



*A vibrant community offering a new way of living*



# Clonburris

## Strategic Development Zone

# PROPOSED MATERIAL ALTERATIONS TO DRAFT PLANNING SCHEME

March 2018



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# PART 1: INTRODUCTION

## Background

On 15<sup>th</sup> December 2015, the Government ordered the designation of 280 hectares of lands at Balgaddy - Clonburris, as a site for the establishment of Strategic Development Zone (SDZ). Order 2015 (S.I. No. 604 of 2015) designated the SDZ Lands on the basis of their economic and social importance to the state in terms of the provision of (inter alia) residential development, educational facilities, commercial activities, rail infrastructure, emergency services and community facilities.

As the specified Development Agency, South Dublin County Council (SDCC) carried out pre-draft consultation in Spring 2016 prior to publishing the Clonburris Strategic Development Zone Draft Planning Scheme in September 2017. The Draft Planning Scheme was accompanied by a Strategic Environmental Assessment (SEA), Environmental Report and an Appropriate Assessment (AA) Screening Report. The public consultation programme for the Draft Planning Scheme took place between Friday 22<sup>nd</sup> September 2017 and Friday 3<sup>rd</sup> November 2017 (inclusive), during which time submissions were invited.

The Draft Planning Scheme public consultation programme involved the following statutory and non-statutory key elements:

- Official launch event on Friday 22<sup>nd</sup> September 2017, including launch of dedicated website <http://www.clonburris.ie> and the [Clonburris Public Consultation Video](#);
- A Press Release was issued to local and national press;
- Newspaper Notices appeared in the Irish Times and local newspapers (Echo and Gazette);
- Over 30,000 leaflets were distributed to homes and businesses in Lucan, Clondalkin, Adamstown and Liffey Valley;
- A targeted Social Media campaign including Facebook and Twitter;
- A Landowner Briefing;
- Briefings for Elected Members;
- Public consultation displays at County Hall, Clondalkin Civic Offices, Lucan Library, Clondalkin Library and Tallaght Library;
- Evening Public Information Sessions at Lucan Library, Clondalkin Library, Clondalkin Civic Offices and Tallaght Library;
- A briefing with the South Dublin Public Participation Network (PPN);
- Classroom based exercises with 6<sup>th</sup> class pupils of Lucan East Educate Together Primary School;
- A briefing with the South Dublin County Disability Advisory and Consultative Panel;
- A briefing for TDs and Oireachtas members;
- Letters issued to the Minister of Housing, Planning & Local Government, An Bord Pleanála and Prescribed Authorities; and
- Facility for the availability of members of the Clonburris SDZ Team for queries every Wednesday afternoon in County Hall during the public consultation period.

The Chief Executive's Report on the Draft Planning Scheme submissions was issued to Elected Members for their consideration in December 2017. It summarised 606 submissions received and provided responses and recommendations to the issues raised including comments relating to SEA and AA. Briefings were held with the Elected Members in December 2017 in relation to the Chief Executive's Report and the next steps in the process.

Following the receipt of 355 motions from Elected Members, a Special Council Meeting was held (Friday 26<sup>th</sup> January 2018, Monday 29<sup>th</sup> January 2018, Tuesday 30<sup>th</sup> January 2018 and Thursday 1<sup>st</sup> February 2018). Having considered the Draft Planning Scheme, the Chief Executive's Report on

Submissions and the SEA Environmental Report, the Elected Members resolved to make the Clonburris SDZ Planning Scheme subject to variations and modifications.

### **Purpose of this Document and Next Steps**

The purpose of this document is to set out the Proposed Material Alterations to the Clonburris SDZ Draft Planning Scheme and the associated Environmental Determinations (SEA and AA) including details of how to make a submission.

Following the consultation period on the Proposed Material Alterations and Environmental Determinations, the Chief Executive will prepare a further report on all submissions or observations received during the prescribed period and submit the report to the Elected Members for consideration.

Having considered the Proposed Material Alterations to the Draft Planning Scheme and the Chief Executive's Report on submissions received, the Proposed Material Alterations will be made, modified or not made. The Planning Scheme shall have effect 4 weeks from the date of the relevant Council Meeting in relation to the Proposed Material Alterations unless an appeal is brought to An Bord Pleanála.

### **Nature of Material Alterations**

A large number of the modifications agreed at the Special Council Meeting on the Draft Planning Scheme are considered to constitute Material Alterations to the Draft Planning Scheme. As such, these modifications require statutory public consultation under Section 169 of the Planning and Development Act 2000 (as amended) and are set out under Part 2 of this document.

The modifications that are considered to constitute Material Alterations and that are included in this document largely involve changes to the Draft Planning Scheme text and figures/mapping in relation to (inter alia) the following:

- Overarching Principles;
- Location of schools;
- Quantum of housing;
- Uses permissible and open for consideration;
- Quantum of retail floorspace;
- Delivery of Social and/or Affordable Housing;
- Pedestrian, cyclist or vehicular permeability;
- Parking locations and requirements;
- Blue or green infrastructure;
- Financing/funding;
- Employment floorspace;
- Community, childcare, public and education facilities/infrastructure/services;
- Building heights;
- Public utilities, energy and climate change;
- Parks, sports facilities and landscaping; and
- Phasing.

Modifications proposed at the Special Council Meeting that are not considered to constitute Material Alterations are minor/de minimis in nature or provide clarification. Such modifications do not significantly change the provisions or requirements contained in the Draft SDZ Planning Scheme and are not the subject of the public consultation.

## Identification of Material Alterations

The impact of Proposed Material Alterations (maps/figures, tables and text etcetera) to the Draft Clonburris SDZ Planning Scheme are detailed in Part 2 of this document and are structured to follow the sequence of the SDZ Draft Planning Scheme. This document should therefore be read in conjunction with the Clonburris Strategic Development Zone Draft Planning Scheme (September 2017). It should be noted that there are no Proposed Material Alterations for Section 1 (Introduction & Vision for Clonburris) of the Draft Planning Scheme.

Where appropriate, headings and extracts of text before and after the Proposed Material Alterations are included in order to present the alterations within their context. **Written submissions or observations can only be made in relation to the Proposed Material Alterations and the associated Environmental Determinations.**

The nature and extent of each of the Proposed Material Alterations are identified as follows:

- Proposed alterations involving additional text are shown in **bold green**.
- Proposed alterations involving deletion of text are shown in ~~red strikethrough~~.
- Proposed Material Alterations that involve changes to a map /figure is highlighted on the relevant figure in terms of the area affected. This is accompanied by the text of the Proposed Material Alteration.

Each Proposed Material Alteration is designated with a unique reference name/number and is accompanied by the relevant section and page number of the Draft Planning Scheme to which the Proposed Material Alteration relates. The relevant reference name(s)/number(s) should be included in all submissions.

It is advised that the Proposed Material Alterations are set out under this document under the main section that they affect. Proposed Material Alterations may also have consequential implications in relation to other sections/aspects of the Planning Scheme including its various frameworks, the extent of development (including floorspace and dwelling numbers), tables, maps/figures and the overall Masterplan particularly aspects that relate to land use and density; movement and transport; built form and design; and landscape and open space.

Please note that amendments and updates to maps/figures and tables will be made in the final publication at the end of the process.

## Environmental Determinations

Part 3 of this document incorporates Environmental Determinations (SEA and AA) prepared in accordance with Section 169 of the Planning and Development Act 2000 (as amended), Article 179 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 and Article 6 of the Habitats Directive 92/43/EEC.

### *SEA Determination*

A SEA Determination Screening Report on the Proposed Material Alterations has been prepared and has informed the SEA Determination. The SEA Determination is included in Part 3 of this document and, for background information purposes, the SEA Determination Screening Report is available as a separate document.

### *AA Determination*

An AA Determination Screening Report on the Proposed Material Alterations has been prepared and has informed the AA Determination. The AA Determination is included in Part 3 of this document

and, for background information purposes, the AA Determination Screening Report is available as a separate document.

#### **How to Make Written Submissions/Observations**

Written submissions or observations with respect to the Proposed Material Alterations to the Draft SDZ Planning Scheme, the SEA Determination or AA Determination may be made to South Dublin County Council between Tuesday 20<sup>th</sup> March 2018 and Friday 20<sup>th</sup> April 2018 (inclusive) as follows:

- **ONLINE:** [www.clonburriss.ie](http://www.clonburriss.ie) **not later than midnight Friday 20<sup>th</sup> April 2018.**
- **BY POST:** Senior Executive Officer, Land Use Planning and Transportation Department, South Dublin County Council, County Hall, Tallaght, Dublin 24 **up to 4pm on Friday 20<sup>th</sup> April 2018.**

#### **E-mail submissions will not be accepted.**

Written submission or observations should be made by **one** prescribed medium only and should include:

- Relevant Proposed Material Alteration **Reference name(s)/number(s)** as detailed in this document;
- Full name and address of person making submission/observation; and
- Details of organisation/community group/company represented where relevant.

Submissions and observations in relation to Material Alterations will be taken into account before any material alteration is made, modified or not made. All submissions, including the names of those making the comments, submitted to the Council will form part of a report to be presented to Elected Members and will form part of a public document.

**In accordance with Section 169 (4) of the Planning and Development Act 2000 (as amended), submissions/observations should only relate to the Proposed Material Alterations and/or the associated Environmental Determinations. Submissions not relating to the Proposed Material Alterations and/or the associated Environmental Determinations cannot be taken into account.**





## **PART 2: PROPOSED MATERIAL ALTERATIONS TO DRAFT PLANNING SCHEME**



SECTION

# 2

OF DRAFT  
PLANNING SCHEME

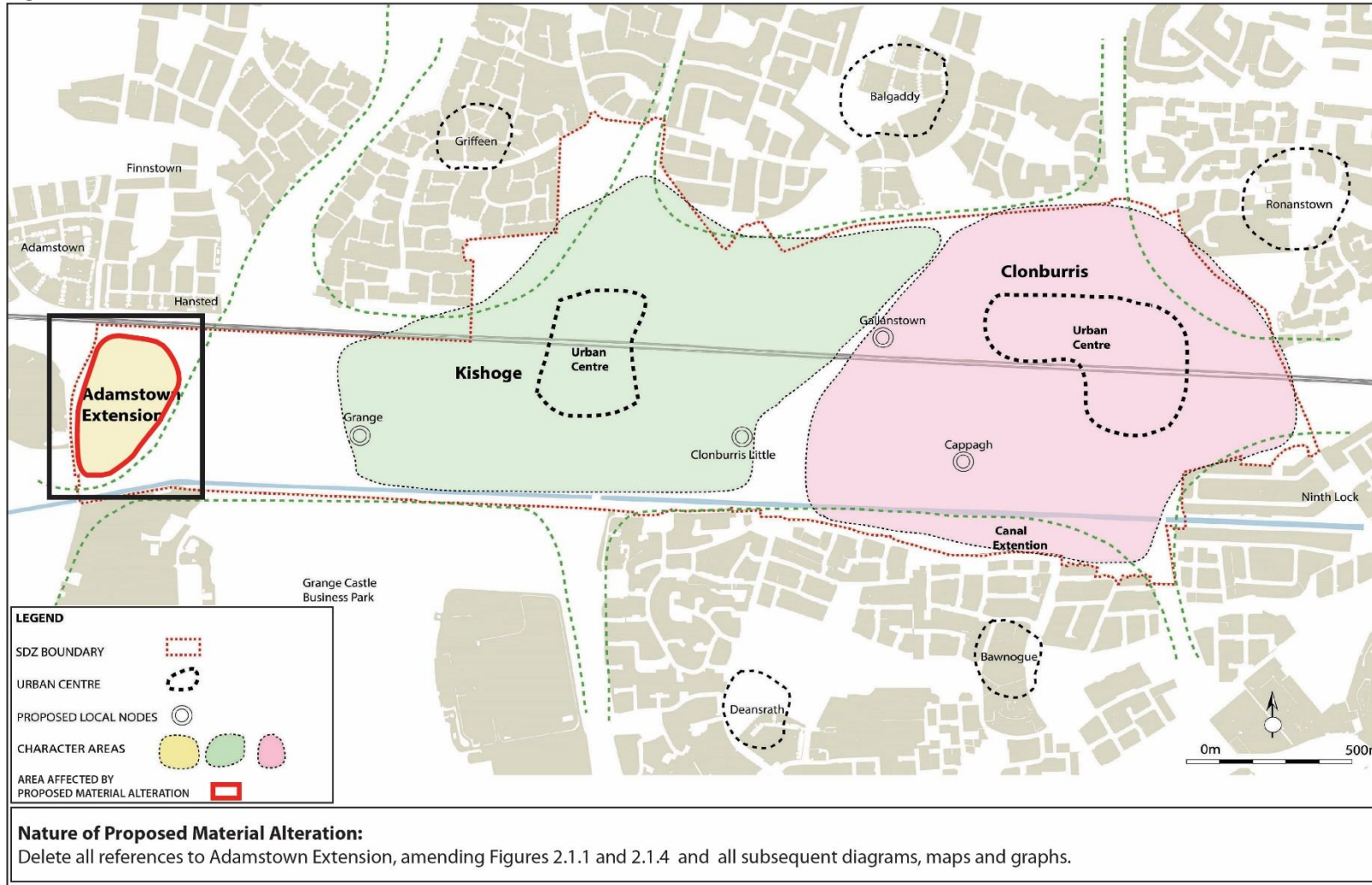
# Material Alterations to: Planning Scheme Frameworks



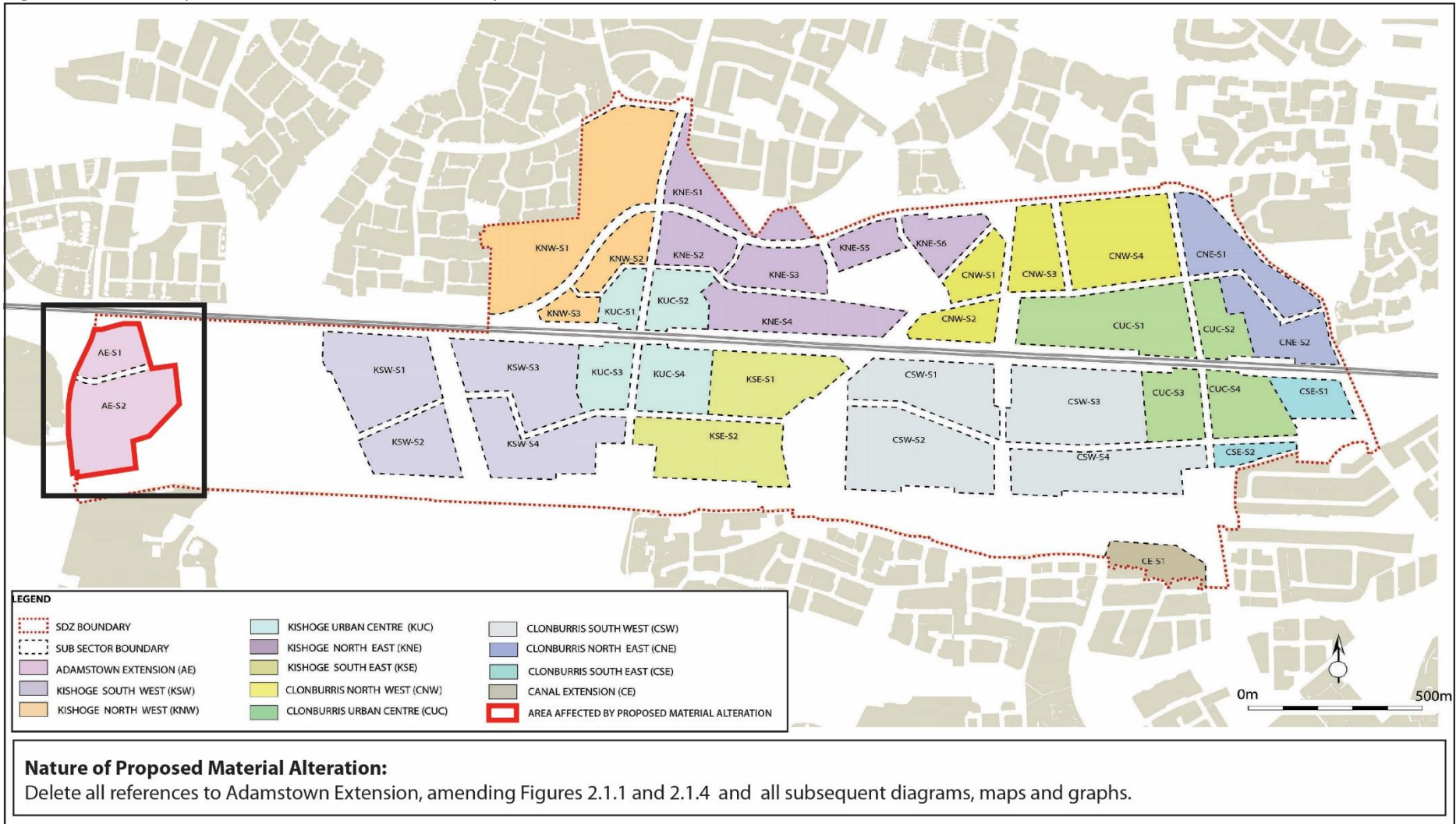
**2.1 LAND USE AND DENSITY**

MATERIAL ALTERATION REF. Section 2.1 – No. 1		
	Section	Page
Draft Planning Scheme	2.1 (inter alia)	p.14 & 17 (inter alia)

**Figure 2.1.1 SDZ Character Areas**



**Figure 2.1.4 Development Areas and Sub Sectors Map (Material Alteration Ref: Section 2.1 – No. 1 continued)**



MATERIAL ALTERATION REF. Section 2.1 – No. 2		
	Section	Page
Draft Planning Scheme	2.1.3	p.15

**Table 2.1.3** Uses Permissible & Open for Consideration in Open Space Areas<sup>a</sup>

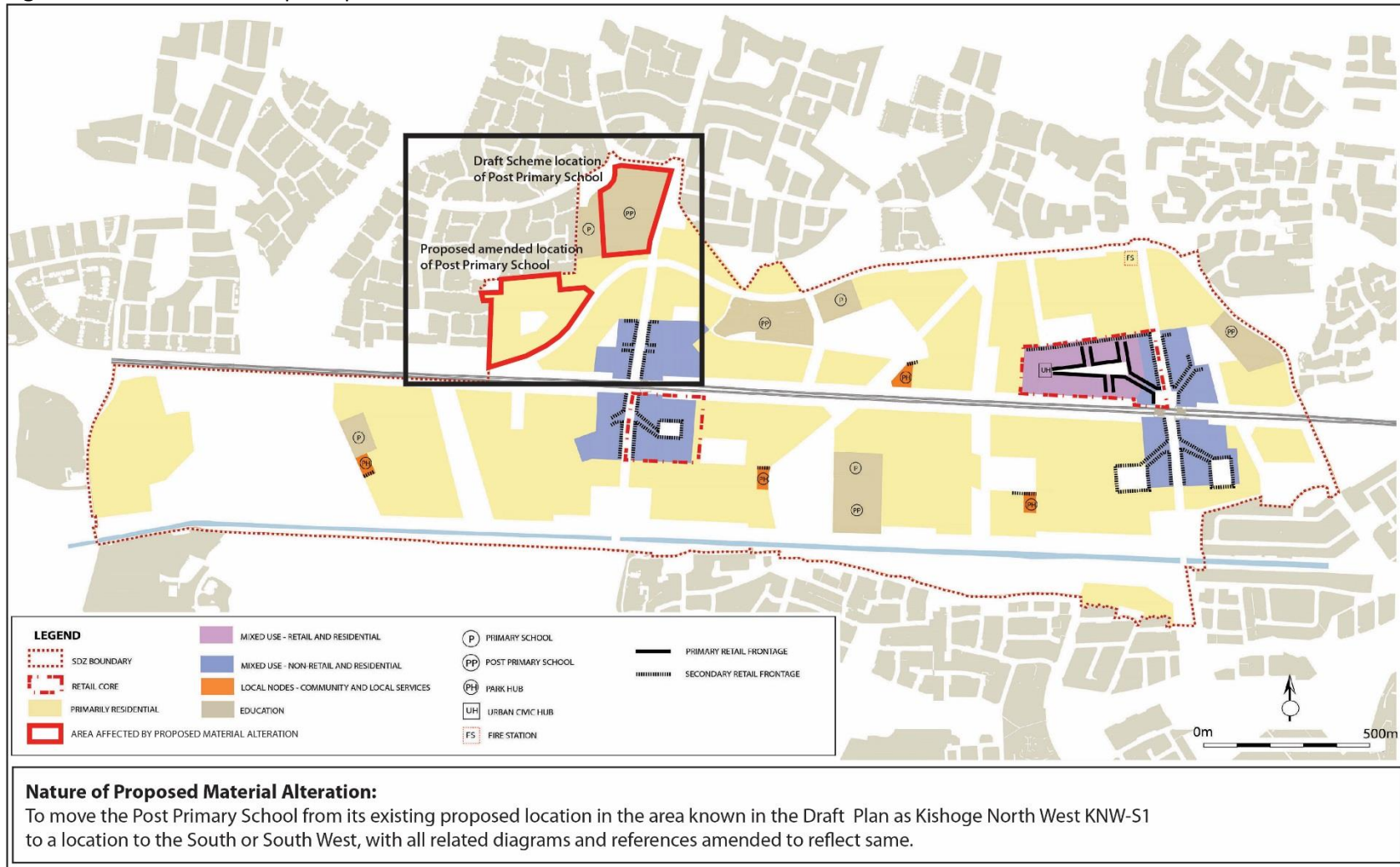
Permitted in Principle	Allotments, Cultural Use, Open Space, Recreational Facility, Sports Club/Facility.
Open for Consideration	Agriculture, Childcare Facilities, Community Centre, Education, <b>Place of Worship</b> , Public Services, Recycling Facility, Restaurant/Café, Shop-Local, Stadium, Traveller Accommodation.

a. Subject to requirements of SDZ Section 2.11.2 (Biodiversity and Natural Heritage Features)

**MATERIAL ALTERATION REF. Section 2.1 – No. 3**

	Section	Page
Draft Planning Scheme	2.1.3	p.16

**Figure 2.1.3 Function Concept Map**



MATERIAL ALTERATION REF. Section 2.1 – No.4		
	Section	Page
Draft Planning Scheme	2.1.4	p.19

**Table 2.1.6** Maximum Non-Residential Development (Retail and Service Floorspace) According to Development Area

Development Area	Retail & <del>Non</del> Retail Services (Gross sq.m)
Adamstown Extension	0
Kishoge Urban Centre	3,500
Kishoge North West	0
Kishoge North East	0
Kishoge South West	<del>300</del> 550
Kishoge South East	<del>400</del> 650
Clonburris Urban Centre	16,520
Clonburris North West	<del>400</del> 650
Clonburris North East	0
Clonburris South West	<del>400</del> 650
Clonburris South East	0
Canal Extension	0
Total	<del>21,520</del> 22,520

MATERIAL ALTERATION REF. Section 2.1 – No. 5		
	Section	Page
Draft Planning Scheme	2.1.6	p.21

### 2.1.6 Residential Development Standards

#### *Dwelling Mix*

The range of dwellings permitted in Clonburris include houses, townhouses, duplex units, maisonettes and apartments (**including Build to Rent and Shared Accommodation**). In order to facilitate market flexibility over the lifetime of the Planning Scheme, a detailed breakdown of unit types is not specified....

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



<b>MATERIAL ALTERATION REF. Section 2.1 – No. 6</b>		
	Section	Page
Draft Planning Scheme	2.1.6	p.21

### *Social Housing*

All development shall comply with the requirements of Part V of the Planning and Development Act, 2000 - 2016 (as amended) and with the South Dublin County Council Housing Strategy with regard to the provision of Social and Affordable Housing (if further amended).

In accordance with Section 168 (4) of the Planning and Development Act 2000 - 2016 (as amended) **and the South Dublin County Council Interim Housing Strategy 2016**, the following are the stated objectives for the Planning Scheme:

- To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 - 2016 (as amended) to all sites in the Planning Scheme that are solely for residential use, or for a mixture of residential and other uses (save where the development qualifies for a modified or amended obligation or is otherwise exempted);
- To promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing; and
- To ensure an appropriate distribution of new social housing, and to avoid an excessive concentration of social housing.

**Of the 151 hectares of Net Developable Area that are designated for housing in the overall planning scheme up to 39 hectares with a minimum of 20 hectares, or an equivalent share of Council owned lands, will be provided for social and or affordable housing as defined by Government policy and legislation. This could see approximately 2,110 social and or affordable houses spread evenly throughout the SDZ. In addition, developments covered by Part V of the Planning and Development Act 2000, could yield approximately 627 social houses across the Clonburris SDZ. South Dublin County Council will also pursue additional social and affordable houses on the Clonburris SDZ through any social and affordable housing initiatives available from Government and in partnership with private land owners, developers and/or Approved Housing Bodies. To facilitate the best possible integration of social and affordable housing into the overall Planning Scheme the Council will actively explore land swaps with other land owners.**

**The needs of the Travelling community are factored into the plan and the provision of Traveller specific accommodation within the overall Planning Scheme must be ensured to meet the needs of the existing and future Traveller community.** The *South Dublin County Council Traveller Accommodation Programme 2014-2018* (2014) does not identify the SDZ lands for new traveller accommodation. However, the social housing provision may include, in the longer term, traveller accommodation sites comprising grouped houses and/or residential caravan bays, depending on the requirements of SDCC. The existing Traveller Accommodation sites at Kishoge Park and Lynch's Park shall be integrated into the future development of the lands.

MATERIAL ALTERATION REF. Section 2.1 – No. 7		
	Section	Page
Draft Planning Scheme	2.1.6	p.21

*Dwelling Size & Private Amenity Space...*

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

## 2.2 MOVEMENT AND TRANSPORT

MATERIAL ALTERATION REF. Section 2.2 – No. 1		
	Section	Page
Draft Planning Scheme	2.2.1	p.23

### 2.2.1 Introduction

The SDZ lands are **uniquely** positioned **within the Metropolitan Area of Dublin** to benefit from a wide range of existing and planned transport opportunities offered by the Kildare/Cork Railway Line, the Grand Canal and an existing network of national, regional and local roads that are served by existing bus lanes and planned Core Bus Corridors (CBCs), as well as existing local bus routes. **However given that many road routes are nearing full congestion at peak hours, the SDZ cannot be allowed to add to this congestion. It is therefore essential that additional infrastructure is delivered in a timely manner in advance of and alongside each phase of housing development (see Section 4 - Phasing).**

MATERIAL ALTERATION REF. Section 2.2 – No. 2		
	Section	Page
Draft Planning Scheme	2.2.3	p.25

### 2.2.3 Pedestrian and Cycle Movement...

**Notwithstanding any preferred new pedestrian/cycling route or vehicular link indicated in this Planning Scheme, any new pedestrian/cycling route or vehicular link to/from existing residential estates which may involve the opening or removal of existing boundary walls or railings will only be progressed following a public consultation and approval by the elected members through the part 8 process.**

MATERIAL ALTERATION REF. Section 2.2 – No. 3		
	Section	Page
Draft Planning Scheme	2.2.3	p.25

### 2.2.3 Pedestrian and Cycle Movement...

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

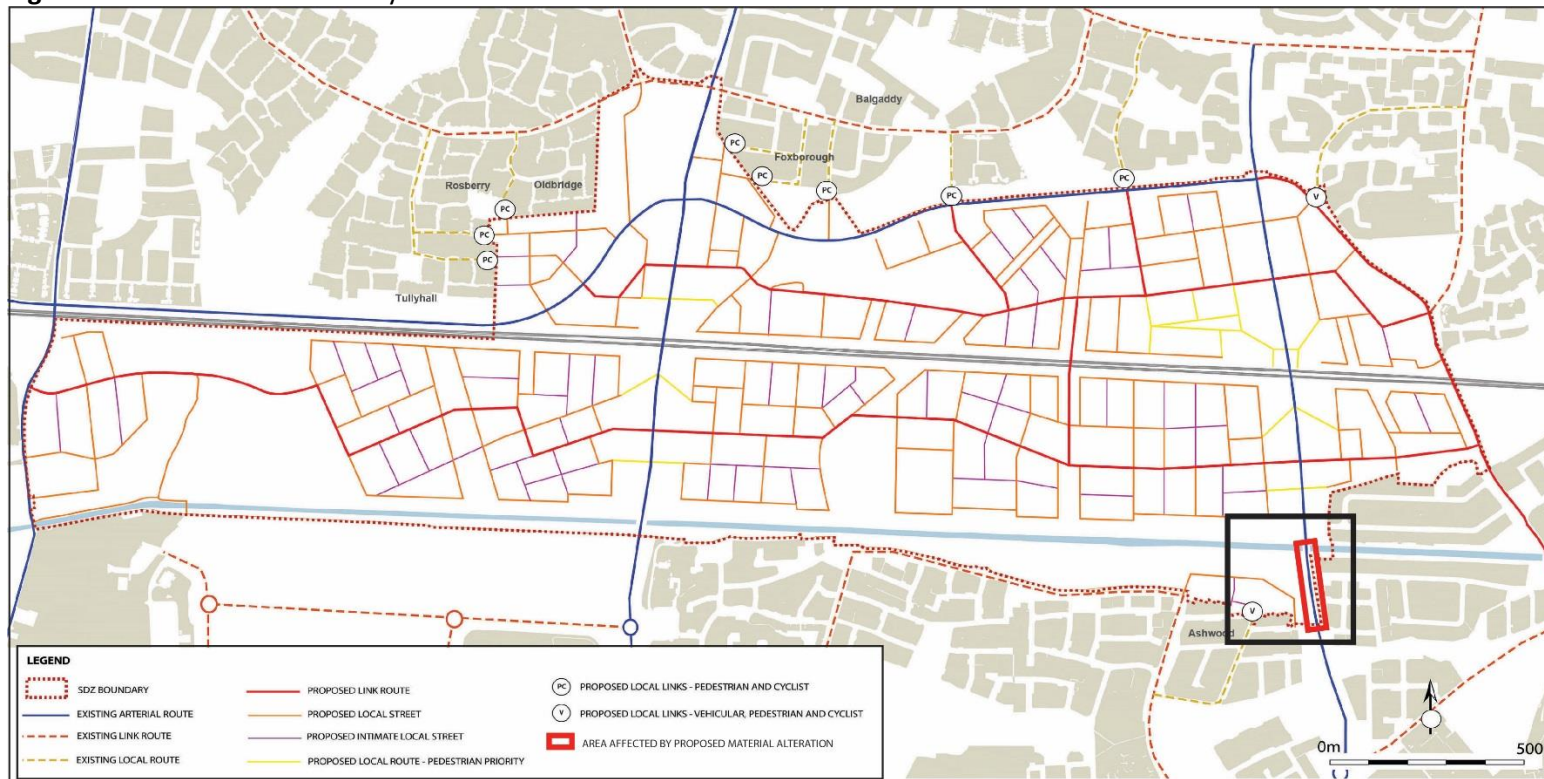
**MATERIAL ALTERATION REF. Section 2.2 – No. 4**

	Section	Page
Draft Planning Scheme	2.2.3	p.25 - 29

**2.2.3 Pedestrian and Cycle Movement...** (text and mapping/figure change)

The opportunity for a vehicular left in/ left out junction between Grand Canal Park and Fonthill Road North will be explored, dependent on physical constraints of the junction site and achieving traffic safety.

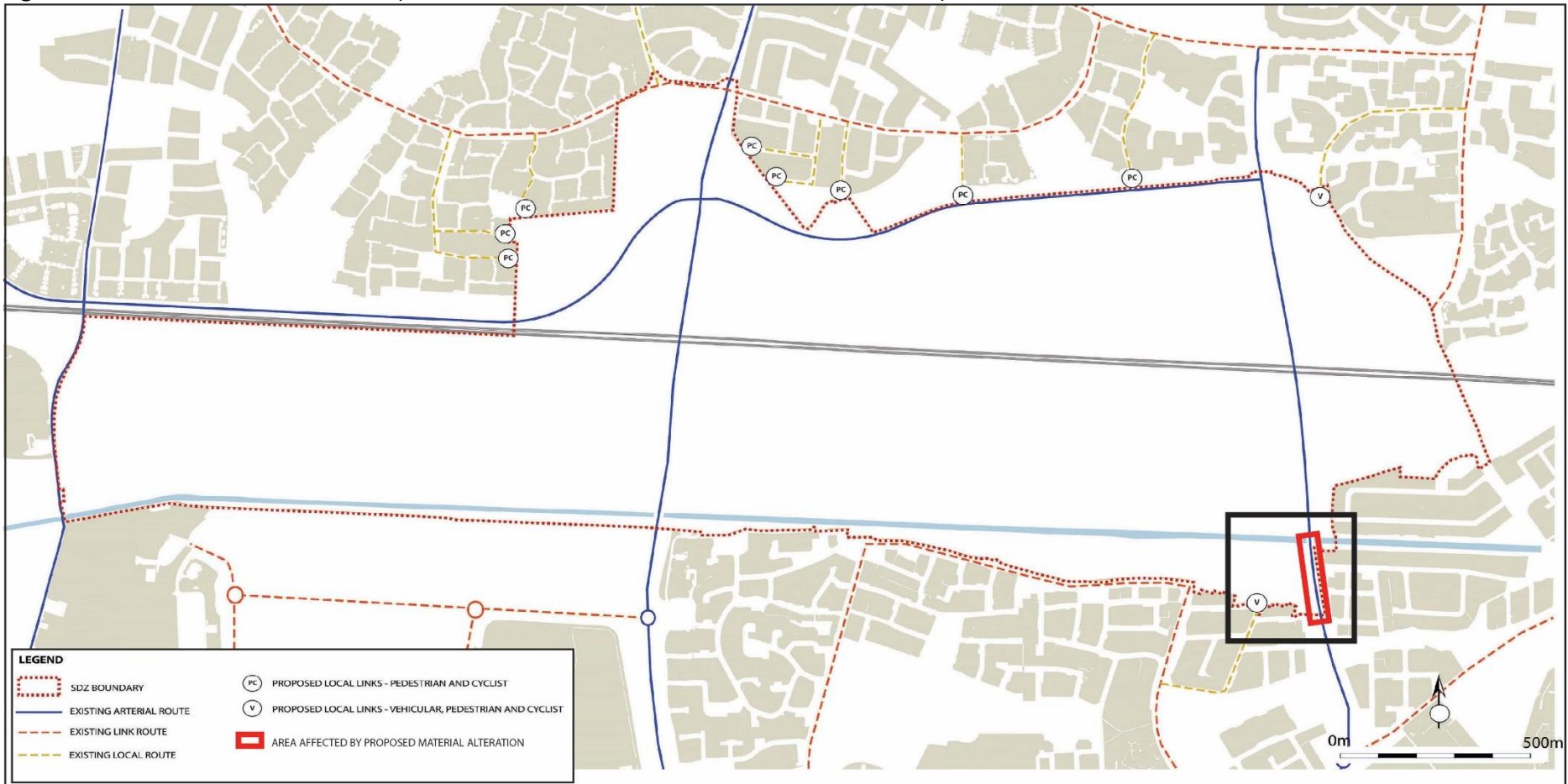
**Figure 2.2.1 Full Street Hierarchy**



**Nature of Proposed Material Alteration:**

Amend Figs 2.2.1 (Full Street Hierarchy), Fig 2.2.2 (Arterial Street Framework) and Fig. 2.2.4 (Arterial and Link Street Framework) to include a proposed pedestrian and cyclist local link between Grand Canal Park and Fonthill Road North with the potential for the link to occur via the existing Grand Canal Greenway Pedestrian/Cyclist ramp. Indicate opportunity for exploration of left in / left out vehicular junction between Grand Canal Park and Fonthill Road North.

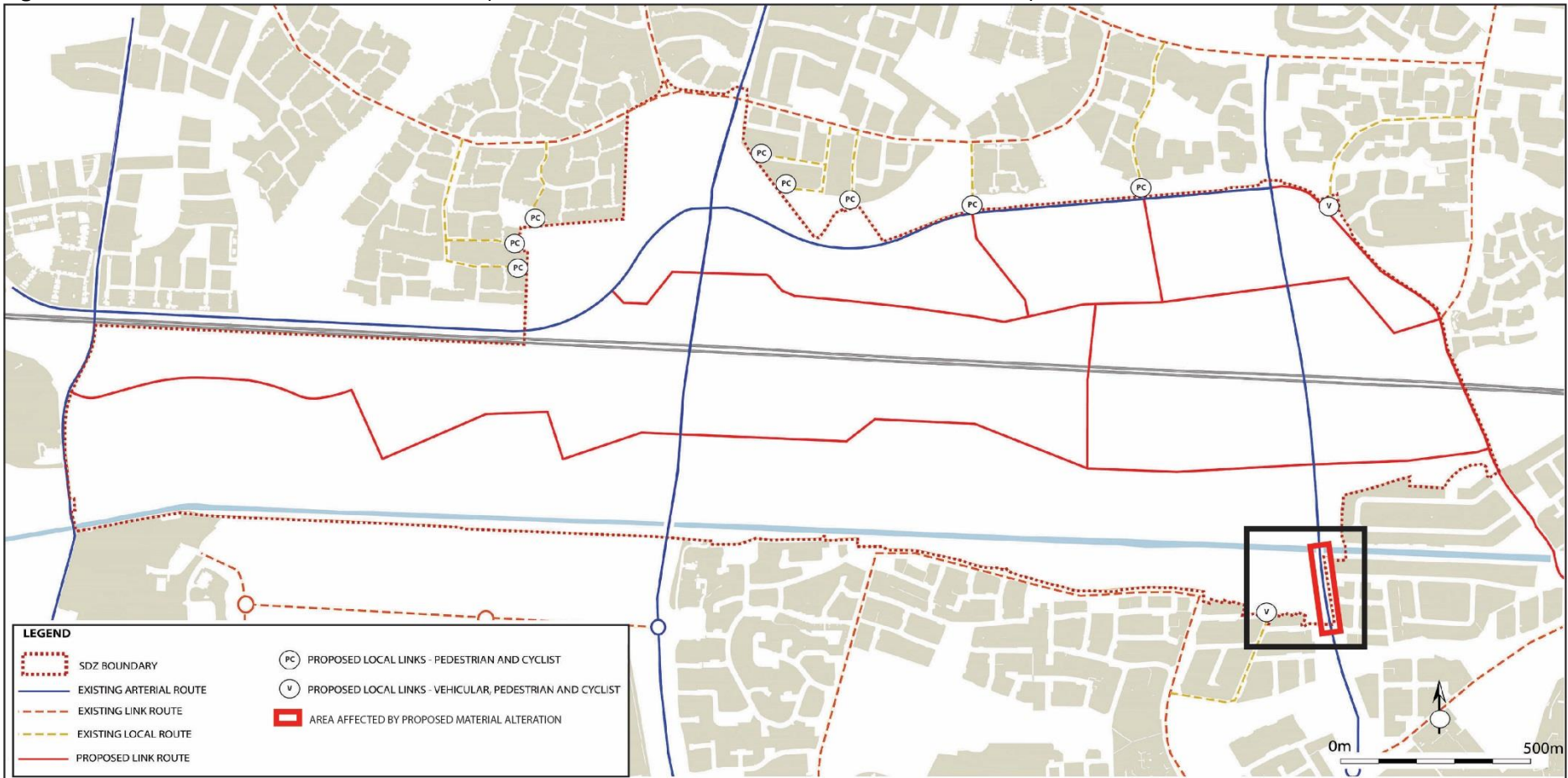
**Figure 2.2.2 Arterial Street Framework (Material Alteration Ref: Section 2.2 – No. 4 continued)**



**Nature of Proposed Material Alteration:**

Amend Figs 2.2.1 (Full Street Hierarchy), Fig 2.2.2 (Arterial Street Framework) and Fig. 2.2.4 (Arterial and Link Street Framework) to include a proposed pedestrian and cyclist local link between Grand Canal Park and Fonthill Road North with the potential for the link to occur via the existing Grand Canal Greenway Pedestrian/Cyclist ramp. Indicate opportunity for exploration of left in / left out vehicular junction between Grand Canal Park and Fonthill Road North.

**Figure 2.2.4 Arterial and Link Street Framework (Material Alteration Ref: Section 2.2 – No. 4 continued)**



**Nature of Proposed Material Alteration:**

Amend Figs 2.2.1 (Full Street Hierarchy), Fig 2.2.2 (Arterial Street Framework) and Fig. 2.2.4 (Arterial and Link Street Framework) to include a proposed pedestrian and cyclist local link between Grand Canal Park and Fonthill Road North with the potential for the link to occur via the existing Grand Canal Greenway Pedestrian/Cyclist ramp. Indicate opportunity for exploration of left in / left out vehicular junction between Grand Canal Park and Fonthill Road North.

MATERIAL ALTERATION REF. Section 2.2 – No. 5		
	Section	Page
Draft Planning Scheme	2.2.3	p.25

### 2.2.3 Pedestrian and Cycle Movement...

Cycling and walking shall be encouraged throughout the SDZ lands with the creation of a network of dedicated and street integrated pedestrian and cyclist routes. In accordance with the *Design Manual for Urban Roads and Streets* (DTTS & DECLG, 2013) (DMURS), and the street typologies illustrated in this Section, all streets within the SDZ lands shall be designed for pedestrian and cyclist movement. Streets will also connect with and be augmented by dedicated strategic pedestrian and cycle routes (see Section 2.3 – Green and Blue Infrastructure) that will permeate open spaces, parks, urban spaces and linear green spaces. This will ultimately create a linked network that maximises route choice for pedestrians and cyclists.

**As many car parks, roads and rail track as possible should be undergrounded so as not to prevent free movement of cyclists and pedestrians.**

MATERIAL ALTERATION REF. Section 2.2 – No. 6		
	Section	Page
Draft Planning Scheme	2.2.5	p.31 - 32

### 2.2.5 Bridges (text and mapping/figure change)

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

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

The various types of bridges that are existing and proposed (~~13~~ 14 in total) on the SDZ lands and the type of movement they will support is set out in the Table 2.2.2. The location of proposed bridges (including upgrade) is further detailed on the Overall Movement Concept drawing (Fig. 2.2.7). No level crossings over the railway line will be permitted.

**Table 2.2.2** Canal and Rail Bridges

Bridge Type	Number
Canal Overbridge – pedestrian & cyclist	X3 (including 1 existing)
Canal Overbridge – vehicular, public transport, pedestrian & cyclist	X3 existing

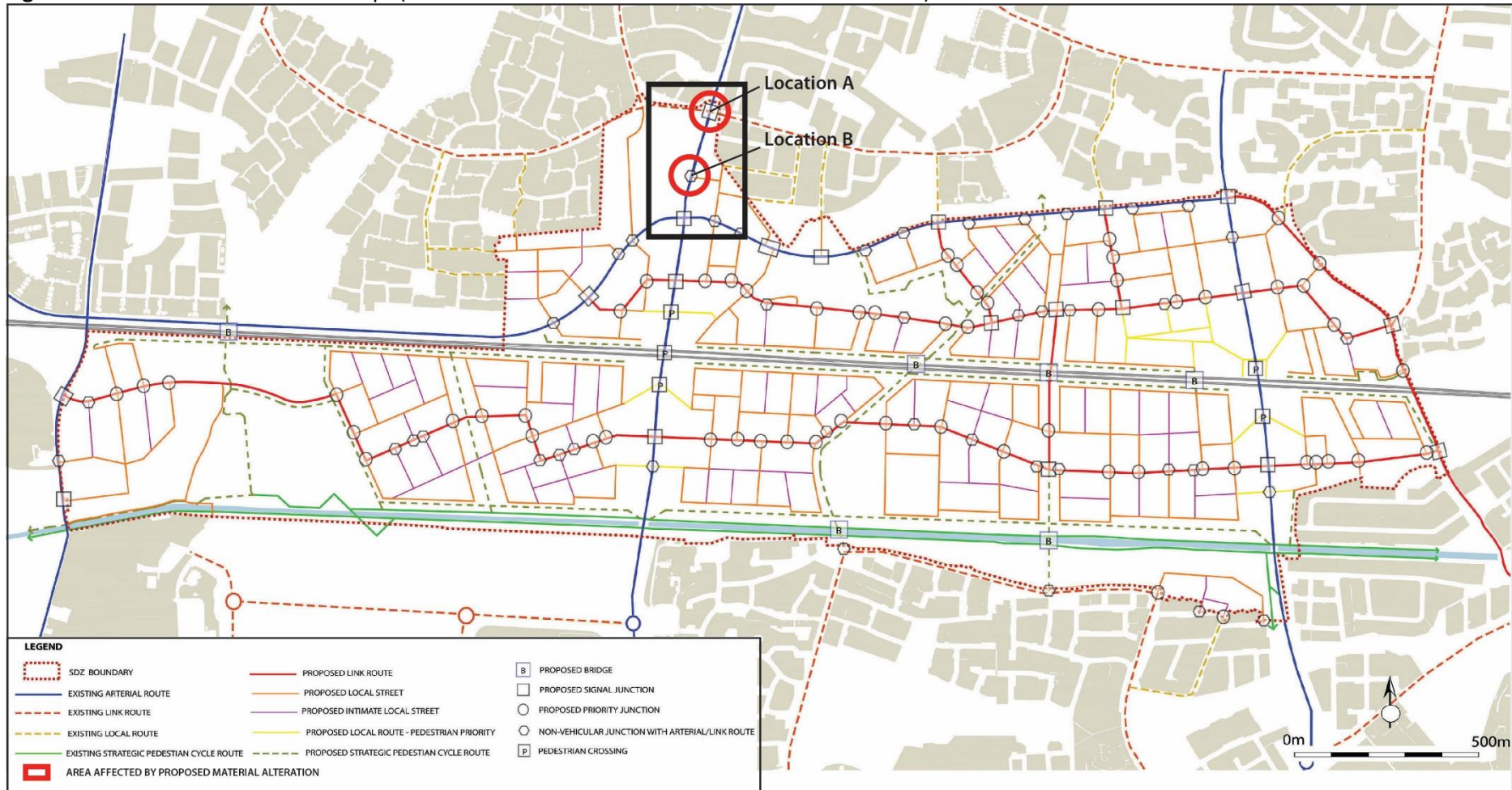
Rail Overbridge – pedestrian & cyclist	X3 (including 1 existing for upgrade as green bridge)
Rail Overbridge – vehicular, public transport, pedestrian and cyclist	X4 (including 3 existing)
<b>Road Overbridge - pedestrian and cyclist</b>	<b>X1 (with further provision for pedestrians open for consideration)</b>

In addition to the requirements set out under Section 2.11 (Biodiversity and Natural Heritage), where new canal crossings i.e. footbridges/cycle bridges are proposed, all canal crossings should be designed so as to avoid fragmentation of linear habitats associated with the Grand Canal corridor.

**Additional footbridges will be provided to manage pedestrians along roads with high volumes of traffic including along Griffeen Avenue and Grange Castle Road/R136 (at an appropriate point) and to link KNW-S1/KNW-S2 to KNE-S1/KNE-S2. A new pedestrian/cycle footbridge over Grange Castle Road/R136 should include ramps.**



Figure 2.2.7 Overall Movement Concept (Material Alteration Ref: Section 2.2 – No. 6 continued)



**Nature of Proposed Material Alteration:**

Amend Fig 2.2.7 (Overall Movement Concept) to indicate pedestrian overbridge connecting KNW-S1/KNW-S2 TO KNE-S1/KNE-S2 at (A) junction between Grange Castle Road/R136 and Griffeen Avenue (L5582) AND/OR (B) approx. mid way between junction with Adamstown Ave./Thomas Omer Way and Griffeen Ave. (L5582).

MATERIAL ALTERATION REF. Section 2.2 – No. 7		
	Section	Page
Draft Planning Scheme	2.2.6	p.33

#### *Car Parking Standards*

In order to promote sustainable travel patterns, this Planning Scheme seeks to minimise the number of **on-street** car spaces **for residents** and maximise their use within the SDZ lands. **Car usage shall be discouraged through the scheme and alternatives provided, but the scheme shall not impact on the rights of residents to own cars. Sufficient paid underground car parking spaces shall be provided to cater for residential parking if desired.** A detailed car parking strategy and/or Workforce Travel Plan (also known as Mobility Management Plan – see section 2.2.7 and accompanying Transport Assessment and Strategy) that facilitates shared or reduced use of car parking by different uses (including residential and Park & Ride) should be submitted with applications for large scale mixed use development.

To allow for more efficient turnover of spaces, on-street parking (where provided) should not be allocated to individual dwellings. The sharing of spaces for residential development with Park and Ride facilities is also particularly encouraged. **Underground car park spaces to be provided in high density areas allowing for the option of resident car parking and/or renting of spaces.**

The car parking standards for the key land uses in Clonburris are set out under the *South Dublin County Council Development Plan 2016 – 2022* and the Transport Assessment and Strategy that accompanies this Planning Scheme. The standards are maximum parking standards and should not be viewed as a target. Details in relation to the design of car parking are set out under Section 2.8 (Built Form and Design) of this Planning Scheme.

Further to the Accessibility Assessment carried out as part of the accompanying Transport Assessment and Strategy, Zone 2 parking standards prescribed under *the South Dublin County Council Development Plan 2016 – 2022* shall be applied to all areas that have been identified with an accessibility level of 1, 2 or 3 (see Fig. 2.2.8). Zone 1 parking standards shall be applied to all other areas of the SDZ lands.

~~The development of car free housing may be considered in the higher density areas of the SDZ lands adjacent to Public Transport interchanges and within the urban centres planned around the Clondalkin-Fonthill and Kishoge rail stations. Near zero or zero~~ **Reduced** parking provision for individual developments may be acceptable subject to the degree of compliance with the following...

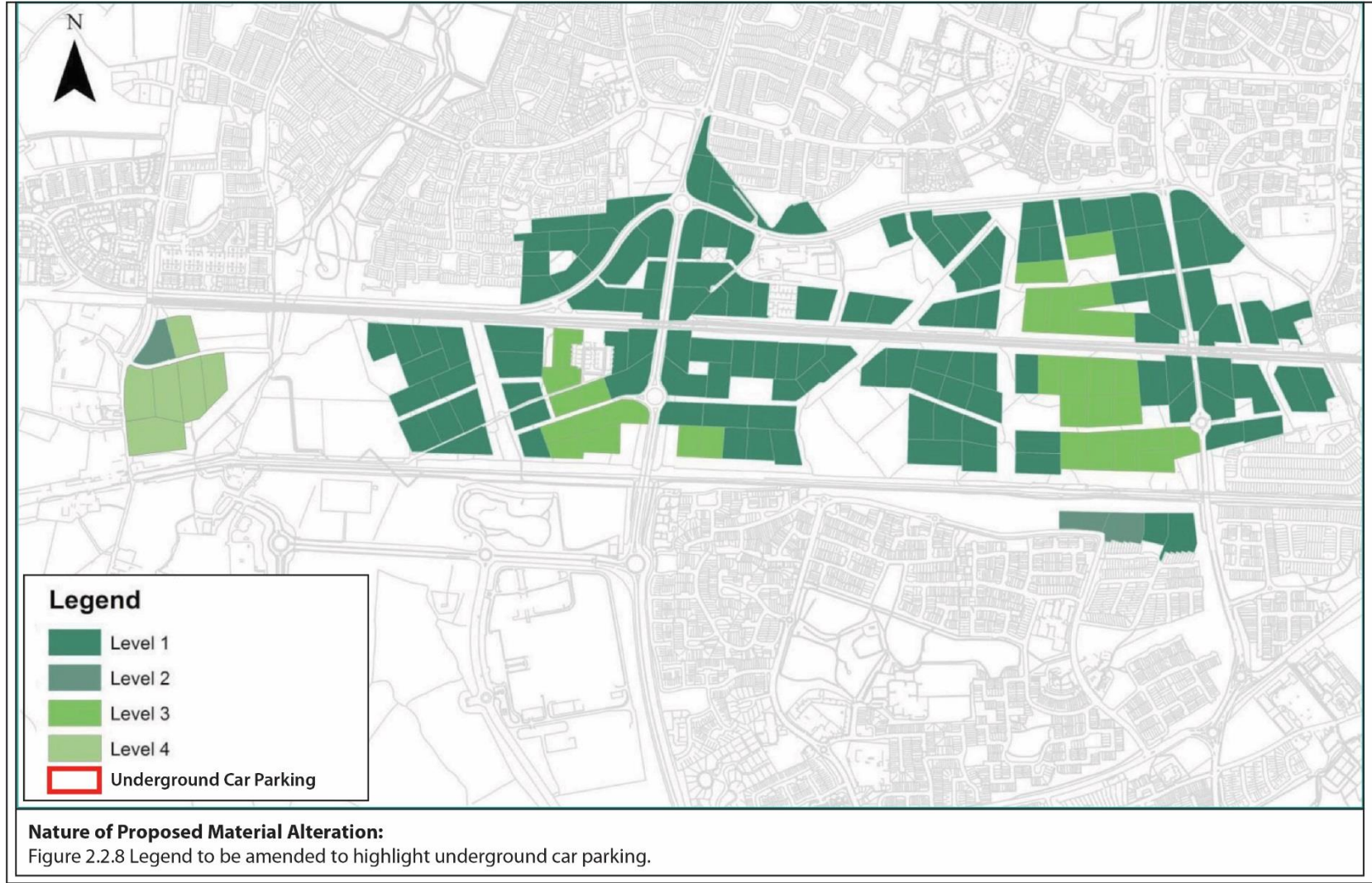
MATERIAL ALTERATION REF. Section 2.2 – No. 8		
	Section	Page
Draft Planning Scheme	2.2.6	p.33

#### *Car Parking Standards...*

The development of car free housing may be considered in the higher density areas of the SDZ lands adjacent to Public Transport interchanges and within the urban centres planned around the Clondalkin-Fonthill and Kishoge rail stations **only. Reduced parking provision (including ~~N~~near zero or zero parking provision)** for individual developments may be acceptable subject to the degree of compliance with the following:...

MATERIAL ALTERATION REF. Section 2.2 – No. 9		
	Section	Page
Draft Planning Scheme	2.2.6	p.33

**Figure 2.2.8** Accessibility Levels for Identification of Car Parking Zones



## 2.3 GREEN AND BLUE INFRASTRUCTURE

MATERIAL ALTERATION REF. Section 2.3 - No. 1		
	Section	Page
Draft Planning Scheme	2.3.1	p.35

### 2.3.1 Introduction...

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

MATERIAL ALTERATION REF. Section 2.3 - No. 2		
	Section	Page
Draft Planning Scheme	2.3.1	p.37

### Section 2.3.1 Introduction ...

A fundamental challenge in the preparation of the Planning Scheme is to achieve a balance between a new high quality, urban residential environment, sustainable water management and the protection and the enhancement of key natural and built heritage assets of the lands, in order to provide these spatially planned networks of green and blue infrastructure. **Any development carried out along the Grand Canal will incorporate appropriate public lighting and CCTV in the interests of public safety and avoidance of anti- social behaviour.**

## 2.4 URBAN CENTRES

MATERIAL ALTERATION REF. Section 2.4 - No. 1		
	Section	Page
Draft Planning Scheme	2.4.2	p.39

### 2.4.2 Place Making...

The delivery of the urban centres in tandem with population increase from residential construction is required in the phasing to provide place making and ensure a high quality of life for residents as the new community establishes. Please refer to Section 4.4 Place Making for the phasing requirements associated with place making.

**In order to have an orderly and timely realisation of the overarching principle, to develop vibrant mixed use centres around the Clonburris and Kishogue railway stations as part of a hierarchy of urban centres to serve Clonburris, South Dublin County Council shall be the lead partner to ensure that the facilities are delivered on schedule and where necessary, prioritising the needs of the residents, South Dublin County Council shall secure finance in anticipation of contributions from Developers or Government Funding, including bridging finance.**

## 2.6 ECONOMIC DEVELOPMENT

MATERIAL ALTERATION REF. Section 2.6 – No. 1		
	Section	Page
Draft Planning Scheme	2.6.3	p.48

### 2.6.3 Employment Floorspace

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

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

The employment floorspace should be provided in the form of 10,000 - **20,000**sqm of flexible floorspace to cater for small and medium sized expanding businesses and the balance to be provided for in buildings of a larger floor plate. As a minimum, 10% of the employment floorspace provided in the Urban Centres shall be in the form of small- medium sized units/incubation units of between 100 – ~~200-sqm~~ **300sq.m.**

MATERIAL ALTERATION REF. Section 2.6 – No. 2		
	Section	Page
Draft Planning Scheme	2.6.3	p.48

### 2.6.3 Employment Floorspace...

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

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

MATERIAL ALTERATION REF. Section 2.6 – No. 3		
	Section	Page
Draft Planning Scheme	2.6.3	p.48

### 2.6.3 Employment Floorspace...

Commercial uses such as hotels, hostels, bed and breakfast, funeral homes, public houses, nursing homes, garden centres, conference centres and healthcare facilities etc. are generally permitted in principle in the Urban Centres **and will form part of meeting the minimum employment floorspace in the Draft Planning Scheme. Other uses will be considered on a case by case basis having regard**

to the projected employment, employment per sq. metre, the nature of the use and compliance with the Planning Scheme.

## 2.7 COMMUNITY FACILITIES AND PUBLIC SERVICES

MATERIAL ALTERATION REF. Section 2.7 – No. 1		
	Section	Page
Draft Planning Scheme	2.7.1	p.49

### Section 2.7.1 Introduction

This section of the Planning Scheme provides for the provision of childcare facilities, education/schools, community buildings, healthcare facilities and civic uses. **In providing community floor space e.g. Community Centre(s), Health Care, Childcare and schools, South Dublin Council shall take the lead role and ensure that the facilities are delivered on schedule to meet the needs of residents, secure finance, where necessary, in anticipation of contributions from Developers and or Government Departments.**

MATERIAL ALTERATION REF. Section 2.7 – No. 2		
	Section	Page
Draft Planning Scheme	2.7	p.49

### Key Principles

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

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

MATERIAL ALTERATION REF. Section 2.7 – No. 3		
	Section	Page
Draft Planning Scheme	2.7.3	p.50

### 2.7.3 Other Community Facilities...

**Table 2.7.2 Childcare Infrastructure Minimum Capacity**

Area	Childcare Places (full day care)
Clonburr Urban Centre	200
Kishoge Urban Centre	100
Total in Scheme	<del>600</del> 900



MATERIAL ALTERATION REF. Section 2.7 – No. 4		
	Section	Page
Draft Planning Scheme	2.7.3	p.51

### 2.7.3 Other Community Facilities...

#### ***Place of Worship***

The Scheme recognises the importance of places of worship and multi-faith centres in meeting the diverse religious and cultural needs of the community **including the Ahmadiyya Muslim Association**. Given the potential noise and traffic impacts associated with the use of a building as a place of public worship or religious instruction, places of worship and associated uses require suitable locations. The Scheme supports and facilitates the development of places of worship and multi-faith facilities at Clonburris Urban Centre, Kishoge Urban Centre and at other suitable locations where they do not adversely impact on residential amenities and comply with the Planning Scheme. The priority location principle shall apply **to places of worship** with site suitability assessment based on the catchment scale for the proposal, the urban centre hierarchy of the Planning Scheme, the accessibility of the site and the availability **and feasibility** of alternative, more suitable sites.

MATERIAL ALTERATION REF. Section 2.7 – No. 5		
	Section	Page
Draft Planning Scheme	2.7.3	p.52

### **~~Garda Station and Fire Station~~**

#### **2.7.4 Fire Station**

Fire Stations are generally located on a regional scale. In South Dublin County, the primary fire station is located at Belgard Road, Tallaght, approximately 3.5km from the SDZ lands. It is noted that the Adamstown SDZ Planning Scheme has identified a possible site for a Fire Station. Given the nature and scale of development proposed in Clonburris, provision has been made to reserve a site for a fire station. Following consultation with the Dublin Fire Brigade, the preferred site is identified adjacent to the Fonthill road and Thomas Omer Way adjacent to Clonburris Urban Centre. At the implementation stage, if South Dublin County Council (as the Development Agency) is advised in writing that a formal determination has been made by the Dublin Fire Brigade that the site is not required for a fire station, the site may then be developed for residential or community uses in accordance with the guidance set out for the Clonburris North West Development Area.

**South Dublin County Council will continue to co-operate with and support Dublin City Council and Dublin Fire Brigade in the development of a Fire Station at Clonburris.'**

MATERIAL ALTERATION REF. Section 2.7 – No.6		
	Section	Page
Draft Planning Scheme	2.7.3	p.52

~~Garda Station and Fire Station...~~

**2.7.5 Garda Station**

Provision is made for such Garda Station in the Clonburris SDZ as may be necessary, the said site to be used as an alternative community facility in the event that it is not required by An Garda Síochána. In the event of An Garda Síochána identifying the need for the provision of a Garda Station at Clonburris, the station can be accommodated within the Kishoge or Clonburris Urban Centres.

MATERIAL ALTERATION REF. Section 2.7 – No.7		
	Section	Page
Draft Planning Scheme	2.7.3	p.51

**2.7.6 Schools and Third Level Education Facilities**

The Department of Education and Skills is responsible for the delivery of educational facilities and services. South Dublin County Council works with the Department of Education and Skills, under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and to support the Department’s Schools Building Programme. The Department of Education and Skills and South Dublin County Council will work under the MoU in relation to the identification and acquisition of school sites in Clonburris.

The Department has identified a need for three new primary schools and three new post primary schools within the development of the Planning Scheme and to complement the existing schools on the SDZ lands. The sites are incorporated into the land use concept and transportation assessment of the Planning Scheme. Approximately 72% of residents in the Planning Scheme will be located within 500m of a school. The demographic of the emerging population in Clonburris will be monitored by the Department of Education and Skills on an ongoing basis and it is possible that further educational requirements may arise over the lifetime of the Planning Scheme. **In general, planning permission for temporary school structures will only be considered where plans for permanent construction on the site are demonstrated or permitted.** The delivery of the school sites to the Department in tandem with the planning and construction of residential units is a phasing requirement of the Scheme (See also Section 4.0 Phasing). **All schools constructed within the development to include drop off/pick up zones on or immediately adjacent to the school grounds to ensure minimum traffic congestion.**

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

## 2.8 BUILT FORM AND DESIGN

MATERIAL ALTERATION REF. Section 2.8 – No. 1		
	Section	Page
Draft Planning Scheme	2.8.2	p.54

### *Design Statements*

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

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

MATERIAL ALTERATION REF. Section 2.8 – No. 2		
	Section	Page
Draft Planning Scheme	2.8.6	p.60

### 2.8.6 Building Heights and Street Widths

#### *General*

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

**Any existing one storey house should not be overlooked by more than one storey and any existing two storey house should not be overlooked by more than two stories.**

MATERIAL ALTERATION REF. Section 2.8 – No. 3		
	Section	Page
Draft Planning Scheme	2.8.6	p.61

#### *Roofscapes*

A variety of roofscapes are encouraged to contribute to the architectural and visual diversity of the SDZ Lands and the quality of streets and spaces. ~~An additional set back floor above the maximum permissible storey height will be considered where it is shown to make a positive contribution to the streetscape via a Design Statement and where there are no adverse effects on amenity, such as an unacceptable loss of daylight or sunlight.~~

MATERIAL ALTERATION REF. Section 2.8 – No. 4		
	Section	Page
Draft Planning Scheme	2.8.6	p.61

*Roofscapes...*

**The Planning Schemes promotes southerly orientation of roofscapes to maximise the potential for solar technology installations on roofscapes within the SDZ. To mitigate the risk of flooding the Planning Scheme promotes the use of Green Roof measures in accordance with Section 2.9.5 (Surface Water Drainage and Sustainable Urban Drainage Systems).**

## 2.9 SERVICES, INFRASTRUCTURE AND ENERGY FRAMEWORK

MATERIAL ALTERATION REF. Section 2.9 – No.1		
	Section	Page
Draft Planning Scheme	2.9.1	67

### 2.9.1 Introduction...

#### Key Principles

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

- To set out a comprehensive evidence based approach to services, infrastructure and energy requirements and opportunities at Clonburris;
- To ensure that infrastructure and services optimise connection to existing on site water main, foul and surface water pipe networks and resources **and to ensure that sufficient water pressure is maintained at all times through the provision of pumps;**
- **To ensure that water conservation is built into the infrastructure through the provision of intelligent systems;**
- To co-ordinate the delivery of infrastructure into key routes and corridors and the sharing of trenches to common infrastructure, to optimise road space, and to minimise potential impacts on the public realm arising from ongoing maintenance works;
- To mitigate the risk of flooding by **promoting installing Green Roofs in all apartment buildings, by** integrating a comprehensive and high quality Sustainable Urban Drainage System (SUD) into the design of new developments and maximising opportunities to incorporate rainwater attenuation measures into public realm, parks and open spaces;
- To promote demand management and sustainable supply systems for all services;
- To progress **and actively promote** a range of low carbon and renewable energy opportunities at Clonburris, **particularly solar PV** and demonstrate leadership in their development and realisation, from strategic site options to individual block level technologies, in accordance with the recommendations of the Clonburris Energy Masterplan;
- To enable connection and high quality use of telecommunications infrastructure by a range of parties, promoting Clonburris as a connected place;
- To provide for gas infrastructure requirements in partnership with energy providers and other stakeholders **should no cost effective and lower carbon energy source be available at the time of any sector being developed;**
- To maximise best practice for waste minimisation, reuse and recycling during demolition, excavation, construction and occupation of development; and
- To explore the use of pneumatic waste collection system for new developments, in particular higher density development areas at Clonburris and Kishoge.

MATERIAL ALTERATION REF. Section 2.9 – No.2		
	Section	Page
Draft Planning Scheme	2.9.2, 2.9.3, 2.9.5	68, 69, 70

### 2.9.2 Water Supply...

### 2.9.3 Foul Water Drainage...

### 2.9.5 Surface Water Drainage & Sustainable Urban Drainage System (SUDS)...

In Sections 2.9.2, 2.9.3 and 2.9.5 add additional text as follows:

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

MATERIAL ALTERATION REF. Section 2.9 – No.3		
	Section	Page
Draft Planning Scheme	2.9.2, 2.9.3	68, 69

### Section 2.9.2 Water Supply...

Connection of infrastructure to a public water services network is subject to a connection agreement with Irish Water. **The provision of private wells will be strongly discouraged and all new developments will be required to utilise and connect to public water infrastructure.**

### Section 2.9.3 Foul Water Drainage...

Connection of infrastructure to a public wastewater services network is subject to a connection agreement with Irish Water. **The provision of private waste water facilities will be strongly discouraged and all new developments will be required to utilise and connect to public waste water infrastructure.**

MATERIAL ALTERATION REF. Section 2.9 – No.4		
	Section	Page
Draft Planning Scheme	2.9.5	70

### 2.9.5 Surface Water Drainage & Sustainable Urban Drainage System (SUDS)...

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

MATERIAL ALTERATION REF. Section 2.9 – No.5		
	Section	Page
Draft Planning Scheme	2.9.8	73

***Energy Efficiency in New Buildings...***

In order to promote these renewable and low carbon energy options, the Planning Scheme promotes the development of energy systems that facilitate a change from fossil fuel based energy sources to renewable and low carbon options i.e. a change in technology delivering district energy schemes at the Clonburris and Kishogue urban centres. This is particularly important in terms of meeting current and future climate change mitigation targets at both national and European level.

MATERIAL ALTERATION REF. Section 2.9 – No.6		
	Section	Page
Draft Planning Scheme	2.9.13	75

**2.9.13 Construction Environmental Management Plans...**

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

MATERIAL ALTERATION REF. Section 2.9 – No.7		
	Section	Page
Draft Planning Scheme	2.9.13	75

**2.9.13 Construction Environmental Management Plans...**

**That construction traffic serving the development of lands under this SDZ be prohibited, by way of explicit planning compliance condition, from using Griffeen Avenue (with the exception of traffic related solely to work to upgrade Griffeen Avenue roads required under this SDZ).**

## 2.10 LANDSCAPE AND OPEN SPACE

MATERIAL ALTERATION REF. Section 2.10– No.1		
	Section	Page
Draft Planning Scheme	2.10.1	p.77

### 2.10.1 Introduction...

Outdoor community facilities including **full size multi-use playing pitches which will accommodate various outdoor activities** and children’s play facilities **including facilities for teenagers** provide opportunities for outdoor activity and recreation.

MATERIAL ALTERATION REF. Section 2.10– No.2		
	Section	Page
Draft Planning Scheme	2.10.2	p.78

### 2.10.2 Proposed Open Spaces...

The main active outdoor recreation facilities will largely be accommodated in the three main parks on the SDZ lands: the extension to Griffeen Valley Park, Grand Canal Park and Barony Park. The facilities in the main parks will be complemented by local play facilities, to be provided in the local open spaces. **Full sized multi-use pitches suitable for GAA and soccer, criss-crossed by smaller pitch layouts, pitches suitable for local sports clubs and schools will be provided in the Griffeen Extension Sports Zone, Clonburriss Sports Campus and Canal Sports Campus.**

MATERIAL ALTERATION REF. Section 2.10– No.3		
	Section	Page
Draft Planning Scheme	2.10.2	p.79

#### ***Parks and Landscape Strategy***

A Parks and Landscape Strategy (PLS) shall be prepared by all the developers, for the entire SDZ lands and shall be submitted to and agreed in writing with SDCC prior to the commencement of development on the lands.

**In preparing and executing the proposed PLS, that all recreational/amenity areas and playing fields designated as part of the SDZ shall be designed to facilitate multiple sports being played on them (with particular regard to dimensions) including:**

- **Gaelic football, hurling, camogie, soccer, cricket, rugby, multi-use sports ball wall and other sports in accordance with the immediate needs of the community but also in anticipation of future community needs.**
- **These playing areas shall be made available for use by schools.**
- **All designated playing areas shall have access to adequate permanent changing and shower facilities.**

**The following amenities will also be delivered and clearly phased for delivery in each of the Development Zones under the Parks and Landscape Strategy:**



- play spaces;
- multiuse games areas;
- playing pitches, including cricket pitch; and
- open water sports.

In executing the proposed PLS South Dublin County Council shall be the lead partner to ensure that the facilities are delivered on schedule and prioritising the needs of the residents. Where necessary, South Dublin County Council shall secure bridging finance in anticipation of contributions from Developers/Government Funding.

The PLS shall be prepared by a suitably qualified Landscape Architect in conjunction with a suitably qualified Ecologist and shall include the following:...

MATERIAL ALTERATION REF. Section 2.10– No.4		
	Section	Page
Draft Planning Scheme	2.10.3 & 3.3	p.80 & 101

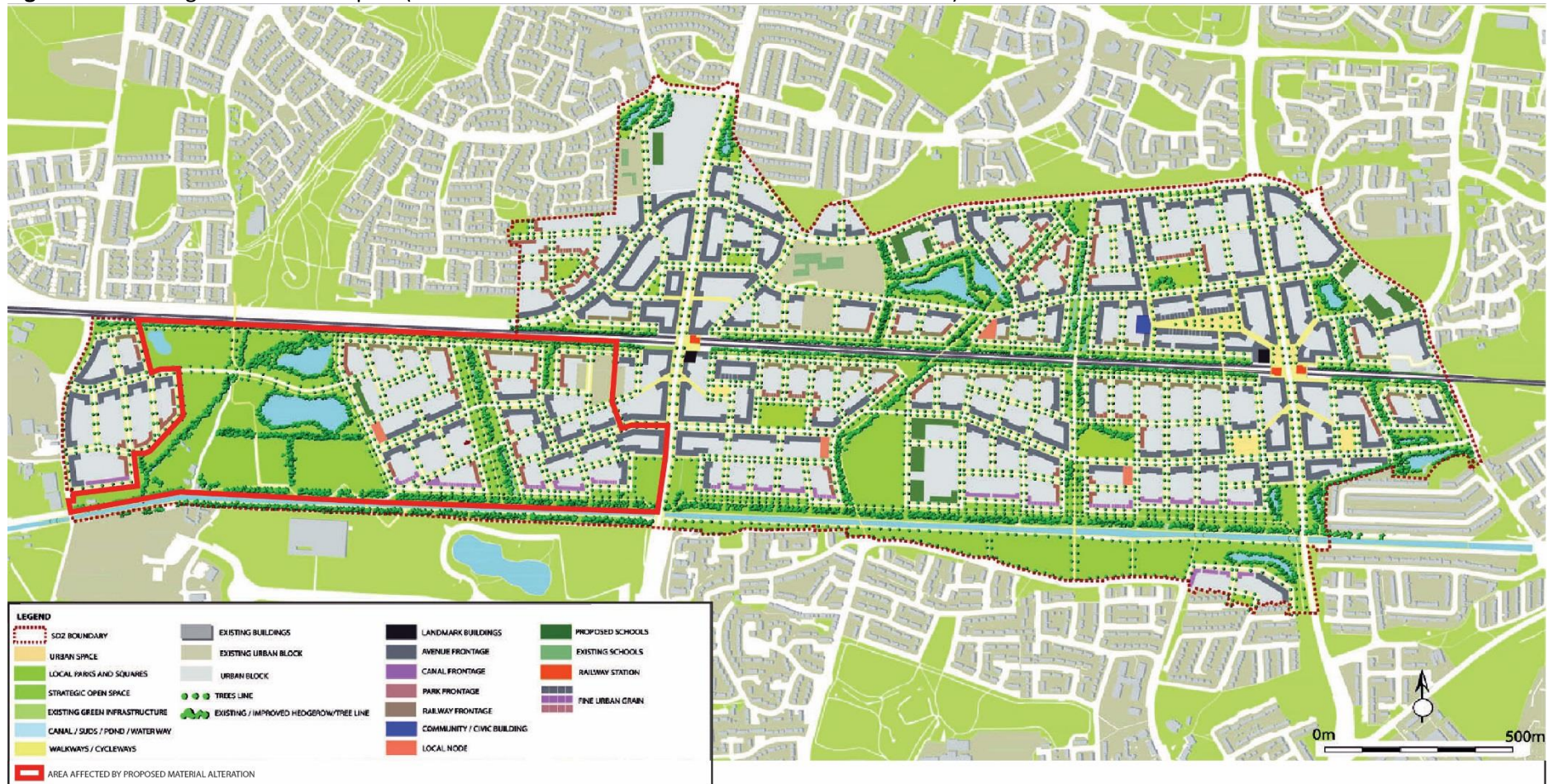
**Griffeen Valley Park Extension** (text and mapping/figure change)

The Griffeen Valley Park shall be extended southwards to the Grand Canal to provide a high quality flagship park. A plan for the Griffeen Valley Park extension shall be designed in accordance with the overall Parks and Landscape Strategy for the SDZ lands and shall be submitted to and agreed in writing with SDCC at planning application stage and may include:

- A mix of active recreational facilities in the core area of the park;
- Formal and informal childrens play areas;
- **At least four playing pitches including one all-weather multi code pitch to facilitate multiple sports (with particular regard to dimensions) including GAA, soccer, and sports with necessary ancillary and parking facilities and that the figure showing Development Area 8 – Kishoge South West be amended to show this; with, if necessary, additional parkland be provided to achieve this.**
- Walkways and cycleways (wide enough to accommodate two people passing) be constructed using suitable surface material;
- Seating and passive recreation areas;
- Edges of the park shall be carefully designed and laid out, forming an interface between the park’s open central character and adjacent development;
- Planting in drifts to enhance biodiversity, definition and functional areas; Habitat improvements to existing ecological resources including the Griffeen River and the Grand Canal; Support the creation of new habitats within the park to address changes to natural heritage elsewhere in the plan lands;
- Retention and enhancement of selected hedgerow; Surface-water attenuation ponds to the north-west, fed by the proposed SUDS system. These areas should form high quality, water based ecological landscapes;
- **A multi-use sports facility constructed in such a way to allow for the enjoyment of a wide variety of sports and recreational pursuits and to include an all- weather and grass playing surfaces, pavilions, multi-use games walls and be located proximate to the extension of Griffeen Valley Park;**
- **Outdoor gym equipment such as that provided in other parts of Griffeen Valley Park;**
- **Dedicated picnic and BBQ areas**
- **Extension of existing allotments**
- Retrofit or replace the existing pedestrian bridge over the railway line to provide ‘green bridge’. The green bridge shall be integrated into the surrounding landscape and shall

provide connections for pedestrians and cyclists, commuting routes for species and the park landscape as a whole. The detailed design of the bridge shall be in accordance with the Landscape Institute UK Green Bridges Technical Guidance Note 09/2015 December 2015.

Figure 3.1 Planning Scheme Masterplan (Material Alteration Ref: Section 2.10 – No. 4 continued)



**Nature of Proposed Material Alteration:**

Griffeen Valley Park Extension: At least four playing pitches including one all-weather multi code pitch to facilitate multiple sports (with particular regard to dimensions) including GAA, soccer, and sports with necessary ancillary and parking facilities and that figure showing Development Area 8 - Kishoge South West be amended to show this; with, if necessary, additional parkland be provided to achieve this.

MATERIAL ALTERATION REF. Section 2.10– No.5		
	Section	Page
Draft Planning Scheme	2.10.3	p.81

***Barony-Na Cluinta/The Meadows Park***

This park shall comprise a new mixed character and function park that would connect the neighbourhoods away from the Canal, to the south of the railway. The hedgerows that form the historic barony boundaries, which gives the park its name, shall be retained to enhance the ecological character and identity of the lands. A pedestrian bridge over the railway shall connect the southern area and northern areas of the park. A plan for ~~the~~ **Na Cluinta/The Meadows Barony** Park shall be designed in accordance with the overall Parks and Landscape Strategy for the Planning Scheme and shall be submitted to and agreed in writing with SDCC at planning application stage and may include:

## 2.11 BIODIVERSITY AND NATURAL HERITAGE

MATERIAL ALTERATION REF. Section 2.11 – No. 1		
	Section	Page
Draft Planning Scheme	2.11.2	p.86

### **Hedgerows**

In addition to the primary ecological corridors, there is in excess of 30 km of hedgerow/treeline habitat within the SDZ lands. **The trees along the boundary of the SDZ lands with the Cappaghmore estate should be protected with walls and buildings set back a sufficient distance from the trees to avoid interference with their root systems.**

The Hedgerow/treeline habitat linking the Grand Canal Corridor and the Rail corridor should be retained where possible, in order to maintain the continued ecological integrity of these habitats including for foraging and commuting bats. Where these hedgerows cannot be retained, a new hedgerow network composed of the same species shall be planted along roadways within the development.

MATERIAL ALTERATION REF. Section 2.11 – No. 2		
	Section	Page
Draft Planning Scheme	2.11.2	p.86

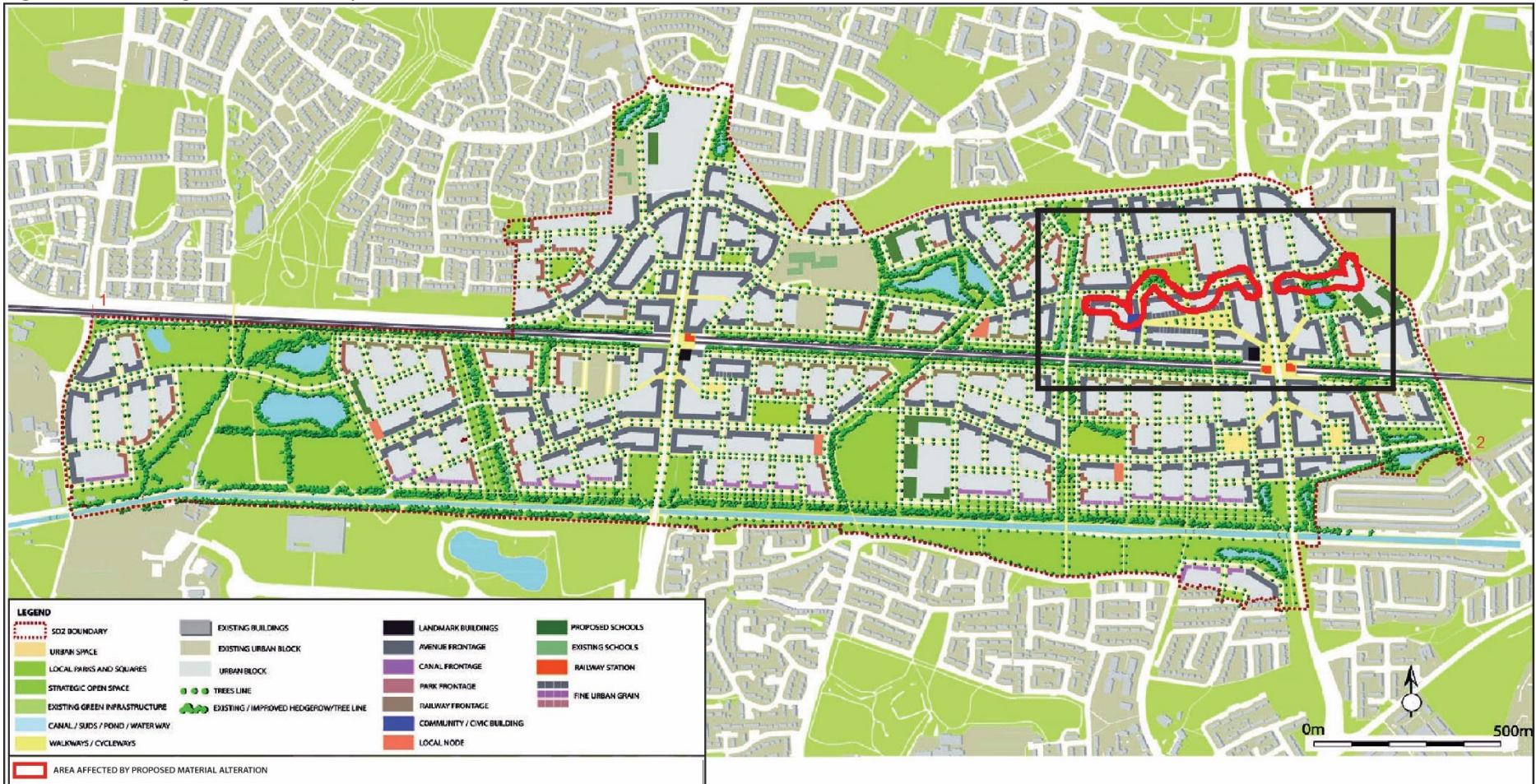
### **Hedgerows** (text and mapping/figure change)

In addition to the primary ecological corridors, there is in excess of 30 km of hedgerow/treeline habitat within the SDZ lands. The Hedgerow/treeline habitat linking the Grand Canal Corridor and the Rail corridor should be retained where possible, in order to maintain the continued ecological integrity of these habitats including for foraging and commuting bats. Where these hedgerows cannot be retained, a new hedgerow network composed of the same species shall be planted along roadways within the development.

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

A Method Statement for the construction, planting regime and species selection of both 'dry' and 'wet' hedgerows shall be provided with all planning applications for developments within 10m of existing hedgerows along the barony boundary, the Grand Canal and the Griffeen and Kilmahuddrick streams.

**Figure 3.1** Planning Scheme Masterplan (Material Alteration Ref: Section 2.11 – No. 2 continued)



**Nature of Proposed Material Alteration:**

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

SECTION

# 3

OF DRAFT  
PLANNING SCHEME

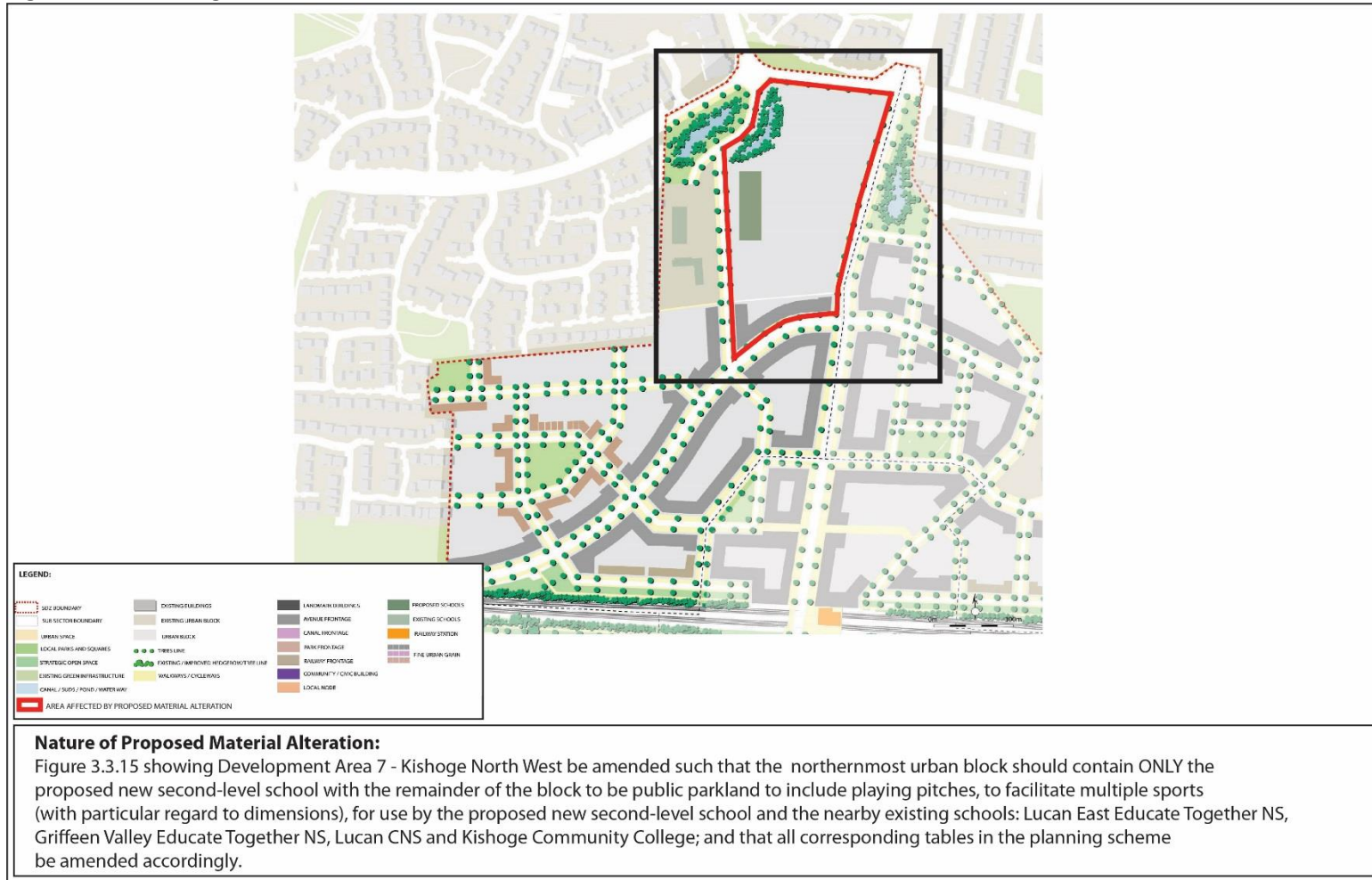
# Material Alterations to: Character Areas & Development Areas



### 3.0 CHARACTER AREAS AND DEVELOPMENT AREAS

MATERIAL ALTERATION REF. Section 3.3 – No. 1		
	Section	Page
Draft Planning Scheme	3.3.3	p.118

**Figure 3.3.15** Kishoge North West





MATERIAL ALTERATION REF. Section 3.3 – No. 2		
	Section	Page
Draft Planning Scheme	3.3.2	p.128

**Table 3.3.12 - Canal Extension**

<b>Area Character type</b>	Medium density residential infill development to the south of the Canal adjacent to existing Grand Canal Park.
<b>Net development area</b>	2.27ha
<b>No of units (Target)</b>	121
<b>Average Net Density (Target)</b>	Sub Sector CE-S1 Average Net Density (Target) 53 * See also Table 2.1.5 for full range of density
<b>Affordable/Social dwellings</b>	To be negotiated in accordance with relevant legislation and SDCC Housing Policy
<b>Building height</b>	Sub Sector CE-S1 <del>3-4</del> 2-4 storey * See also Figure 3.3.2 Building Height Concept
<b>Public open space</b>	2500sqm



SECTION

# 4

OF DRAFT  
PLANNING SCHEME

# Material Alterations to: Phasing



#### 4.0 PHASING

MATERIAL ALTERATION REF. Section 4.0 – No. 1		
	Section	Page
Draft Planning Scheme	4.2	p.133

**Table 4.2 Infrastructure required to be linked to the delivery of residential development and phased in accordance with the construction of residential units...**

<b>19.</b>	<b>Provision of dedicated orbital bus routes along the Outer Ring Road, Fonthill Road and Adamstown Link Road.</b>
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MATERIAL ALTERATION REF. Section 4.0 – No. 2		
	Section	Page
Draft Planning Scheme	4.3	p.134

#### 4.3 Phasing Table

The Phasing Table (Table 4.3) for the Planning Scheme details a schedule and programme to plan and deliver strategic infrastructure and amenities on a phased basis, in tandem with the development of residential units in the Planning Scheme.

The phasing programme is based on the premise that the number of dwelling units that may be constructed and occupied in each phase of development is dependent on a predetermined amount of works to provide infrastructure, services, facilities and amenities having been completed to serve each phase. As such, in the event that the minimum requirements of the Phasing Table are not delivered for a particular phase, a restriction on the construction and occupation of residential units in the next phase will apply.

A phasing band of 2,000 units is incorporated into the Phasing Programme for the Planning Scheme. This phasing band is considered to be the optimal band to achieve a balanced delivery of infrastructure and community services in tandem with proportionate population increase to create critical mass and economic headroom. Furthermore, the bands provide a flexible schedule to aid development sequencing and incorporate lead in time for infrastructure.

**The railway station at Kishoge should be opened and operational by 2020 as committed to by the NTA and no further development take place or planning permissions granted after 2020 until it is operational, open and meeting the needs of the community. This will give improved transport for current residents of the area, for those who work currently in Grangecastle and for those who will work on the construction phase of the SDZ.**

MATERIAL ALTERATION REF. Section 4.0 – No. 3		
	Section	Page
Draft Planning Scheme	4.3	p.134

**Table 4.3 Phasing Table...**

Prior to Commencement	South Dublin County Council shall commence consultation with Kildare County Council and Fingal County Council to identify the preferred route of a major regional link road running from the N7 and N4 in accordance with South Dublin County Council Development Plan 2016 -2022 TMI Objective 4
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MATERIAL ALTERATION REF. Section 4.0 – No. 4		
	Section	Page
Draft Planning Scheme	4.3	p.134

**Table 4.3 Phasing Table...**

Prior to Commencement	South Dublin County Council to agree with the NTA the extension of an existing bus route, the increase in the existing bus route frequency or the introduction of a new bus route as appropriate to ensure that a bus service with peak capacity is provided in tandem with the completion of the residential units in Phase 1A.
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MATERIAL ALTERATION REF. Section 4.0 – No. 5		
	Section	Page
Draft Planning Scheme	4.3	p.134 and 135

**Table 4.3 Phasing Table**

Phase	Residential Units constructed and occupied	Minimum Delivery in Phase
	Prior to Commencement...	
1A	0-1,000	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.
1B	1,001 – 2,000	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.

2	2,001 – 4,000	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.
3	4,001 – 6,000	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.
4	6,001 - end	The provision of a minimum of 12 additional AM peak hours bus services leaving Clonburris for Dublin City Centre and 12 additional PM peak hours arrivals into Clonburris from Dublin City Centre for each 1,000 new units until DART Underground is delivered and operational.

**MATERIAL ALTERATION REF. Section 4.0 – No. 6**

	Section	Page
Draft Planning Scheme	4.3	p.134

**Table 4.3 Phasing Table...**

Phase	Residential Units constructed and occupied	Minimum Delivery in Phase
1A	0-1,000	No house, apartment, duplex or other residential unit or commercial or other building constructed during Phase 1A of the development shall be occupied in advance of agreement in relation to the route of and the servicing of a new dedicated bus route between Clonburris and Dublin City Centre the said service to deliver at minimum the same number of bus journeys at peak times as the existing 25A bus route.

**MATERIAL ALTERATION REF. Section 4.0 – No. 7**

	Section	Page
Draft Planning Scheme	4.3	p.134

**Table 4.3 Phasing Table...**

Phase	Residential Units constructed and occupied	Minimum Delivery in Phase
1A	0-1,000	Provision of a regular daily orbital bus service linking Lucan, Clonburris, Clondalkin, Tallaght and Blanchardstown.

MATERIAL ALTERATION REF. Section 4.0 – No. 8		
	Section	Page
Draft Planning Scheme	4.3	p.134

**Table 4.3 Phasing Table...**

Phase	Residential Units constructed and occupied	Minimum Delivery in Phase
1A	0-1,000	Opening of Kishoge Railway Station with a 5 day a week peak and off peak rail service and a weekend off peak rail service to Grand Canal Dock Station.

MATERIAL ALTERATION REF. Section 4.0 – No. 9		
	Section	Page
Draft Planning Scheme	4.3	p.134

**Table 4.3 Phasing Table...**

Phase	Residential Units constructed and occupied	Minimum Delivery in Phase
1A	0-1,000	The planning of works for the provision of community floor space, the commencement of works at Griffeen Valley Park Extension or Barony Park and the availability of childcare spaces.

MATERIAL ALTERATION REF. Section 4.0 – No. 10		
	Section	Page
Draft Planning Scheme	4.3	p.134

**Table 4.3 Phasing Table...**

Phase	Residential Units constructed and occupied	Minimum Delivery in Phase
1A	0-1,000	Provision of increased boundary walls, timber screening on top of existing walls, or full-height timber screening in place of railings (whichever appropriate) to act as noise pollution screening along the boundaries of Foxborough and Moy Glas estates with Grangecastle Road

MATERIAL ALTERATION REF. Section 4.0 – No. 11		
	Section	Page
Draft Planning Scheme	4.3	p.134

**Table 4.3 Phasing Table...**

Phase	Residential Units constructed and occupied	Minimum Delivery in Phase
1B	1,001 – 2,000	No house, apartment, duplex or other residential unit or commercial or other building constructed during Phase 1B of the development shall be occupied in advance of an increase in the number of peak time bus journeys provided along the existing 25A/B/C/D bus routes.

MATERIAL ALTERATION REF. Section 4.0 – No. 12		
	Section	Page
Draft Planning Scheme	4.3	p.134

**Table 4.3 Phasing Table...**

Phase	Residential Units constructed and occupied	Minimum Delivery in Phase
1B	1,001 – 2,000	South Dublin County Council to agree with the NTA the extension of an existing bus route, the increase in an existing bus route frequency or the introduction of a new bus route as appropriate to ensure that a bus service with peak capacity is provided in tandem with the completion of the residential units in Phase 1B.

MATERIAL ALTERATION REF. Section 4.0 – No. 13		
	Section	Page
Draft Planning Scheme	4.3	p.134 and 135

**Table 4.3 Phasing Table...**

Phase	Residential Units constructed and occupied	Minimum Delivery in Phase
2	2,001 – 4,000	Provision of additional commuter train service capacity to cater for increasing demand.
3	4,001 – 6,000	Provision of additional commuter train service capacity to cater for increasing demand.
4	6,001 - end	Provision of additional commuter train service capacity to cater for increasing demand.



MATERIAL ALTERATION REF. Section 4.0 – No. 14		
	Section	Page
Draft Planning Scheme	4.3	p.135

**Table 4.3 Phasing Table...**

Phase	Residential Units constructed and occupied	Minimum Delivery in Phase
3	4,001 – 6,000	<b>No house, apartment, duplex or other residential unit or commercial or other building constructed during Phase 3 of the development shall be occupied in advance of the construction of and commencement of services on the Lucan Luas line as envisaged in the NTA Greater Dublin Area Transport Strategy 2016 – 2035.</b>

MATERIAL ALTERATION REF. Section 4.0 – No. 15		
	Section	Page
Draft Planning Scheme	4.5	p.139

**Table 4.6 Local Level Requirements Table**

Infrastructure	Development Area Restricted	Phase
<b>Kishoge Railway Station</b>  Required Actions: <ul style="list-style-type: none"> <li>• Agree timeframe for opening in Phase <b>1A</b>.</li> <li>• Railway Station opening in Phase <b>1B 2</b>.</li> </ul>	This phasing requirement is only applicable to development within the Kishoge catchment, namely Kishoge Urban Centre, Kishoge South East, Kishoge South West, Kishoge North West & Kishoge North East Development Areas.	<b>1A &amp; 1B</b> <b>2</b>

MATERIAL ALTERATION REF. Section 4.0 – No. 16		
	Section	Page
Draft Planning Scheme	4.5	p.139

**Table 4.6 Local Level Requirements Table...**

Infrastructure	Development Area Restricted	Phase
<b>Existing Power Lines</b>  Required Action: Undergrounding of the 220 kv from Grange Castle Road eastwards.	This phasing requirement is only applicable to the section of Kishoge North East Development Area within the existing wayleave.  <b>This will be considered on an incremental, site by site basis, as appropriate to accommodate development and shall be agreed with South Dublin County</b>	4

	Council, Eirgrid and other relevant stakeholders, as required.	
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MATERIAL ALTERATION REF. Section 4.0 – No. 17		
	Section	Page
Draft Planning Scheme	4.5	p.139

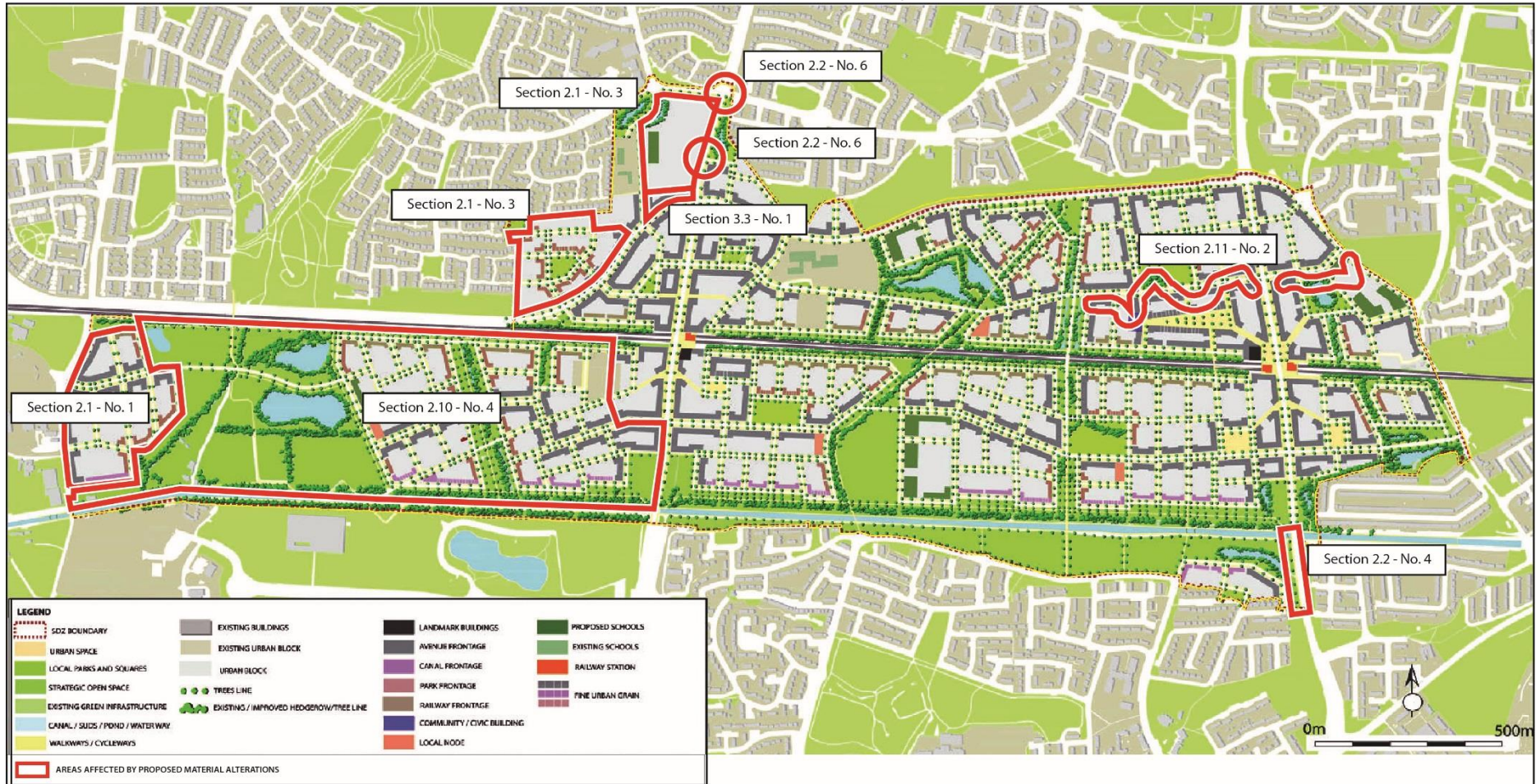
**Table 4.6 Local Level Requirements Table...**

Infrastructure	Development Area Restricted	Phase
<p><b>Griffeen Avenue Upgrade</b></p> <p><b>Upgrade of existing link street at Griffeen Avenue and junctions as required.</b></p>	<p><b>This phasing requirement is only applicable to Kishoge North West Development Area.</b></p>	<p><b>3</b></p>

# Summary of Areas Affected by Proposed Map/Figure Changes



**SUMMARY OF AREAS AFFECTED BY PROPOSED MATERIAL ALTERATIONS INVOLVING MAP/FIGURE CHANGES**



Note: This image is for information purposes only and presents a summary of areas affected by the Proposed Material Alterations that involve mapping/figure changes. For further details on the Proposed Material Alterations identified, this image should be referenced in conjunction with the preceding subsections of this Proposed Material Alterations document. Please note that this image does not in itself represent a Proposed Material Alteration.

## **PART 3: ENVIRONMENTAL ASSESSMENT DETERMINATIONS**

## COMHAIRLE CHONTAE ATHA CLIATH THEAS

## SOUTH DUBLIN COUNTY COUNCIL

## Record of Executive Business and Chief Executive's Orders

**Clonburris-Balgaddy Strategic Development Zone (SDZ)  
Strategic Environmental Assessment (SEA) Screening Determination under:  
Planning and Development Act 2000 (as amended)  
Planning and Development Regulations 2001-2017**

**For: Proposed Material Alterations to the Clonburris - Balgaddy SDZ Draft Planning Scheme**

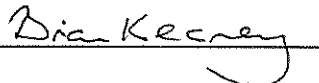
Pursuant to the requirements of the above, South Dublin County Council has made an SEA Screening Determination in relation to the Proposed Material Alterations to the Clonburris - Balgaddy SDZ Draft Planning Scheme (the Draft Scheme).

Section 169 (4) (ba) of the Planning and Development Act 2000 (as amended), requires, inter alia, a determination to be made as to whether the Proposed Material Alterations to the Draft Scheme warrant the undertaking of SEA. Such a determination takes into account relevant criteria set out in Schedule 2A "Criteria for determining whether a plan is likely to have significant effects on the environment" of the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 (as amended).

Taking into account the measures that have already been integrated into the Draft Scheme which contribute towards environmental protection, environmental management and sustainable development, it is identified that all potential adverse effects arising from proposed changes are either:

- a) present already and will be further contributed towards or will be mitigated so as not to be significant (residual adverse); or
- b) potentially adverse and would be mitigated by the measures integrated into the Planning Scheme or the South Dublin County Development Plan 2016-2022 so as not to be significant.


The proposed Material Alterations do not change the selected scenario for the Draft Scheme that emerged from the preparation of the Draft Scheme and SEA process. Therefore, it is determined that SEA is not required for the Proposed Material Alterations. An SEA Screening Assessment report on the Proposed Material Alterations has been prepared which accompanies and has informed this determination. The determination has also been informed by the SEA Environmental Report and the Draft Planning Scheme.

  
Senior Planner

Order: It is hereby determined that the Proposed Material Alterations are not likely to have significant effects on the environment, and a Strategic Environmental Assessment is not therefore required in respect of the Proposed Material Alterations to the Draft Planning Scheme for the Clonburris-Balgaddy Strategic Development Zone.

16/3/18

Date

  
A/Director of Land Use,  
Planning and Transportation

## COMHAIRLE CHONTAE ATHA CLIATH THEAS

### SOUTH DUBLIN COUNTY COUNCIL

#### Record of Executive Business and Chief Executive Orders

**Clonburris-Balgaddy Strategic Development Zone (SDZ)  
Appropriate Assessment (AA) Screening Determination under:  
Planning and Development Act 2000 (as amended)  
Planning and Development Regulations 2001-2017**

**For: Proposed Material Alterations to the Clonburris - Balgaddy SDZ Draft Planning Scheme**

Pursuant to the requirements of the above, South Dublin County Council has made an AA Screening Determination, in accordance with Article 6(3) of the Habitats Directive in relation to the Proposed Material Alterations to the Clonburris - Balgaddy SDZ Draft Planning Scheme (the Draft Scheme).

Section 169 (4) (ba) of the Planning and Development Act 2000, requires, inter alia, a determination to be made as to whether the Proposed Material Alterations to the Draft Scheme warrant the undertaking of AA. Such a determination pursuant to Article 6(3) of the Habitats Directive assess whether or not a plan or project would adversely affect the integrity of a European site.

In carrying out this Appropriate Assessment Screening, the South Dublin County Council is taking into account the relevant matters specified under Part XAB of the Planning and Development Act 2000 (as amended), including:

- The Draft Scheme and associated AA Screening and Strategic Environmental Assessment (SEA) reports;
- The SEA Screening Determination on the Proposed Material Alterations to the Draft Scheme; and
- The AA Screening Statement for the Proposed Material Alterations to the Draft Scheme.

Following an examination, analysis and evaluation of the objective information provided in the "*Clonburris SDZ AA Screening of Material Amendments to the Draft Planning Scheme*" report prepared by Scott Cawley Ltd, South Dublin County Council, as the Competent Authority determines that the Proposed Material Alterations to the Draft Scheme, individually and in combination with other plans and projects, does not require a Stage 2 AA, as it has been concluded that it is possible to rule out likely significant effects on all European sites.

The principal reasons supporting this determination include:

- The incorporation of attenuation ponds in the drainage design for the overall scheme to reduce the risk of flood events and the proposed requirement for the inclusion of SUDs features for all proposed development within the amended SDZ scheme area, will limit the discharge of waters from the site. This will serve to prevent flood events and reduce the risk of contamination of local watercourses and drainage networks;
- The known potential for waters in Dublin Bay to rapidly mix and assimilate pollutants (Wilson & Jackson, 2011);
- Irish Water's intention to upgrade the wastewater treatment infrastructure at Ringsend to facilitate the continued growth of the region.<sup>1</sup> The provision of sufficient capacity should be


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<sup>1</sup> It is intended that an application for planning permission will be made to An Bord Pleanála in early 2018.

available at Ringsend Waste Water Treatment Plant to process any additional waste generated by new development in the Clonburris - Balgaddy SDZ area;

- In the absence of any upgrade to upgrade the wastewater treatment infrastructure at Ringsend, there was no proven link between Waste Water Treatment Plant discharges and nutrient enrichment of sediments in Dublin Bay based on analyses of dissolved and particulate nitrogen signatures (Wilson and Jackson, 2011). Furthermore enriched water entering Dublin Bay has been shown to rapidly mix and become diluted such that the plume is often indistinguishable from the rest of bay water (O'Higgins and Wilson, 2005) (Dowly & Bedri 2007).
- Whilst occasional use of the lands by lapwing has been recorded, due to the general absence of optimum habitat for QI species, the existing high levels of disturbance in surrounding lands and the low levels of usage for such bird species within the subject lands, the impact of the loss of areas for these birds is not deemed to be significant.

Therefore a Stage 2: Appropriate Assessment will not be required to inform the Proposed Material Alterations of the Draft Scheme either alone or in combination with other plans & projects, with respect to any Natura 2000 site and its conservation objectives.

  
Senior Planner

ORDER: That South Dublin County Council, as the Competent Authority having considered the report on the AA Screening of the Proposed Material Alterations to the Draft Planning Scheme, prepared by Scott Cawley Ltd, makes a determination that a Stage 2 Appropriate Assessment will not be required to inform the Proposed Material Alterations to the Draft Planning Scheme for the Clonburris-Balgaddy Strategic Development Zone either alone or in combination with other plans or projects, with respect to any Natura 2000 site and its conservation objectives.

16/3/18

Date



A/Director of Land Use,  
Planning and Transportation