

Proposed Amendment No. 1

December 2016

Strategic Environmental Assessment

Screening Determination Report



Ballycullen-Oldcourt

Local Area Plan

2014



Final Determination For the Proposed Amendment No.1 to the Ballycullen Oldcourt Local Area Plan 2014

November 2016

1.0 INTRODUCTION

South Dublin County Council is responsible for preparing the Proposed Amendment to the Ballycullen Oldcourt Local Area Plan (2014) under Section 20 of the Planning and Development Act 2000 (as amended).

This report constitutes the SEA Screening Determination Report of the Proposed Amendment to the Ballycullen Oldcourt Local Area Plan and follows on from the preparation of a SEA Screening Statement (August 2016) which was prepared in order to assist the Environmental Authorities, in the preparation of submissions/observations, on whether or not the Proposed Amendment would be likely to have significant effects on the environment.

2.0 STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING

2.1 Initial determination and recommendation under Article 14A of the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI No. 201 of 2011)

The SEA Screening Statement associated with the Proposed Amendment (see **Appendix A**), concluded that significant environmental implications were not likely to arise as a result of the implementation of the Proposed Amendment and that a SEA was not required.

2.2 Consultation with the Environmental Authorities

Consultation with the Environmental Authorities As required by Article 14A(4) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011, the 'SEA Screening Report' was forwarded to the Environmental Authorities (Environmental Protection Agency (EPA), Department of Communications, Climate Action and Environment (DCCAE); Department of Housing, Planning, Community and Local Government (DHPCLG); Department of Agriculture, Food and Marine (DAFM); Department of Communications, Energy and Natural Resources (DCENR); Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRG))and submissions and observations were invited.

2.3 Submissions / observations received from the Environmental Authorities

The Environmental Protection Agency (EPA)

The content of the EPA's submission is summarised as follows:

- The Planning Authorities position with regard to the need for a SEA of the proposed amendment is noted.
- Future amendments to the Plan should take account of the SEA Regulations Schedule 2A Criteria
- Adequate and appropriate infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the particular amendment.
- Under the SEA Regulations, notice should also be given to the other Environmental Authorities and any adjoining planning authorities.
- Copy of the determination should be made available for public inspection and notification sent to any Environmental Authority already consulted.

No submission or observations were received from the other Environmental Authorities consulted.

2.4 Consideration of whether or not the Proposed Amendment to the Ballycullen Oldcourt Local Area Plan would be likely to have significant effects on the environment.

The submissions / observations received do not suggest that an SEA is warranted in this instance. Observations were made by the EPA, so as to ensure that the proposed amendment supports sustainable development. The importance of linking development with infrastructure and amenities is recognised and the proposed amendment has been formulated accordingly.

3.0 FINAL DETERMINATION SUBSEQUENT TO CONSULTATION WITH THE ENVIRONMENTAL AUTHORITIES

Having had regard to the requirements of SI No. 436/2004 Strategic Environmental Assessment Regulations 2004 (as amended by SI No. 201/2011), and having consulted with the Environmental Authorities, it is the final determination of the Planning Authority that a Strategic Environmental Assessment is not required in respect to the Proposed Amendment to the Ballycullen Oldcourt Local Area Plan.

This determination is made taking into consideration the following:

The policies and objectives as set out in the Ballycullen-Oldcourt Local Area Plan (which were subject to a full SEA and AA Screening in 2014) are in accordance with the principles of sustainable development and a commitment to the enhancement and protection of the natural and manmade environment. The proposed amendment relates only to the reconfiguration of phasing requirement for the provision of schools and as such, does not alter the overall vision and ethos

SEA Screening Assessment

Proposed Amendment No. 1 to Ballycullen-Oldcourt Local Area Plan 2014
on which the Plan is based and which has been considered fully in the SEA and AA
screening.

**Appendix A
SEA Screening Statement
August 2016**

*Planning and Development Act 2000(as amended)
Planning and Development (Strategic Environmental Assessment)
Regulations 2004-2011*

**Determination of the need for Environmental Assessment of the
Proposed Amendment No. 1 to the Ballycullen-Oldcourt Local
Area Plan (2014)**

*Land Use Planning and Transportation Department
South Dublin County Council*

August 2016

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1.0 Introduction

South Dublin County Council intends to initiate the procedures for making an amendment to the Ballycullen-Oldcourt Local Area Plan (2014) under Section 20 of the Planning and Development Act 2000 (as amended).

A Strategic Environmental Assessment (SEA) of the Plan Amendment is not mandatory. As the Council did not determine that the Proposed Amendment would be likely to have significant environmental effects, the Proposed Amendment has to be screened for the need to undertake SEA.

Screening is the process for deciding whether a particular plan (or amendment to a plan), other than those for which SEA is mandatory, would require the undertaking of SEA. The purpose of this report is to evaluate the requirement for SEA to be undertaken on the Proposed Amendment to the Ballycullen-Oldcourt Local Area Plan (2014) to ensure that there are no unexpected or significant environmental effects.

The Ballycullen-Oldcourt Local Area Plan (2014) has already been subject to full SEA and Screening for Appropriate Assessment (AA). These processes, throughout which the environmental authorities were consulted, facilitated the mitigation of potential environmental effects and the AA concluded that the Local Area Plan will not affect the integrity of the Natura 2000 network.

1.1 Strategic Environmental Assessment (SEA) Legislative Requirements

Strategic environmental assessment is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the programme is formally adopted.

Directive 2001/42/EC which provides for the assessment of the effects of certain plans and programmes on the environment (“SEA Directive”) came into force in Ireland on 21st July 2004. The main objective of the SEA is to provide for a high level of protection for the environment and to contribute to the integration of environmental considerations into the preparation, adoption and modification of plans and programmes with a view to promoting sustainable development. The Directive was introduced into Irish Law in 2004, through the European Communities (Environmental Assessment of Certain Plans & Programmes) Regulations 2004, S.I. No. 435 of 2004, (as amended by S.I 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004, S.I. No. 436 of 2004, (as amended by SI No. 201/2011).

Under Article 14A of the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI No. 201

of 2011), South County Council is required to determine whether the Proposed Amendment needs to be subject to SEA.

Screening is the process for determining whether a particular plan (or amendment to a plan), other than those for which SEA is mandatory, would warrant the undertaking of SEA. Such a determination is required to take account of relevant criteria set out in Schedule 2A '*Criteria for determining whether a plan is likely to have significant effects on the environment*' of the SEA Regulations, as amended, and submissions or observations from relevant environmental authorities.

The purpose of this report is to screen the proposed amendment to the Ballycullen-Oldcourt Local Area Plan to ensure that there are no unexpected or significant environmental effects as a result of the proposed amendment.

1.2 Background and Proposed Amendment

In accordance with the Government's Construction 2020 Strategy and Planning Policy Statement (2015), Local Authorities are now tasked with adopting an enhanced role in the area of active land management, requiring Planning Authorities to dynamically lead the implementation of lands and the development process in their areas. In fulfilling this role, South Dublin County Council (as Planning Authority) has undertaken a comprehensive assessment of progress on the implementation of the Ballycullen - Oldcourt Local Area Plan (2014), which was adopted by the Elected Representatives of South Dublin County Council on the 6th May 2014. This assessment, which has involved an analysis of extant planning permissions and construction activity within the Local Area Plan boundary, as well as engagement with key stakeholders and landowners, has highlighted the emergence of an issue with regard to the Local Area Plan's phasing requirements. Importantly, this issue, as outlined in detail below, represents a significant obstacle to the delivery of the Local Area Plan and the realisation of its objectives.

The Ballycullen - Oldcourt Local Area Plan's phasing strategy sets out thresholds for housing in each development phase and identifies the key outcomes required prior to the initiation of the next development phase. The threshold for housing provision has been reached under Phase 1 of the western side of the plan lands.

Notwithstanding the significant demand for housing in the area, the requirement under Phase 2 of the western side of the plan lands for the completion and operation of the first of two proposed primary schools in the Local Area Plan lands has restricted the delivery of housing in the area.

Having engaged with the Department of Education, the Planning Authority has been advised that the necessity for a school in the Local Area Plan lands is considered premature and is dependent on the provision of an increased level of housing supply in the area. Having regard to the phasing requirements under the adopted Local Area Plan, the additional houses to support the provision of the primary school cannot be provided, hence, a significant impasse has emerged, which requires a more holistic view of the provision of schools in the Ballycullen - Oldcourt area to be adopted.

In order for this key element of community infrastructure to be provided, it necessitates an amendment to the Ballycullen-Oldcourt Local Area Plan. The proposed amendment will compromise of:

- Relocation of the requirement for the first primary school from Phase 2 to Phase 3
- Provide for an additional phase (Phase 4) which aligns the provision of a second primary school with a quantum of housing units

The full text of the Proposed Amendment is provided in Appendix 1 attached.

Section 2.0 SEA Screening

2.1 Introduction

The section examines whether the Proposed Amendment would warrant the undertaking of Strategic Environmental Assessment.

This examination takes account of relevant criteria set out in Schedule 2A '*Criteria for determining whether a plan is likely to have significant effects on the environment*' of the SEA Regulations, as amended, (see Section 1.0)

2.2 Appropriate Assessment

Appropriate Assessment (AA) screening has been undertaken for the Proposed Amendment. AA is an impact assessment process concerning Natura 2000, or European, sites - these sites have been designated or proposed for designation by virtue of their ecological importance.

The Habitats Directive requires, *inter alia*, that amendments to plans undergo an AA process to establish the likely or potential effects arising from implementation of the Amendment. If the effects are deemed to be significant, potentially significant or uncertain then the Amendment must undergo Stage 2 AA.

The AA screening process finds that Stage 2 AA is not necessary for the Proposed Amendment.

2.3 Schedule 2A of the SEA Regulations

Part 1

1.0 THE CHARACTERISTICS OF THE PLAN HAVING REGARD IN PARTICULAR TO:

1.1 The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources;

The Ballycullen Oldcourt Local Area Plan 2014 sets out the spatial and policy framework for development within a designated area of the County. This Local Area Plan was prepared in line with the policies and objectives of the South Dublin County Development Plan 2010-2016 and remains consistent with the objectives of the recently adopted County Development Plan 2016-2022. The Ballycullen Oldcourt Local Area Plan 2014 was subject to a full SEA and Screening for AA. The Local Area Plan already sets out the framework for development in this area. There are no additional adverse effects arising from the proposed amendment (which relates to changes to phasing requirements), either significant, potential or uncertain, that were not envisaged and mitigated by the SEA for the Plan. That SEA process successfully facilitated the integration of mitigation into the Draft Plan in order to contribute towards the protection of the environment.

1.2 The degree to which the plan influences other plans, including those in a hierarchy.

The South Dublin County Development Plan 2016-2022 is the principal decision-making instrument for the development of the County. The Ballycullen Oldcourt Local Area Plan (2014), as a lower level plan, is required to be consistent with the County Development Plan, including any amendments to it.

The proposed amendment relates to the relocation of the requirement for a primary school to a later phase in the development of the plan lands, as the provision of the primary school is considered premature pending the development of a quantum of housing units. The proposed amendment remains consistent with the policies and objectives of the Local Area Plan and will not impact negatively on the hierarchical arrangement of the Local Area Plan and the County Development Plan.

There are no additional adverse effects arising from the proposed amendment (either significant, potential or uncertain) that were not envisaged and mitigated by the SEA of the Plan. That SEA process successfully facilitated the integration of mitigation into the Draft Plan in order to contribute towards the protection of the environment.

Taking into account the above, arising from the degree to which the Plan and associated Proposed Amendment influence other plans, the Proposed Amendment would not be likely to result in significant environmental effects.

1.3 The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development.

The Ballycullen Oldcourt Local Area Plan, to which the proposed amendment relates, has undergone SEA. This process integrated environmental considerations into the Plan and found that the Plan contributes to environmental protection and management and sustainable development.

Taking the above into consideration and taking into account the relevance of the Proposed Amendment for the integration of environmental considerations in particular with a view to promoting sustainable development, the proposed amendment would not be likely to result in significant environmental effects.

1.4 Environmental problems relevant to the plan.

Environmental problems arise where there is a conflict between current environmental conditions and legislative targets. Through its provisions relating to environmental protection and management, the existing Plan contributes towards ensuring that environmental conditions do not get worse and, where possible, it contributes towards its amelioration.

Taking the above and the examination of the Proposed Amendment into account, arising from environmental problems relevant to the Plan and Proposed Amendment, the Proposed Amendment would not be likely to result in significant environmental effects.

1.5 The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection).

The Plan relates to the land use sector and has undergone SEA. This process integrated considerations with regard to EU and national legislation on the environment into the Plan, including those relating to the waste management and the Water Framework Directive.

The proposed amendment to the Local Area Plan does not have the direct purpose of implementing EU legislation.

Part 2

2.0 CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED, HAVING REGARD, IN PARTICULAR, TO:

2.1 The probability, duration, frequency and reversibility of the effects.

The Ballycullen Oldcourt Local Area Plan, to which the proposed amendment relates, has undergone SEA. This process integrated environmental considerations into the Plan and found that the Plan contributes to environmental protection and management and sustainable development.

The proposed amendment relates to the relocation of the requirement for a primary school to a later phase in the development of the plan lands, as the provision of the primary school is considered premature pending the development of a quantum of housing units. The proposed amendment remains consistent with the policies and objectives of the Local Area Plan and the County Development Plan.

There are no additional adverse effects arising from the proposed amendment (either significant, potential or uncertain) that were not envisaged and mitigated by the SEA of the Plan. That SEA process successfully facilitated the integration of mitigation into the Draft Plan in order to contribute towards the protection of the environment.

It is considered that there would be no likely significant environmental effects from the proposed amendment.

2.2 The cumulative nature of the effects.

It is considered that there will be no significant cumulative effects on the environment generated by the proposed amendment to the Local Area Plan.

2.3 The transboundary nature of the effects.

There are no negative transboundary environmental effects predicted from the proposed amendment to the Local Area Plan.

2.4 The risks to human health or the environment (e.g. due to accidents).

There are no expected risks to human health and the environment arising from the proposed amendment to the Local Area Plan.

2.5 The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected).

The proposed amendment relates only to the re-arrangement of phasing requirements with regards to the provision of the primary schools to serve the Plan lands. Having regard to the current population in the plan lands and surrounding areas, it is considered premature to provide the primary school at this early stage in development.

The geographical area (125 hectares of zoned land) and the projected population (approximately 4,600 persons) of the plan lands remains unchanged as a result of the proposed amendment and there are no additional adverse effects arising from the proposed amendment (either significant, potential or uncertain) that were not envisaged and mitigated by the SEA of the Plan. That SEA process successfully facilitated the integration of mitigation into the Plan in order to contribute towards the protection of the environment.

2.6 The value, and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage;

No likely significant effects on either special natural characteristics or cultural heritage are anticipated.

(b) exceeded environmental quality standards or limit values;

None identified

(c) intensive land use

None identified.

2.7 The effects on areas or landscapes which have a recognised national, European Union or international protection status.

The proposed amendment to the Local Area Plan will not have an effect on the areas or landscapes of national, EU or international protection status.

3.0 Statutory Consultation

An important and significant element to the SEA screening process is consultation with the Environmental Authorities. The specified environmental authorities which can be consulted in relation to the Proposed Amendment to the Local Area Plan are;

- Environmental Protection Agency (EPA);
- Department of Communications, Climate Action and Environment (DCCAE);
- Department of Housing, Planning, Community and Local Government (DHPCLG);
- Department of Agriculture, Food and Marine (DAFM);
- Department of Communications, Energy and Natural Resources (DCENR);
- Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRG)

As the Proposed Amendment will have no significant effects in relation to fisheries or the marine environment or the archaeological/architectural heritage, the necessary authorities to be consulted are the EPA, DCCAE and DHPCLG as detailed in Article 14A(4) of the Regulations.

4.0. Determination in Terms of Article 14A of the Planning and Development Regulations 2001 (as amended)

The purpose of this report is to screen the proposed amendment of the Ballycullen-Oldcourt Local Area Plan to ensure that there are no unexpected or significant environmental effects as a result of the proposed amendment.

The policies and objectives as set out in the Ballycullen-Oldcourt Local Area Plan (which were subject to a full SEA and AA Screening in 2014) are in accordance with the principles of sustainable development and a commitment to the enhancement and protection of the natural and manmade environment. The proposed amendment relates only to the reconfiguration of phasing requirement for the provision of schools and as such, does not alter the overall vision and ethos on which the Plan is based and which has been considered fully in the SEA and AA screening.

On the basis of the above assessment and consideration of the criteria outlined in the SEA Regulations, it is considered that the proposed amendment to the Ballycullen-Oldcourt Local Area Plan (2014) is not likely to give rise to significant environmental effects both within and beyond the LAP area and therefore does not require an SEA.

A final determination however will not be made until the specified environmental authorities have been consulted.

***Appendix 1
Proposed Amendment No. 1 to the Ballycullen-Oldcourt Local
Area Plan 2014***

Proposed Amendment No. 1 to the Ballycullen Oldcourt Local Area Plan 2014

This document presents details of the proposed amendment to the Ballycullen – Oldcourt Local Area Plan (2014). The proposed amendment is identified as a series of changes to the phasing requirements of the plan and relate principally to Section 6.3.2 of the Plan.

Where appropriate, extracts of text before and after the proposed amendment are included in order to present the amendment within their context. It is only the proposed changes that submissions or observations can be made upon and not the contextual information.

The proposed changes to text and maps / figures are structured to follow the sequence of the adopted Local Area Plan. This document should therefore be read in conjunction with the relevant sections of the Ballycullen – Oldcourt Local Area Plan as adopted in 2014.

Each amendment is designated with a unique reference number and is accompanied by the relevant section / figure and page number of the Local Area Plan to which the proposed amendment relates.

The nature and extent of the proposed Amendment are identified as follows:

- Proposed alterations involving additional text are shown in **green**.
- Proposed alterations involving deletion of text are shown in **red strikethrough**.

Amendment Ref No. PA01	
Section Ref.	Page Ref.
6.3.1 Eastern Side of Plan Lands	38

6.3.1 Eastern Side of Plan Lands

PHASE ONE*	
Key Development	260 dwellings (if all permitted developments are modified in accordance with this Local Area Plan) ^a
Key Outcomes Required before Next Phase	<ul style="list-style-type: none"> • Knocklyon Park Extension to include link to existing parkland/playing pitches to the north-east, upgrade of roundabout junction to four arm junction and 1 x NEAP (see Appendix 2 of LAP) • Commencement of construction of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands^b • Site made available for construction of a Primary School on the eastern or western side of the Plan Lands • Commencement of construction of Stocking Wood Neighbourhood and Community Centre to include at least 190 sq.m of community floorspace, at least 270 sq.m of childcare floorspace, convenience shopping (not exceeding 1,500 sq.m gross) and a bus lay-by^c
Rationale	<p>A substantial number of dwellings have been constructed on the eastern side of the Plan Lands with little or no public open space, local convenience shopping, bus stop facilities, community facilities, childcare facilities or play facilities. To provide primarily for the needs of existing residents, these amenities must be provided prior to or in tandem with the construction of any further housing in the area.</p> <p>A primary school is also required to meet the existing population needs of the Plan Lands and its surrounding suburban hinterland.</p>

** Phase One on the eastern side of the Plan Lands includes development sites that are subject to existing permissions but is not exclusive to such lands.

Amendment Ref No. PA02	
Section Ref.	Page Ref.
6.3.1 Eastern Side of Plan Lands	38

PHASE TWO	
Key Development	150 dwellings
Key Outcomes Required before Next Phase	<ul style="list-style-type: none"> Completion of Neighbourhood and Community Centre to include at least 190 sq.m of community floorspace in addition to the minimum quantum set out under Phase One (at least 460 sq.m community floorspace total) and upgrade of roundabout junction to four arm junction with crossing facilities^c Completion and operation of a primary school on either of the two designated primary school sites within the Plan Lands^b Site made available for construction of a Primary School on the eastern or western side of the Plan Lands Commencement of landscaping of Green Buffer with tracks and trails along southern boundary with mountains
Rationale	Further community and neighbourhood facilities will be required to meet the needs of further residents on the eastern side of the Plan Lands as they continue to develop. A school will also need to be in place.

Amendment Ref No. PA03	
Section Ref.	Page Ref.
6.3.1 Eastern Side of Plan Lands	38

PHASE THREE	
Key Development	Completion of balance of permissible residential development on eastern side of Plan Lands- approx. 210 dwellings ^d 150 dwellings ^d
Key Outcome Required Before Completion of Phase	<ul style="list-style-type: none"> Site made available for construction of a second primary school on the remaining designated primary school on the eastern or western side of the Plan Lands^b Completion of landscaping of Green Buffer with tracks and trails along southern boundary with mountains Commencement of planning process for the provision of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands.

Rationale	<p>Two primary schools and parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland. Green buffers must be in place before the lands are fully developed particular the partially developed eastern side of the Plan Lands.</p> <p>Parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland. A Primary School is also required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p>
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Amendment Ref No. PA04	
Section Ref.	Page Ref.
6.3.1 Eastern Side of Plan Lands	38

PHASE FOUR	
Key Development	Completion of balance of permissible residential development on eastern side of Plan Lands - approx. 60 dwellings ^d
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> • Commencement of construction of the designated Primary Schools on the eastern and western side of the Plan Lands
Rationale	Two primary schools will be required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.

Amendment Ref No. PA05	
Section Ref.	Page Ref.
6.3.2 Western Side of Plan Lands	39

6.3.2 Western Side of Plan Lands

PHASE ONE	
Key Development	Option A (relocation of 220 kV lines) – 200 dwellings Option B (retention of existing 220 kV lines) – 150 dwellings
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> • Commencement of works on Gunny Hill playing pitches including access • 1 x NEAP on western side of Plan Lands (see Appendix 2 of LAP) • Commencement of construction of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands^b • Site made available for construction of a Primary School on

	the eastern or western side of the Plan Lands
Rationale	Public open space and children's play facilities will be required to serve new housing development on the western side of the Plan Lands. A primary school is also required to meet the existing population needs of the Plan Lands and its surrounding suburban hinterland.

Amendment Ref No. PA06	
Section Ref.	Page Ref.
6.3.2 Western Side of Plan Lands	39

PHASE TWO	
Key Development	Option A (relocation of 220 kV lines) – 300 dwellings Option B (retention of existing 220 kV lines) – 220 dwellings
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> • Completion of Gunny Hill playing pitches including access • Completion and operation of a primary school on either of the two designated primary school sites within the Plan Lands^b • Site made available for construction of a Primary School on the eastern or western side of the Plan Lands • Commencement of landscaping of Oldcourt Park with access and 1 additional NEAP for western side of Plan Lands • The provision of a minimum of 300 sq.m. of community floorspace
Rationale	Public open space and children's play facilities will be required to serve new housing development on the western side of the Plan Lands.

Amendment Ref No. PA07	
Section Ref.	Page Ref.
6.3.2 Western Side of Plan Lands	39

PHASE THREE	
Key Development	Completion of balance of permissible residential development on western side of Plan Lands: Option A (relocation of 220 kV lines) – approx. 460 dwellings 350 dwellings Option B (retention of existing 220 kV lines) – approx. 460 dwellings 350 dwellings
Key Outcomes Required Before Next Phase	Site made available for construction of a second primary school on the remaining designated primary school on the eastern and western side of the Plan Lands

	<ul style="list-style-type: none"> • Completion of Oldcourt Park • Commencement of planning process for the provision of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands.
Rationale	<p>Two primary schools and parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland.</p> <p>Parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland. A Primary School is also required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p>

Amendment Ref No. PA08	
Section Ref.	Page Ref.
6.3.2 Western Side of Plan Lands	39

PHASE FOUR	
Key Development	Completion of balance of permissible residential development on western side of Plan Lands: ^d Option A (relocation of 220 kV lines) – approx. 110 dwellings Option B (retention of existing 220 kV lines) – approx. 110 dwellings
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> • Commencement of construction of the designated Primary Schools on the eastern and western side of the Plan Lands
Rationale	Two Primary Schools will be required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.

Amendment Ref No. PA09	
Section Ref.	Page Ref.
6.3.2 Western Side of Plan Lands	39

^a Extant Planning Permissions

It is possible that 1,180* dwellings could be built on the eastern side of the Plan Lands if all extant permission for residential development were to be fully built or completed prior to their expiration. The densities, layouts and dwelling-types of these permitted developments are not in keeping with the objectives of this plan and would require extensive engineered solutions that would not be in accordance with SUDS principles. Some of these permissions are close to expiry. Furthermore, aspects of the permitted developments may no longer be viable under the current housing market and economic climate. New applications lodged for development on these sites would be looked upon favourably, provided that:

- They adhere to the density and housing mix requirements contained within the Plan

- They comply with the SUDS requirements of the Plan
- Applications for development includes for the Knocklyon Park Extension and a Neighbourhood and Community Facility.

*Figure includes recently expired permission on Ballycullen Partnership Site.

^b Primary School Provision

Two primary schools sites are designated under this LAP to cater for the existing population demands of the surrounding area and the future population demands of the Plan Lands. Further to a Material Alteration of the Local Area Plan, the Oldcourt/Gunny Hill School Site has been increased by 1.2 acres to allow for a third school site. The Phasing Strategy provides the option of constructing the first primary school on either of the two school sites initially designated to serve the Plan Lands be it on the eastern or western side of the Plan Lands. Development on the eastern and western sides of the Plan Lands shall not enter into their third phases until ~~at least one primary school has been constructed and is fully operational~~ the commencement of the planning process for a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands.

^c Community Floorspace

Based on Option A (see tables presented overleaf), a total of 680 sq.m of community floorspace is required to serve the existing and future population needs of the Plan Lands. This includes for at least 190 sq.m of community floorspace to serve existing dwelling on the eastern side of the Plan Lands. The required floorspace quantum is calculated at a rate of 3 sq.m per 10 dwellings. Floorspace on the eastern side of the Plan Lands shall be provided within the planned Stocking Wood Neighbourhood/Community Centre. Floorspace on the western side shall be co-located with the permitted discount foodstore.

^d Residential Development

For the purposes of phasing assessment and in the interest of clarity, a residential unit will be defined as completed when a Certificate of Compliance on Completion (CCC), where required, has been submitted via the Building Control and Management System (BCMS), validated, and particulars entered on the Register.

