will be progressed in tandem with the delivery of a new relief road infrastructure as a replacement road to Whitehouse Lane from the N7 junction to a proposed roundabout at Johnstown Road together with extended bus route and bus lane along Kilteel Road.’

This issue was submitted to the Draft Plan through the public consultation period under submission SD-C195-247 and the Chief Executive (CE) responded under Chapter 2 Core Strategy and Settlement Strategy – Residential and Zoning Submission - Rathcoole , pg243-248 and recommended no change to the plan. In addition and arising from the Office of the Planning Regulator (OPR) submission (SD-C195-227) on the Draft Plan and recommendation 3 which related to the development of Rathcoole and Newcastle , the CE has recommended a planned and phased approach to the development of these areas in line with the OPR’s recommendations and Regional and National Policy (See Appendix 1 to the CE Report for full details). Such measures specifically relate to the intention of this motion.

Having examined and considered the content of the motion, recommendations, and response to the OPR, the view of the CE remains unchanged for the following reasons:

The Core Strategy and Settlement Strategy in Chapter 2 sets out population and housing figures which must be consistent with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) as required under the Planning and Development Act 2000 (As Amended). South Dublin County is anticipated to grow by 46,518 persons with the housing target for the County, as set by Ministerial Guidelines and the NPF Road Map, being 17,817 homes between 2021 - 2028. Chapter 2 of the Draft Plan also confirms that the County has enough land for a further 10,470 units (79%) above the net household need and therefore there is no need to re-zone additional lands or zone new additional lands over and above those currently set out under the current 2016 County Development Plan. Having regard to above figures set out in the Core Strategy and the current excess of zoned land, it is considered that there is sufficient flexibility to meet the household requirements for 2031 and potentially up to 2040 without the need to zone further lands such as those currently proposed under this motion.

It should be noted that the revised target figures of 15,576 for the 6 Year Plan period in response to the Office of the Planning Regulator (OPR) recommendations, set out separately under the response to the OPR in the CE Report, do not impact on the excess land capacity available to meet the revised targets. Therefore, to re-zone or zone new additional lands over and above those currently set out in the Draft Plan would be contrary to National and Regional planning policy.

With a particular focus on the settlement of Rathcoole the CE report provides for a housing unit growth of 487 units over the 6-year life of the plan. Such unit growth has been allocated applying a sequential approach to development whereby lands closest to the centre of Rathcoole with the ability to delivery key infrastructure or where permission has already been granted have been identified as suitable to meet this target.

In regard to the first proposed SLO and the transfer of lands to Rathcoole Community Council, this is an issue which falls outside the remit of a County Development Plan. It is also worth noting that the proposed lands are currently zoned ‘Rural’ and situated on the periphery of the settlement of Rathcoole c. 1.4km from the centre and distant from future potential users. In this regard the provisions of COS2 Objective 6 of the Draft Plan should be noted where it is an objective of the plan to ensure that social, community, cultural and recreational facilities are provided in a manner which reduces climate impact by supporting and promoting a number of measures including ‘the provision of facilities within walking distance of communities and on public transport routes, the promotion of walking and cycling and the co-location and clustering of such facilities’.

With respect to the proposed second SLO, the construction of such road infrastructure is considered premature at this time. Arising from Recommendation 3 of the OPR submission and the CE Recommendation of the same, lands to the west of Rathcoole are recommended to be subject to a specific Transport SLO regarding the Western Dublin Orbital Route (WDOR). SM5 SLO 2: ‘To ensure that development of Phase 1 lands at Tootenhill (Rathcoole) accommodates the required road reservation for a Western Orbital Route’. Therefore, the proposed road infrastructure at this location would be premature and may impact on the future viability and detailed route of the proposed Western Dublin Orbital Route (WDOR) the scope of which will be determined through the review of Greater Dublin Area Transport Strategy review to 2042. Therefore, to base any new zoning on road proposals would be premature and misplaced pending the outcome of this study and detailed route options.

It is inappropriate to attach SLOs such as those proposed to land zoning which should be assessed on its own merits.

Having regard to the context set out above, where there are sufficient zoned lands in the County to provide for the housing targets, and where the OPR has recommended a reduction in the quantum of land zoned in Rathcoole, it is considered that the rezoning of the subject lands is contrary to the core strategy of the Draft Plan and is neither appropriate nor necessary and would be contrary to national and regional policy.

**CE Recommendation:** It is recommended that the motion is not adopted, and that the subject lands are retained as RU as per the Draft Plan.

[M15 -dev-plan-rathcoole](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=73686)
[M15 Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74244)

A discussion ensued with contributions from Councillors C. O’Connor, C. King, W. Carey, E. Ó Broin, L. Dunne, J. Tuffy, P. Kearns, P. Gogarty, Mr M. Mulhern, Director of Services and Ms H. Craigie, Senior Planner responded to queries raised.

A Roll Call Vote followed, the result of which was as follows:

**FOR: 6 (Six)**

**AGAINST: 22 (Twenty-two)**

**ABSTAIN: 4 (Four)**

[**Roll Call Vote M 15**](http://www.sdublincoco.ie/Home/ViewDocument/210c319b-ffdf-4eee-a474-ae6300f773d0)

The Motion **FELL**

### **DPM16/0322 Item ID:74200**

Proposed by Councillor C. O'Connor, Seconded by Councillor C King

To retain the Draft Plan zoning of 'RES-N' - *'To provide for new residential* *communities in accordance with approved area plans'* on lands to the southwest of Rathcoole which have been recommended for rezoning to ‘RU’ - *'To protect and improve rural amenity and to provide* *for the development of agricultural'* arising from recommended changes by the Office of the Planning Regulator

 **REPORT:**

The motion proposes to retain the Draft Plan zoning of RES-N on the subject lands which would change the CE Recommendation to rezone this 0.6ha piece of land situated to the southwest of Rathcoole from Objective RES-N to Objective RU – Rural.

This issue was submitted to the Draft Plan through the public consultation period under submissions SD-C195-247 and the Chief Executive (CE) responded under Chapter 2 Core Strategy and Settlement Strategy – Residential and Zoning Submission - Rathcoole , pg243-248 and recommended no change to the plan.

In addition and arising from the Office of the Planning Regulator (OPR) submission (SD-C195-227) on the Draft Plan and recommendation 3 which related to the development of Rathcoole and Newcastle , the CE has recommended a planned and phased approach to the development of these settlements in line with the OPR’s recommendations and Regional and National Policy (See Appendix 1 to the CE Report for full details). Such measures specifically relate to the intention of this motion.

Having examined and considered the content of the motion, recommendations, and response to the OPR, the view of the CE remains unchanged for the following reasons:

The Core Strategy and Settlement Strategy in Chapter 2 sets out population and housing figures which must be consistent with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) as required under the Planning and Development Act 2000 (As Amended). South Dublin County is anticipated to grow by 46,518 persons with the housing target for the County, as set by Ministerial Guidelines and the NPF Road Map, being 17,817 homes between 2021 - 2028. Chapter 2 of the Draft Plan also confirms that the County has enough land for a further 10,470 units (79%) above the net household need and therefore there is no need to re-zone additional lands or zone new additional lands over and above those currently set out under the current 2016 County Development Plan. Having regard to above figures set out in the Core Strategy and the current excess of zoned land, it is considered that there is sufficient flexibility to meet the household requirements for 2031 and potentially up to 2040 without the need to zone further lands such as those currently proposed under this motion.

It should be noted that the revised target figures of 15,576 for the 6 Year Plan period in response to the Office of the Planning Regulator (OPR) recommendations, set out separately under the response to the OPR in the CE Report, do not impact on the excess land capacity available to meet the revised targets. Therefore, to re-zone or zone new additional lands over and above those currently set out in the Draft Plan would be contrary to National and Regional planning policy.

The CE report sets out the housing unit growth for Rathcoole of 487 units over the 6-year life of the plan. Such unit growth has been allocated applying a sequential approach (in line with the provisions of NPO9) to development whereby lands closest to the centre of Rathcoole with the ability to delivery key infrastructure or where permission has already been granted have been identified as suitable to meet this target.

The analysis carried out by the Planning Department on foot of the submission from the Office of the Planning Regulator, has identified that the subject lands are excess to any requirements during the lifetime of this plan. It should be noted that RES or RES-N zoning is not required for the road proposal which runs over the lands.

Furthermore, the Strategic Flood Risk Assessment has identified that a portion of the lands have been identified as liable to flood from the adjacent watercourse (Tootenhill). The proposed zoning is  incompatible with the level of flood risk as per OPW Guidelines. Zoning of lands liable to flood should be avoided as per the sequential approach to flood risk management (OPW Guidelines).

Having regard to the context set out above, where there are sufficient zoned and sequentially located lands identified for growth in Rathcoole with the capacity to accommodate the core strategy targeted growth for Rathcoole of 487 units over the Plan period, the RES-N zoning of the subject lands is neither appropriate nor necessary and would be contrary to national and regional policy.

**CE Recommendation:** It is recommended that this motion is not adopted, and that the subject lands are zoned RU in line with the CE Recommendation of the CE Report.

[M16 Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74259)

Following contributions form Councillors C. O’Connor, C. King, P. Gogarty, Ms H. Craigie, Senior Planner responded to queries raised.

A Roll Call Vote followed, the result of which was as follows:

**FOR: 14 (Fourteen)**

**AGAINST: 17 (Seventeen)**

**ABSTAIN: Nil**

[**Roll Call Vote M 16**](http://www.sdublincoco.ie/Home/ViewDocument/9495196c-80ab-46e3-b1c5-ae6e00af69f2)

The Motion **FELL**

### **DPM17/0322 Item ID:73765**

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

Chapter 2, Page 112 Ref SD-C195-64 from Saggart Residents Association, Insert an SLO for a Local Area Plan for Saggart

Reason - Different Electoral Area and to make it separate to the Fortunestown Local Area Plan

**REPORT:**

The motion proposes that an SLO be added to the Draft Plan indicating that Saggart should have a Local Area Plan.

It should be noted that a previous motion requesting that Saggart should be linked with Rathcoole, Newcastle and Brittas through a Local Area Plan was put forward at pre-Draft Plan stage under Motion ID: 70877 and it was recommended not to adopt the motion. The issue was also submitted to the Draft Plan through the public consultation period under submissions SD-C195-64 and SD-C195-251 and the Chief Executive responded under Chapter 5 Chapter 5: Quality Design and Healthy Placemaking - Plans/Frameworks, pg469-470.

Having examined and considered the content of the motion, the view of the CE remains unchanged for the following reasons: Saggart is recognised as being one of the nine historic villages in the County and separate to Fortunestown. The Draft Plan includes a specific policy and set of objectives pertaining to future growth and development in Saggart which is set out under Section 2.7.2 as a Self-Sustaining Town as follows:

Policy CS8: Saggart - Support the sustainable long-term growth of Saggart by focusing growth within and contiguous to the village core to create a critical mass of population and jobs based on local demand and the ability of local services to cater for sustainable growth levels.

CS8 Objective 1: To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary facilitating connections to the village core and other areas to provide for active travel and the provision of necessary open space and community amenities in close proximity.

CS8 Objective 2: To support well-designed infill development along the main street and core village area of Saggart.

CS8 Objective 3: To proactively support and promote the highest levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with the scale and function of Saggart within the settlement hierarchy.

It should also be noted that arising from the Office of the Planning Regulator (OPR) submission (SD-C195-227) on the Draft Plan, Recommendations 3 and 4 of their submission relate to the development of Saggart, Rathcoole and Newcastle whereby the CE has recommended a planned and phased approach to the development of these areas in line with OPR’s recommendations and Regional and National Policy (See Appendix 1 to the CE Report for full details).

Furthermore, in line with the provisions of Chapter 5 Quality Design and Healthy Placemaking policy QDP13 it is a policy of the plan to prepare Local Area Plans as appropriate, prioritising areas that are likely to experience large scale residential or commercial development or regeneration. Having regard to the phased approach to development planned for Saggart, to the various policies and objectives in the Plan to ensure sensitive development occurs, and to the need to prioritise LAPs in areas of more significant planned development, a Local Area Plan is not required for Saggart.

**CE Recommendation:** It is recommended not to insert an SLO for a Local Area Plan for Saggart

[M17 - Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74218)

Following contributions from Councillors F. Timmons, C. King, B. Lawlor, W. Carey, Ms H. Craigie, Senior Planner responded to queries raised.

A Roll Call Vote followed, the result of which was as follows:

**FOR: 17 (Seventeen)**

**AGAINST: 15 (Fifteen)**

**ABSTAIN: Nil**

[**Roll Call Vote M 17**](http://www.sdublincoco.ie/Home/ViewDocument/8145f0f1-9a56-4d30-8b81-ae6300f95216)

The Motion was **PASSED**

### **DPM18/0322 Item ID:73941**

Proposed by Councillor V. Casserly, Seconded by Councillor E. O’Brien

Motion: 'That this Council retain the proposed 'RES' zoning for Cooldrinagh Lane as per the draft South Dublin Development Plan zoning map. This includes the amendment of the existing 'Rural and Agriculture' (RU) zoning to 'Existing Residential' (RES), to facilitate land use which is consistent with the existing settlement pattern in this particular area and remains consistent with National Planning Policy. Local Objective CS11 SL01 Submission SD-CD195-227 Recommendation 5, CE Report Core Strategy, Pg. 38. Submitted by Cllr Ed O'Brien and Cllr Vicki Casserly

**REPORT:**

The motion proposes that the Draft Plan zoning of ‘RES’ with associated SLO on lands at Cooldrinagh Lane be retained reflecting a change of zoning from the current 2016 Development Plan where it is zoned Rural and Agriculture (RU). It is also noted that Motion IDs: 73958 and 73969 have also requested that the lands be retained as ‘RES’.

It should be noted that previous motions requesting the subject lands be rezoned to ‘RES’ from ‘RU’ was put forward at pre-Draft Plan stage (CE Draft Plan) under Motion IDs: 71057, 71223 and 71224. The Chief Executive’s recommendation to retain the RU zoning was rejected, and the subject lands were zoned Objective RES as part of the Draft Plan.

Recommendation 5 of the submission from the Office of the Planning Regulator (SD-C195-227) requires the Planning Authority to retain the zoning objective RU on the subject lands and to omit Specific Local Objective (SLO) CS11 SLO1 from the Draft Plan.

The OPR has indicated that the evidence-based land capacity analysis carried out for the Development Plan has demonstrated that there is no need to zone additional land. Additionally, the OPR has stated that the location of the lands along Cooldrinagh Lane in the open break between Lucan and Leixlip is inappropriate for further residential development. Taking the proposed location of the lands and the land capacity analysis, the OPR indicates that the proposal to zone the lands to RES is contrary to National Policy Objective 3b supporting compact growth and Regional Policy Objectives RPOs 5.2, 5.3 and 5.4 for the Dublin Metropolitan Area.

Having examined and considered the content of the motion, and taking account of the recommendation of the OPR, the recommendation of the Chief Executive remains unchanged for the following reasons:

The Core Strategy and Settlement Strategy in Chapter 2 sets out population and housing figures which must be consistent with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) as required under the Planning and Development Act 2000 (As Amended). South Dublin County is anticipated to grow by 46,518 persons with the housing target for the County, as set by Ministerial Guidelines and the NPF Road Map, being 17,817 homes between 2021 and 2028. Chapter 2 of the Draft Plan also confirms that the County has enough land for a further 10,470 units (79%) above the net household need and therefore there is no need to re-zone additional lands or zone new additional lands over and above those currently set out under the current 2016 County Development Plan. Having regard to above figures set out in the Core Strategy and the current excess of zoned land, without the need for further zoning, it is considered that there is sufficient flexibility to meet the household requirements for 2031 and potentially up to 2040.

It should be noted that the revised target figures of 15,576 for the Plan 6-year period in response to the Office of the Planning Regulator (OPR) recommendations, set out separately under the response to the OPR in the CE Report, do not impact on the excess land capacity available to meet the revised targets. Therefore, to re-zone or zone new additional lands over and above those currently set out in the Draft Plan would be contrary to National and Regional planning policy.

To re-zone the subject land for Existing Residential (RES) would give rise to an inappropriate densification of urban type development in this remaining rural area which acts as a green space separating Leixlip and Lucan, accessed from the Lucan-Celbridge Road. Furthermore, urban generated housing development within the rural area which would be facilitated through the adoption of this motion, would result in and promote urban sprawl of the Dublin City and Suburbs boundary and be contrary to the rural housing guidelines which seek to prevent urban generated housing in rural areas.

Parts of the subject lands are also within the current noise zones for Weston Airport where the objective is to limit residential and other noise sensitive development. It is known that there are already complaints of noise from aircraft flying from Weston – to facilitate increased housing in this area is not recommended from a health perspective of new residents or for the operation of the airport.

It is considered that this motion is contrary to CS6 Objective 2, CS6 Objective 3 and Policy CS11 of the Draft Plan.

Having regard to the context set out above and the National Policy Objective 3b supporting compact growth and Regional Policy Objectives RPOs 5.2, 5.3 and 5.4 for the Dublin Metropolitan Area it is considered that the recommendation of the OPR should be adhered to and the RES zoning and associated SLO should be removed and replaced by the zoning ‘RU’.

**CE Recommendation:**To rezone the lands Rural and Agriculture ‘RU’ from the Draft Plan ‘RES’ and omit the SLO

[M18 Location Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=74249)

A discussion ensued with contributions from Councillors V. Casserly, D. Ó Brádaigh, L. O’Toole, E. O’Brien, T. Gilligan, J. Tuffy, P. Gogarty, C. King, E. Ó Broin, P. Kearns, Ms. H. Craigie, Senior Planner responded to queries raised.

An Amendment to the Motion was proposed by Councillor T. Gilligan and seconded by Councillor W. Carey as follows:

'That this Council retain the proposed 'RES' zoning **and associated SLO** for Cooldrinagh Lane as per the draft South Dublin Development Plan zoning map. This includes the amendment of the existing 'Rural and Agriculture' (RU) zoning to 'Existing Residential' (RES), to facilitate land use which is consistent with the existing settlement pattern in this particular area and remains consistent with National Planning Policy. Local Objective CS11 SL01 Submission SD-CD195-227 Recommendation 5, CE Report Core Strategy, Pg. 38.

A Roll Call Vote followed, the result of which was as follows:

**FOR: 29 (Twenty-nine)**

**AGAINST: 2 (Two)**

**ABSTAIN: 4 (Four)**

[**Roll Call Vote M 18**](http://www.sdublincoco.ie/Home/ViewDocument/cc2e2e59-d69a-43c0-86ce-ae6300fb644d)

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

### **DPM19/0322 Item ID:73958**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

SD-C-227 OPR CS11 SLO1 Pg. 38/39 - Rezone the lands from RES to RU and remove Specific Local Objective CS11 SLO1 relating to lands at Cooldrinagh Lane To amend to; 'To retain the residential zoning of land and the Specific Local Objective relating to lands at Cooldrinagh Lane, as previously agreed in the draft County Development Plan'.

Submitted By: Cllr Derren Ó Brádaigh & Cllr William Carey

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

### **DPM20/0322 Item ID:73969**

Submitted by Councillor L. O'Toole, Councillor V. Casserly

1. Motion in the names of Cllr Vicki Casserly and Cllr Liona O’Toole

Re: Submission SD-C-227 OPR CS11 SLO1 38/39 Pg. 38-39 (Rezone the lands from RES to RU and remove Specific Local Objective CS11 SLO1 relating to lands at Cooldrinagh Lane) That this committee agrees to NOT accept the CE recommendation as stated against Submission SD-C-227 OPR CS11 SLO1 pages 38/39, therefore retaining the current zoning RES.

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

### **DPM21/0322 Item ID:73854**

Proposed by Councillor S. O'Hara, Seconded by Councillor B. Lawlor

This motion refers to the Chapter 2 Core Strategy, Population and Housing Data, Table 9 Land Capacity and Table 10 Core Strategy, page 69 of CE Report, submissions SD-C195-45. Motion: To amend Table 9 Land Capacity and Table 10 Core Strategy to include Rathcoole as a Self-Sustaining Town.

Submitted by Cllr Shirley O'Hara and Cllr Brian Lawlor

**REPORT:**

The motion proposes to amend Table 9 and 10 of the Draft Plan by designating Rathcoole as a Self-Sustaining Town.

The settlement hierarchy of the Regional Spatial and Economic Strategy (RSES) requires each Local Authority to identify settlements. In this regard an analysis of the lower tier settlements was carried out to determine their scale, function and role within the overall County having regard to the RSES settlement hierarchy descriptions.

As identified in Table 13 ‘*RSES Settlement Hierarchy relating to South Dublin County Council’* of the Draft Plan, Rathcoole is designated as a Self- Sustaining Growth Town. As defined in the RSES, Self-Sustaining Growth Towns are towns “*with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining”.* Having regard to the population of Rathcoole, taken in conjunction with the extent of economic activity, the public transport provision, retail activity and future phased growth potential, it considered that Rathcoole strongly aligns with the definition of a Self-Sustaining Growth Town in the RSES.

Furthermore, and in recognition of the anticipated phased growth for Rathcoole, the Development Plan has been supported by a settlement-based analysis in line with the RSES. The RSES sets out an asset-based approach to the strategic location of residential development in the Region as set out under Table 3.1, page 201 and Appendix A of the RSES and as set out in Appendix 2 Part 2 of the Draft Plan. This identifies the assets in the settlement and opportunities to ensure any further growth is provided for in tandem with social and physical infrastructure. In this regard, the following should be noted:

* The population of Rathcoole in 2016 was 4,351 people.
* Based on most up to date construction activity and data it is estimated that c. 274 units have been or will be constructed between 2016 and the end of Q3 2022 increasing the number of units in Rathcoole from 1,599 units to 1,873 units, or a population equivalent of 5,094 people which would categorise it as a medium sized town.
* The plan provides for a unit growth over the 6-year life of the plan 2022-2028 of 487 units with a targeted population in 2028 of 6,206 people
* As per the CE Report recommendation further development in Rathcoole can only occur in a phased manner with specific policy and objectives to reflect the need to support incremental growth to align with infrastructure and services;
* A sequential approach to future development has been carried out with a focus on lands closest to Main Street;
* The recommendation for the development of revised Rathcoole Masterplan lands will ensure key infrastructure including a primary school, library hub, 2 no. full size GAA pitches, 1 no junior pitch and associated pavilion, access road and open space is delivered in tandem with residential development.
* There are a total of c. 29 no. healthcare, sports, recreation and community facilities that currently exist and serve Rathcoole;
* Rathcoole is designated as a Level 4 Retail Centre with local shops and retail services along the main street, including car showrooms, pubs, local financial services;
* The ratio of residents to jobs within the settlement is 0.44 which indicates a commuter-based settlement. However, Greenogue Business Park is located 2km north of the Main Street of Rathcoole with Baldonnell Business Park located 2.5km north-east and Citywest Business Park to the east;
* The NTA are in the process of reconfiguring the bus network to provide for enhanced Public Transport routes with connections from the settlement to the Red Line Luas (Red Cow and Saggart), Dublin City Centre, Hazelhatch and Celbridge and other key employment areas; and
* Proposed BusConnects routes will improve public transport provision within Rathcoole.

The rate of growth within Rathcoole is planned to facilitate the delivery of the required social and physical infrastructure to meet demand in line with the settlement’s characteristics of a Self-Sustaining Growth Town. In this context, it Rathcoole aligns with the definition of a Self-Sustaining Growth Town.

On the basis of analysis carried out and considering the description set out under the RSES settlement hierarchy, it is considered Rathcoole settlement is appropriately designated a Self-Sustainable Growth Town in the Draft Plan. Therefore, it is considered to designate Rathcoole as a Self-Sustaining Town would be contrary to the provisions of Regional and National Planning Policy.

**CE Recommendation:**It is recommended that this motion is not adopted and the settlement hierarchy designation for Rathcoole as a Self-Sustaining Growth Town should be retained in accordance with the Draft Plan.

Following contributions from Councillors S. O’Hara, B. Lawlor, T. Gilligan, L. O’Toole, L. Donaghy, P. Kavanagh, W. Carey, Mr M. Mulhern, Director of Services responded to queries raised.

A Roll Call Vote followed, the result of which was as follows:

**FOR: 13 (Thirteen)**

**AGAINST: 22 (Twenty-two)**

**ABSTAIN: Nil**

[**Roll Call Vote M 21**](http://www.sdublincoco.ie/Home/ViewDocument/fa32b5ef-e1a2-4b61-8e08-ae6600b97559)

The Motion **FELL**

The meeting concluded at 20.30

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Mayor

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_