



**South Dublin** 2022-2028  
County Development Plan

# Strategic Issues Consultation Booklet

*Shape | Explore | Experience*



# The Process Timeline

	Stage	Stage Description	Process	Timeframe
WE are HERE	1	Pre-Draft	<b>Pre-draft starts Public Consultation</b>	<b>31st July 2020 –28th Sept 2020</b>
			Prepare Chief Executives Report on Pre-Draft Submissions	8 Weeks <b>CE Report November 2020</b>
			Councillors Consider Chief Executive's Report on Submissions and make directions	10 weeks <b>By February 2021</b>
			Preparation of Chief Executive's Draft Plan	12 Weeks
			Councillors Consider Chief Executive's Draft Plan and deem it to be the Draft Plan unless amended	8 Weeks <b>By late June 2021</b>
	2	Draft Plan	Preparation of Draft County Development Plan	2 Weeks
			<b>Draft Plan Public Consultation</b>	10 Weeks <b>July 2021–Sept 2021</b>
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			Councillors Consider Chief Executive's Report on Submissions. Councillor's now ADOPT or AMEND Draft Plan	12 Weeks <b>By March 2022</b>
	3	Amend-ments to Draft Plan	Preparation of Amendments to Draft Plan	3 Weeks (or more if required by AA or SEA) <b>By early March 2022</b>
			<b>Amendments Public Consultation</b>	<b>4 weeks March–April 2022</b>
			Preparation of Chief Executives Report on Submissions	4 Weeks
			Councillors Consider Chief Executive's Report on Submissions. Plan must now be MADE	6 Weeks <b>June 2022– Plan Made</b>
	5	Adopted Plan	South Dublin County Development Plan comes into effect	6 weeks <b>Plan Effective August 2022</b>

**Note: Exact dates may change over the course of the process**





## Chief Executive's Foreword

The review and preparation of a new County Development Plan is one of the most important functions of the Council. The South Dublin County Development Plan 2022-2028 will set the longer-term vision for the County's future. The review has come at a time of significant challenge arising from the impacts of the coronavirus pandemic, climate change and Brexit. However, these challenges also present opportunities to build on our mission 'to make our county a vibrant and inclusive place for the people who live, visit, work, and do business here, now and for the future'.

The Development Plan needs to consider innovative ways of achieving a resilient and prosperous future for South Dublin County. The publication of these strategic issues papers and associated public consultation is the first step in a process which will contribute significantly to this innovation and

shaping the future of the County. The papers present an overview of the Strategic Issues facing the County. They also look at how these issues relate to your neighbourhood area. We would like you to inform the issues and options for how the County should grow. Please join the conversation as we prepare this new Development Plan. Your input at the start of the Plan making process is key to ensuring that the Development Plan, when adopted by the elected representatives, reflects and responds to your concerns and aspirations.

The success of the next County Development Plan depends on your participation and that of groups and bodies invested in the future of South Dublin County.

**Daniel McLoughlin,**  
Chief Executive, South Dublin  
County Council July 2020.



## Mayor's Invitation

I am delighted to launch the start of the South Dublin Development Plan 2022-2028 process on the 31st July. The process of adopting a development plan is one of the most important functions of the elected members, setting, as it does, the future direction for our county.

The Development Plan must consider the social, economic and environmental aspects of our future development. That will involve a careful balance of the ways in which we use our land and finding that balance is not always easy.

There are three public consultation phases over the two year process of making a Development Plan. This first stage, the pre-draft, will set out the strategic direction for the plan. It will form the framework into which objectives and policies at the later stages will sit. It is of great importance that you make your views

known as early as possible so that you can feed into the plan making process.

How we use our land, where we put housing, employment, and community facilities, is of relevance to us all. It will impact on how we deal with climate change, how we move around the county, where we live and work and the quality of our lives. Policies and objectives within the plan will form the basis for making decisions on planning applications.

You are invited to make your views known. Various options are available to do this, online and by post, the details of which are set out in this booklet. We very much look forward to hearing from you.

Cllr Ed O'Brien  
Mayor of South Dublin County  
Council July 2020.



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Population Growth and Housing

Sustainable Movement

Community Services

Economic Development and Employment

Natural Heritage and Biodiversity

Infrastructure and Utilities

**Your Neighbourhood**

Citywest/Saggart/  
Rathcoole/Newcastle

Clondalkin/Clonburris/  
Grange Castle

Lucan/Palmerstown/  
Adamstown

Naas Road

Rural Uplands

Tallaght

Templeogue/Walkinstown/  
Rathfarnham/Firhouse



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What will the **future vision** and plan for South Dublin's **growing communities, places, housing, jobs, sustainable transport** and the **delivery of services** be?





## What is a County Development Plan?

The County of South Dublin needs a future vision and plan for its **growing communities, places, housing, jobs, sustainable transport and the delivery of services.**

The **South Dublin County Development Plan 2022-2028** will set out the land use **framework** to guide **future development** with a focus on the **places we live, the places we work**, and how we **interact and move between these places while protecting our environment.**

The Plan will set out the **strategy** to **co-ordinate** and **prioritise** areas of **population growth** as South Dublin moves towards an **additional 80,000 people** and **32,000 new homes by 2040** in line with **national targets.**

The development and completion of the **strategic development zones** at **Adamstown** and **Clonburris** will provide for a significant part of our growth while the regeneration of lands within **Tallaght** and the **Naas Road area**, where **high quality public transport already exists**, will be **equally important** in providing for further **compact growth** within the County.

By planning for great places in which to live through **high quality, well designed and well-planned neighbourhoods**, we will enhance the quality of life for existing and future populations. The development of such areas will require **improved public transport**, high quality **public realm and green spaces**, more **housing, jobs, community and educational facilities** alongside an



unprecedented level of essential **infrastructure delivery** over the next 20 years.

The Plan will **support growth** in new **jobs** and set objectives for the development of strategic centres for employment. It will aim to change the way people get to work by **reducing** the need to **commute** through increased public transport and better walking and cycling facilities, ensuring the right jobs and services are closer to where we live.

All of this must be done in the context of **recognising, protecting and enhancing** the County's **natural and unique environment**, its waterways, **biodiversity**, rural lands and green spaces. The Plan will examine how we **create greener ways of living and doing business** so that we can **improve** our **resilience to climate change** and the risk from natural and man-made hazards.

The Plan will be one of a number of six-year development plans on the path to achieving the longer-term **vision to 2040** as set out in the National Planning Framework. It will seek to **connect people** to the unique and **interesting places** within the County, **recognise local character**, provide **housing**, improve **transport connections** with a focus on **walking and cycling**.

The policies and objectives in the next Development Plan will be important to all of us who live, work, visit and do business in South Dublin. We urge you to make your views known so that you can help **shape your County**.





## How to Join the Conversation

HOW TO JOIN THE  
CONVERSATION

This is **YOUR opportunity** to **contribute** towards the first steps in **shaping** and **directing** the **future growth and vision for YOUR County, YOUR Neighbourhood.**

**Join the conversation** and let us know **your views** for the next South Dublin County Development Plan 2022-2028.

This is only the first stage of the plan making process. The **conversation at this stage is strategic in nature**, looking at the **big picture issues** when it comes to delivering a **balanced land use plan** – the County Development Plan - for South Dublin County and your neighbourhood. Eight **key strategic issues have been identified** in the following pages, as setting a **framework** for the **future development of your County/Neighbourhood.** We are looking for **your views on such issues.**

At this first stage of the Development Plan process submissions in relation to **land use zoning cannot be considered.** This will happen at the later Draft Plan stage, see the process timeline in this booklet.

### The options to get involved;

#### Post

Senior Executive Officer,  
Forward Planning Section,  
Land Use Planning and Transportation  
Department,  
South Dublin County Council,  
County Hall, Tallaght,  
Dublin 24, D24 A3XC

#### Website

[www.sdcc.ie/en/devplan2022](http://www.sdcc.ie/en/devplan2022)

#### Portal

<https://consult.sdublincoco.ie/browse>

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**Public Consultation:**

The consultation period for this stage of the plan will run from the 31st of July until the 28th of September 2020.

Log onto <https://consult.sdublincoco.ie/en/browse> and go to the South Dublin County Development Plan 2022-2028 consultation portal.

**Note:** Portal Submissions close at 11.59pm on the 28th of September. Postal Submissions close at 4pm on the 28th of September.

**Public Webinars:**

County Development Plan review webinars will be open to all and run on the 3rd of September at 11am and the 16th of September at 7pm where the issues for the plan will be discussed and questions/views/ideas can be raised/shared.

**Arranging a Meeting:**

If you wish to discuss the plan please email [devplan@sdublincoco.ie](mailto:devplan@sdublincoco.ie) and a meeting will be arranged. Note meetings are strictly by appointment only and will be facilitated between the hours of 1 and 4 each Tuesday. Appointments can be arranged to be carried out by phone or at South Dublin County Council offices.

**Note:** To keep up to date with any other consultation events follow the latest news on our website <https://www.sdcc.ie/en/devplan2022> on our social media posts and in our Echo newspaper articles.

**How will my ideas/views inform the Plan?**

Your views will help to shape the direction that the Development Plan will take. We will review your ideas/views, known as submissions, summarise and make recommendations on them. This will be presented to the Councillors in November 2020 in the form of the Chief Executive's report. Your councillors will consider the report and provide direction and input to

the draft Plan for publication in July 2021.

Your views will be published on our planning portal and website where the Chief Executive's report will also be made available.

Your ideas and views make a difference – help shape our county.





## Booklet Format, Context and Process

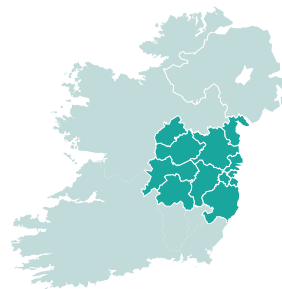
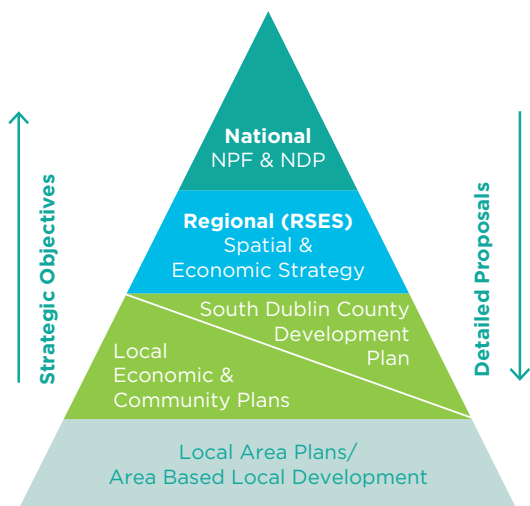


The background document has been broken down into **8 Strategic Issues** which are common to all areas within the County.

The Strategic Issues have also been examined at a **neighbourhood level**. This neighbourhood approach allows you to share your views on how the 8 strategic issues are relevant to your area and for you to help **identify the direction** that the new Plan should take in making **your area** a great place.

Depending on your preferences, areas of interest or neighbourhood area of choice, you can examine it all, take sections or a single section and simply access the relevant information needed in order to inform **your views** using the infographics and information provided to stir your thought process.

Shape | Explore | Experience



**National**  
National Planning  
Framework & National  
Development Plan

## Context - Bigger Picture

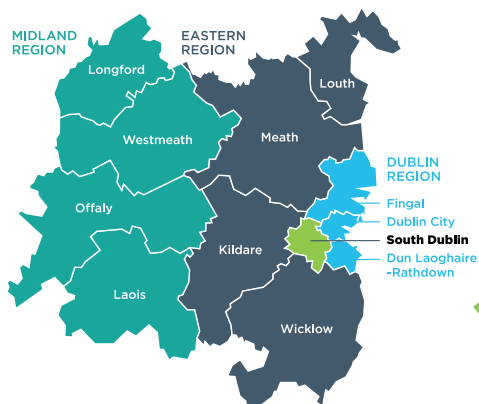
South Dublin's Development Plan must be **consistent** with the **NPF** and the **RSES**.

The **Plan** sits within a **hierarchy of plans** and is required to have a **Core Strategy** which will show that the **objectives** in the plan are **consistent** with the **objectives** set out in **National** and **Regional Strategies**.

The **National hierarchy of spatial plans** consists of the **National Planning Framework (NPF)** underpinned by the investment priorities set out in the National Development Plan (**NDP**) The **Regional Spatial and Economic Strategy (RSES)** then sets out the **regional framework** for the implementation and delivery of the NPF.

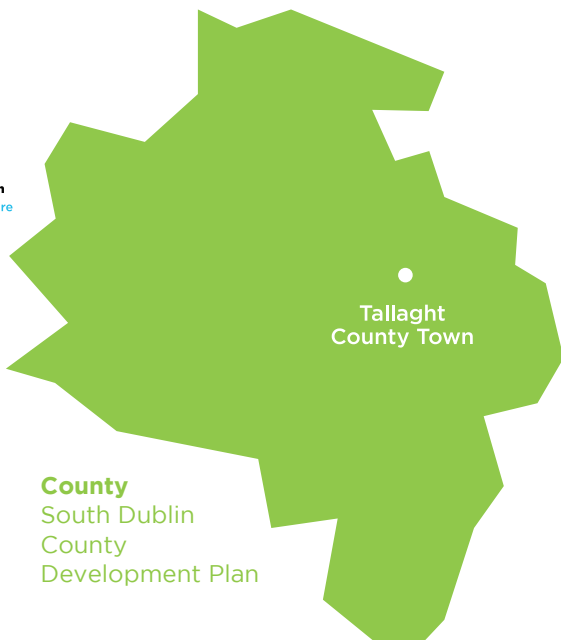
The **RSES** includes a **Metropolitan Area Strategic Plan (MASP)** which encompasses the **entire County of South Dublin**. The MASP **identifies strategic residential and employment corridors** based on their **current and future development capacity**, their **ability to deliver** outcomes such as **compact development, place making, accessibility to public transport**, potential for **economic development** and a **reduced carbon footprint**.

The key corridors identified in the MASP for South Dublin are the Naas Rd/Ballymount and South-West corridors supported by the LUAS red line.



## Regional

### Regional Spatial & Economic Strategy



## County

### South Dublin County Development Plan

The RSES is **underpinned** by these three cross cutting **principles**.

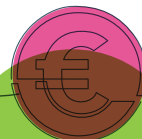
The Development Plan will need to include policies to encompass these principles.



**Healthy  
Placemaking**



**Climate  
Action**



**Economic  
Opportunity**



**Quality of Life**



**Health & Wellbeing**



**Prosperity**



**Social Inclusion**



**Sustainability**



**Climate Change  
Adaptation**

## Context - The Current Plan

The current County Development Plan 2016-2022 is underpinned by these overarching considerations.

The new Plan will follow from previous 6-year County Development Plans which have set the foundations for existing development and development currently under construction within the County.

The current County Development Plan has set in place a strong foundation which has guided and facilitated the delivery of new housing, employment, community facilities and open space areas throughout the County while also striving towards the protection and enhancement of the existing built and natural environment. The new plan must therefore develop and further enhance this progress over its 2022 – 2028 six-year life cycle while also setting in place the key

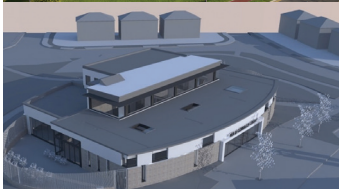
steps which will direct, connect and shape the future development of the County up to 2040.





# Some key achievements since the adoption of the South Dublin County Development Plan 2016-2022

193Ha extension to employment lands at Grange Castle	Kilcarbery	Clondalkin Round Tower Visitor Centre
Tallaght Stadium - 4th Stand	Lucan Swimming Pool	Urban Regeneration Projects Naas Road and Tallaght
Tallaght Local Area Plan, 2020 - 2026	N81 Landscape Improvements	Celbridge Link Road Funding
North Clondalkin Library	Clonburris SDZ Planning Scheme	Further Development at Adamstown
Tymon Library	New Housing/Site Services Fund	Glenasmole Community Centre Extension
Tandy's Lane Park	Digital Hub Palmerstown	Tallaght Transport Hub
Tallaght District Heat Project	Grand Canal and Dodder Valley Greenways	



## The Plan “Must Haves”

In addition to compliance with National, Regional and Ministerial Guidelines the Plan must include a number of **mandatory requirements** as set out under **Section 10** of the **Planning and Development Act, 2000 (as amended)**.

Such Objectives include;



Zoning  
of Land



Regeneration areas  
Development & Renewal

Recreational  
Amenities

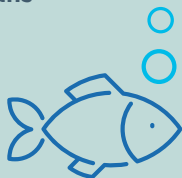


Protection of Structures  
& preservation of  
character of ACAs



Conservation &  
Protection of the  
Environment

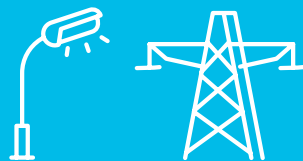
Compliance with  
objectives of river  
basin management  
plans



Preservation of  
Landscape  
Character



**Sustainable settlement/  
transport strategies**  
Reduce **energy** demand  
Reduce anthropogenic  
**greenhouse gas** emissions  
Address **adaptation** to  
climate change



Infrastructure  
facilitation/provision



Services for communities  
Social, community,  
cultural integration with  
planning



Core Strategy and  
Housing Strategy

# The Process Timeline

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How should we  
achieve a  
compact pattern  
of growth?

How should we  
move in a more  
sustainable way?



How and where  
should we work?

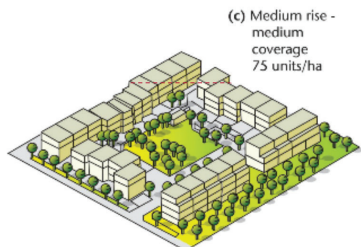
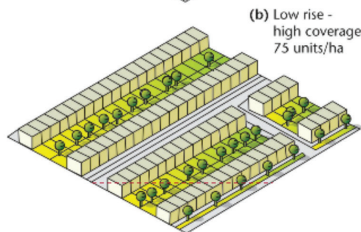
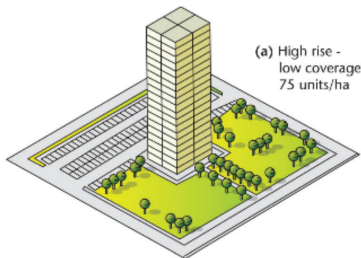
How do we protect  
our mountain areas/  
biodiversity while  
providing for  
recreational areas?







## Options for Growth



Higher level national and regional plans set population targets and the general location for compact growth. The Development Plan must set out the most sustainable framework in which to deliver these broader objectives while recognising the specific characteristics and opportunities within South Dublin.

This consultation booklet identifies key strategic issues which the next Development Plan 2022-2028 must address. Within each of these issues there are various options for the delivery of growth in a sustainable manner which can improve our quality of life.

# How do we mitigate and adapt to Climate Change?

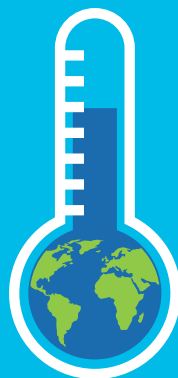
Promoting Renewable Energy Initiatives

Encouraging more compact mixed-use development

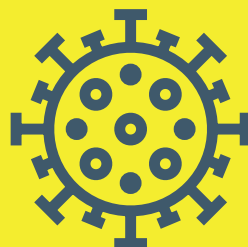
Sustainable transport option such as cycling, walking and public transport

Addressing areas at risk of flooding/protecting the natural landscape and biodiversity

**Have you other ideas?**



## What lessons can we learn in how we use land or buildings from Covid-19?



## The Key Strategic Issues



## BUILT ENVIRONMENT & PLACEMAKING

How do we deliver higher densities in our county to facilitate compact growth patterns and reduce urban sprawl?  
What are the challenges we face in doing this?

## CLIMATE ACTION & ENERGY

When it comes to land use, what are the key actions we can take to reduce the impacts of climate change?

## POPULATION GROWTH & HOUSING

Where do we deliver our new housing without contributing to urban sprawl?  
How and where do we deliver housing to suit different needs?

## SUSTAINABLE MOVEMENT

What are the key transport and movement issues affecting residents, workers and visitors?  
What are the issues to overcome in moving from the private car to public transport or walking and cycling?

## COMMUNITY SERVICES

What measures should the plan put in place to ensure key community infrastructure is in place?

## ECONOMIC DEVELOPMENT & EMPLOYMENT

Where and what types of employment do we require in South Dublin over the next 6 years and beyond?  
How can this plan contribute towards the development of a strong resilient economy?

## NATURAL HERITAGE & BIODIVERSITY

How do we continue to develop the County while protecting and enhancing natural heritage and biodiversity?

## INFRASTRUCTURE & UTILITIES

What measures should the plan put in place to ensure needed physical infrastructure is in place to support people living and working in the county?





## Built Environment & Placemaking

Q

How do we deliver higher densities in our county to facilitate compact growth patterns and reduce urban sprawl?

Q

What are the challenges we face in doing this?

## Placemaking

Key to providing **great places** will be striking a **balance** between the delivery of a **compact pattern** of growth through **increased density** and **high-quality design** while protecting our built heritage. The successful delivery of such places will require a **mix of uses, connections** to sustainable transportation, appropriate infrastructure, a joined-up approach to **community planning** and a **strategic vision** which includes a greater **emphasis on placemaking**.

Placemaking can create many different forms of public space whether these are hard surface, green or mixed, yet the overall aim is that these spaces can only be viewed as positive in everyday life. Our **built heritage** enhances our sense of place and history. Protected structures and architectural conservation areas will be reviewed as part of the Development Plan process.



At a national and regional level, the creation of a high-quality built environment is underpinned by a number of **strategic objectives** namely;

## Compact Growth

Targeting future housing development within or close to the existing footprint of built up areas.

Providing for a mix of house types/tenures/building heights and designs



## Energy Efficiency

Developing and creating energy districts which promote a renewables focused energy generation.



## Accessibility

To a high-quality public transport network, to amenities and community facilities and to employment growth areas.

A **Connected Sustainable Transport Network** with a move away from car based travel



The Provision of **Key Infrastructure** to service **New Developments**



**Parks and Open Spaces**



## The Benefits of Placemaking

**Health:** Green spaces functioning as locations for restorative contact with nature, physical activity and social engagement positively influence well-being.

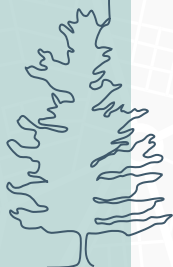
**Wellbeing:** Improved design of public spaces such as streets, foot-paths, laneways and parks enhance the overall public realm and feeling of wellbeing.

**Economic:** A competitive edge in attracting and retaining skills and talent on which foreign direct investment is reliant.

## Placemaking

Creating and enhancing the design and use of public spaces.

### Protecting Built Heritage



### Retail and Local Services



### Community Services and Facilities



### Natural Heritage, Biodiversity and Green Infrastructure



These **strategic objectives** will contribute towards our transition to a **low carbon, climate resilient** and environmentally **sustainable economy**.

The Development Plan will set out the framework to guide future development. A focus will be placed on how we live, how we work and how we protect our environment in a manner which results in the **creation of great places** and a **sustainable and resilient development** pattern for the overall county.

### A Strong and Diverse Rural Economy



### Regeneration and Placemaking



A **Strong Economy** providing a mix of **Employment** types proximate to where we live



## Creating Great Places

### Diversity

A greater mix of land uses, dwelling types and tenures.

### Design Quality

Well designed buildings. Places and spaces that are attractive, safe and secure, allowing for a healthy place for the entire community.

### Scale/Context of Development

Ensuring the scale and density of development is proportionate while achieving compact growth targets.

### the key principles

### Accessibility, Connections and Linkages

Considerations of walking distances to public transport, local services and access to high-quality public spaces.

### Integration

Linking new and existing developments to promote inclusion whilst safeguarding residential amenity and our heritage.



**DELIVERY:** The Plan has a key role to play in guiding the creation of great places in a manner which strengthens connections between communities and the places they share through high quality design and place making.





## CLIMATE ACTION & ENERGY



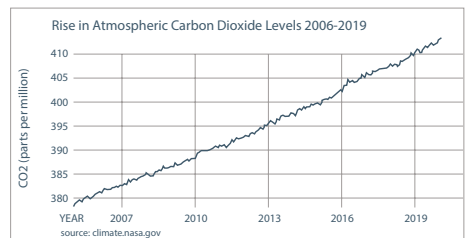
When it comes to land use, what are the key actions we can take to reduce the impacts of climate change?

**The United Nations has identified Climate Change as the defining issue of our time.**

### Global Overview

Climate change is recognised as a significant global environmental problem. Greenhouse Gases (GHGs) in the atmosphere have risen to record levels, not present in three million years. Evidence of this can be seen in the changes to our average temperature, sea level change, **rainfall intensity**/patterns, increased **flooding**/extreme weather events, impact on **biodiversity/food production**. As populations, economies and standards of living grow, so does the cumulative level of GHGs emissions. Carbon dioxide (CO<sub>2</sub>) is one of these greenhouse

gases, which is released through human activities, such as deforestation and burning fossil fuels, as well as natural processes such as respiration and volcanic eruptions.



# Irish Context

All aspects of Government policy are now underpinned by a commitment to Climate Action. The National ‘Climate Action Plan 2019’, sets out a course of action over the coming years to address Climate Change. The CAP recognises the role that land use and **spatial planning** can play in providing for population growth in a **compact, connected** and **sustainable** way to reduce our carbon footprint.

The Climate Action and Low Carbon Development Act 2015 led to a statutory National Adaptation Framework, published in 2018, setting out the national strategy to reduce the vulnerability of the country to the negative effects of climate change and to avail of positive impacts through a whole of government approach.



## What is Climate Action?

‘Climate Action’ includes the two approaches necessary to tackle climate change. **Mitigation** to reduce current and future GHG emissions and **Adaptation** to take actions that will reduce the impacts that are already happening.



### Adaptation

Change in land use, relocation  
Emergency & business continuity planning  
Upgrades or hardening of building & infrastructure  
Residential programs promoting adaptation  
Health programmes

Seal Buildings  
Green Infrastructure  
Water & Energy Conservation  
Smart Growth

### Mitigation

Energy conservation & efficiency  
Renewable energy  
Sustainable transportation, improved fuel efficiency  
Capture and use of landfill & digester gas  
Carbon sinks

## South Dublin County Council Response

Adoption of a 'Climate Change Action Plan 2019-2024', with 5 key action areas:



**Nature Based  
Solutions**



**Flood  
Resilience**



**Resource  
Management**



**Energy &  
Buildings**



**Transport**

## The Role of the Development Plan

In terms of climate change and land use planning the Development Plan plays an important role in influencing a reduction in GHG emissions by guiding the sustainable growth of the county, encouraging more compact mixed-use development and greater use of sustainable transport options such as cycling, walking and public transport, restricting development in areas that are at risk of flooding and protecting the natural landscape and biodiversity.

The county should aspire to becoming as low a carbon county as possible and make every effort to increase energy efficiency and unlock renewable energy potential. Therefore, there is a recognised need to build on previous County Development Plan energy and climate action policies, focusing on more evidence based and spatially appropriate policies.



### Environment & Biodiversity

- A tool to alleviate some of the negative impacts of climate change and contribute to the prevention or slowing down of those impacts.
- Use of nature-based solutions will be prioritised whenever possible.



### Accessibility & Movement

- Developing a compact and sustainable pattern of development where people can live and work in areas supported by high frequency public transport.
- Permeability and connectivity for pedestrians and cyclists.



### Design & Layout

- Orientation of buildings.
- Location, layout and design of new development.



### Water Management

- Use Sustainable Drainage Systems (SuDS) to provide for more natural solutions to reduce surface water run-off.
- Flood Risk Assessments and nature based solutions where possible



### Energy

- Promotion of Renewable energy and encouraging energy efficient materials.
- Sharing of excess energy.



**DELIVERY:** Working together through proper planning, we can reduce our impact on climate change in order to contribute towards the development of sustainable and resilient communities.



## POPULATION GROWTH & HOUSING

Q

Where do we deliver our new housing without contributing to urban sprawl?

Q

How and where do we deliver housing to suit different needs?

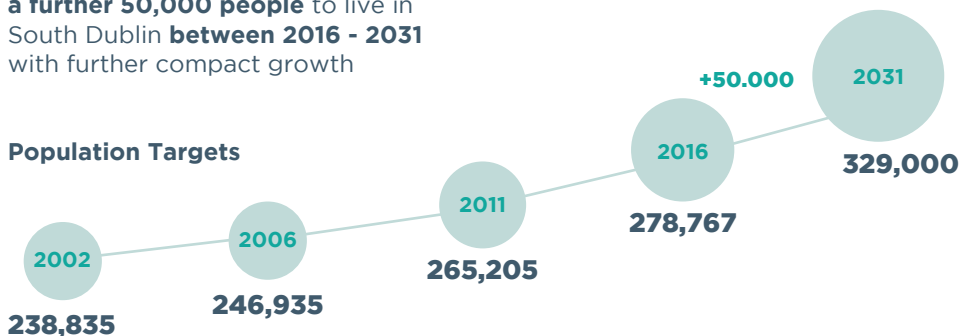
### Population Growth

South Dublin's population grew above the national average to **278,767 persons in 2016**.

National and Regional Plans allocate **a further 50,000 people** to live in South Dublin **between 2016 - 2031** with further compact growth

potential within the county up to 2040 and beyond. This equates to growth of just under 3,500 persons per year.

#### Population Targets





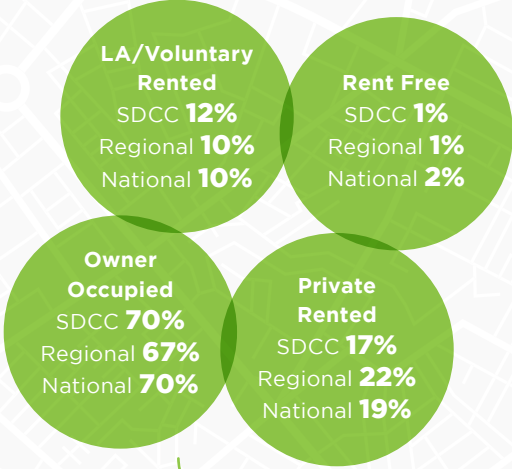
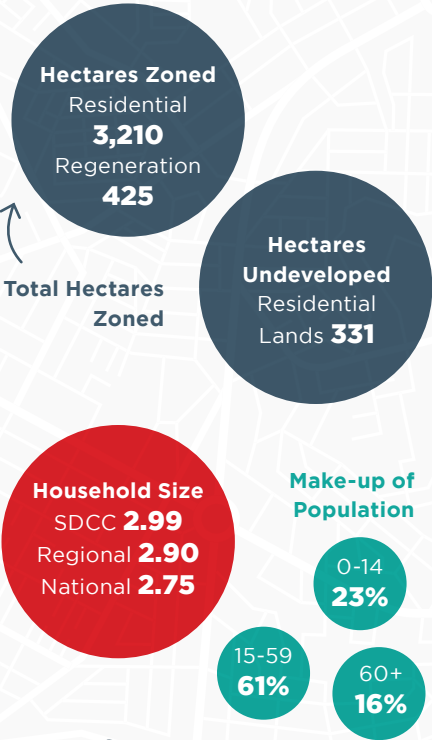
# Housing

**Housing** is recognised as a fundamental provision for all citizens. It is also the **cornerstone** in forming **sustainable communities**.

South Dublin had **98,387 homes** in 2016 and a **vacancy rate** of **3.6%**. By the end of 2019 a **further 4,774 homes** were built with more than **4,800 units with planning permission** not yet built.

The Development Plan will include objectives to **facilitate** and **deliver the housing needs** of **current** and **future populations** in **locations** which are served by **good quality infrastructure**.

A **plan led approach** to **identifying housing needs** and supporting the sustainable **growth of urban and rural communities** will be developed through the Core Strategy and the Housing Strategy of the Development Plan.

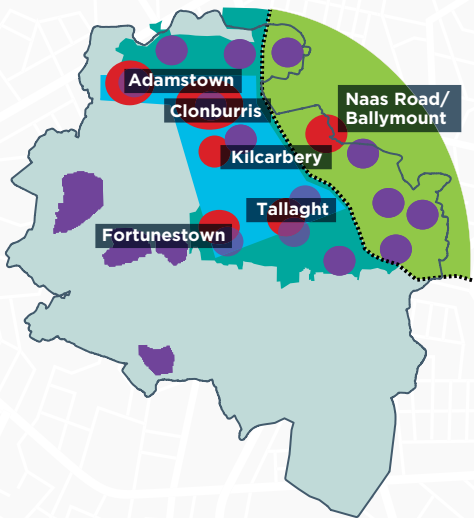


## 2016 Household Types

Detached/Semi Detached SDCC **84.6%** Regional **80.5%** National **86.5%**  
Flat/Apartment SDCC **13.8%** Regional **17.7%** National **11.8%**



# Regional Strategy - Key Growth Centres in South Dublin



- Designated RSES growth areas within SDCC
- Dublin City and Suburbs
- Existing Settlements
- South-West Corridor
- County Boundary
- City Centre within the M50

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBae, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (HongKong), (c) OpenStreetMap contributors, and the GIS User Community

## Housing Delivery

A Development Plan must include a **Core Strategy** which sets out the housing needs for the county, demonstrates that there is sufficient land zoned to meet this need and

that it is in the right place with the relevant infrastructure.

To **deliver needed housing** for the county, the plan must:

**Ensure the location and scale of housing (Settlement Hierarchy) is consistent with National and Regional Plans**





**DELIVERY:** The delivery of compact growth within the county and an appropriate mix of housing which caters to current and future population growth is key to the delivery of sustainable communities within the County.

Shape | Explore | Experience



## SUSTAINABLE MOVEMENT

Q

What are the key transport and movement issues affecting residents, workers and visitors?

Q

What are the issues to overcome in moving from the private car to public transport or walking and cycling?

Being able to move easily from place to place impacts positively on our **quality of life** and bolsters the attractiveness of a place to live and visit and as a place to invest.

**Transport planning** policy is a **key tool** in delivering a **sustainable county** where a compact growth model facilitates the integration of land use and efficient transport systems. It also has a key role in reducing carbon emissions and making our county more resilient in the face of climate change.

The Plan will aim to promote ease of movement within, and outside of South Dublin, by integrating areas

identified for growth with high-quality public transport systems.

### National & Regional Policy

Transport policy in South Dublin is guided by a comprehensive and coordinated set of national and regional policy documents. National and Regional transport policy emphasises the need to **reduce** the **demand** for travel and the **reliance** on the **private car** in favour of public transport, cycling and walking.





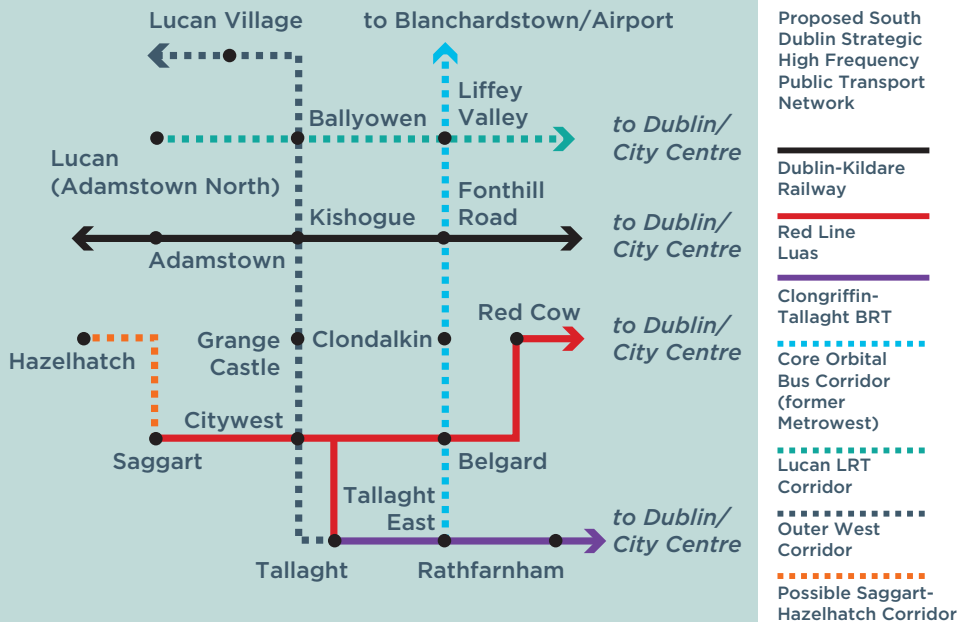
**National Planning Framework 'Project 2040'**

**Transport Strategy for Greater Dublin Area 2016-2035**

**National Development Plan 2018-2027**

**Smarter Travel - A Sustainable Transport Future 2009- 2020**

## County Wide Higher Capacity Public Transport Network



**Note:** The above schematic represents actions from the current 2016 County Development Plan. The Saggart-Hazelhatch corridor is not in the Transport Strategy for the GDA while other corridors may have been amended since adoption of the 2016 Development Plan.

# Sustainable Mobility



## How can we better integrate Land Use and Transport Planning in South Dublin?

During this review of the Development Plan, the current movement patterns around the county will be examined. The integration of transport and land use so that strategic development is along key public transport corridors, will be key to informing policy and is

in the long-term interest of society, the economy and the environment. This approach can support better **quality of life** in our county, more **economic and efficient** movement of people and goods and **reduce harmful impacts** on nature while **aiding climate action**.

## Existing Network Structure

The county is **generally well served** by public transport, road and cycle network.

There is a good network of existing cycle and pedestrian routes with more to come.



### South Dublin Travel Modes

**3.8%** travel by bicycle

The Luas Red line links Tallaght and City West/Fortunestown to Dublin city centre.



**2.6%** travel by train/Luas

A well-established bus network currently services the county, with improvements in the form of BusConnects planned.



**14%** travel by bus/coach

Three major road networks, the M50, M4/N4 and N7 traverse the county.



**57.3%** travel by car/van



**15.7%** travel on foot

## Sustainable Mobility

More **efficient journeys**, improvements in journey options and better connectivity between transport modes.

Reduce travel distances and demand and encourage more **efficient and cleaner transport**.

A shift away from private car to **greater use of active travel** (walking and cycling) and public transport.



## Growth Enablers

To achieve **compact growth**, the NPF recognises that improved **sustainable mobility links** are needed within and around our cities.

An **Improved bus-based system**, with better orbital connectivity and integration with other transport networks.

Delivery of **metropolitan cycle network** set out in the Greater Dublin Area Cycle Network Plan.

Sustainable development of new greenfield areas for **housing on public transport corridors**, i.e. Adamstown and Clonburris.

**Regeneration** of existing underutilised lands to provide for new communities and **reduce the need** to travel.



**DELIVERY:** Sustainable Transport will help shape and improve the environment creating a safer, healthier and more welcoming and connected place contributing towards the development of sustainable communities.





## COMMUNITY SERVICES

Q

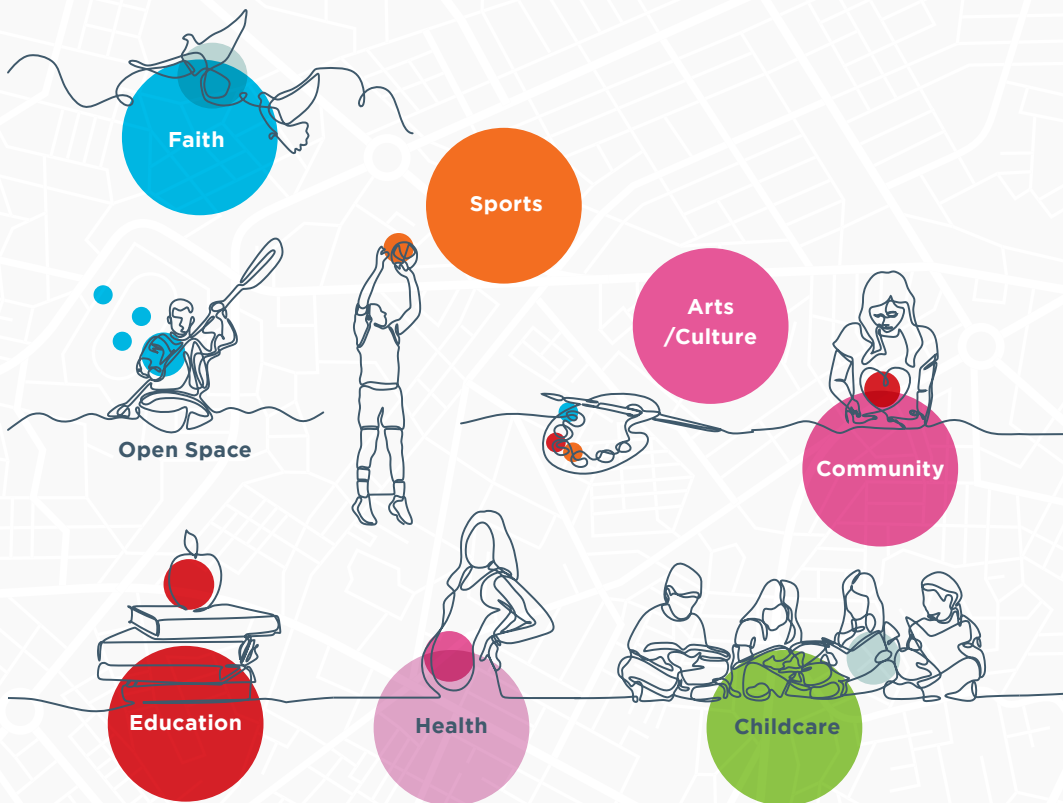
What measures should the plan put in place to ensure key community infrastructure is in place?

A Development Plan is required to include objectives for the provision of services to the community. This **community infrastructure** includes services and facilities **for health, wellbeing and education**. An audit of the existing and the **necessary community infrastructure and facilities** for the different areas will help to inform a targeted policy approach and to **provide** the necessary infrastructure in tandem **with new development** in the County.

Community infrastructure facilities themselves can provide a **platform** for **community and social interaction**.

Ideally such **facilities** would be **provided** within each **area** within the county and **accessible to all** citizens.

Creating a more **socially inclusive** county by **alleviating social exclusion, poverty and deprivation** is a challenge which needs to be a policy consideration for all themes within the Plan. The integration of planning with social, community and cultural requirements of an area is one of the considerations which will be important in the Plan making process.



## South Dublin – Delivery of Services

South Dublin has a broad range of community services across the county. Since 2016, 8 new **primary schools** and 1 new **secondary school** have been delivered across the county. Planning permission has also been granted for the expansion of TU Dublin - Tallaght Campus. **New libraries** are to open soon in Tymon and North Clondalkin. Recreation facilities are being upgraded with a **new swimming pool** approved for

Griffeen Park in Lucan. Across the County the council maintains large **regional parks** and is constantly striving to meet the needs of different sections of the community, for instance, by bringing in **natural play areas** such as that approved along the River Dodder. Funding has been secured to commence 2 large **new parks** in Adamstown, Airlie Park and Tandy's Lane Park.



## Local Community Development Committee (LCDC)

The **LCDC** for the county pulls together a variety of stakeholders who work on behalf of the community. It plays a key role in the preparation of the **Local Economic and Community Plan (LECP)**. The LECP is a six-year plan containing measures to **promote and support community and economic development** in our county including **social inclusion, health and wellbeing**. The LECP is a collaborative action plan with set goals. The **Development Plan** and the **LECP** will **work together** to achieve agreed **goals**.



**Delivery of Community Facilities**



**Accessibility /Inclusion**



**Maintenance of Cultural/ Natural Heritage**



## New North Clondalkin and Tymon libraries



## Further development of Tallaght Stadium



**DELIVERY:** The provision of high-quality physical, environmental and social infrastructure is critical in order to secure economic investment and create sustainable communities where people can enjoy a good quality of life.





## ECONOMIC DEVELOPMENT & EMPLOYMENT

Q

Where and what types of employment do we require in South Dublin over the next 6 years and beyond?

Q

How can this Plan contribute towards the development of a strong resilient economy?

### National & Global Context

This paper is issued in uncertain economic times as the global economy deals with the impact of Covid-19. The Quarterly Economic Commentary for Winter 2019 (ESRI) forecast continued substantial GDP growth of 5.8% in 2019 with a slightly lower growth rate of 3.3% in 2020. This reflected lower growth rates in the wider EU and the potential impact of Brexit. However, by May 2020 the Economic and Social Research Institute gave a baseline scenario in which our economic output would decline by 12.4% this year. Similarly, at the start of 2020 unemployment was just 4.8% having

recovered strongly following the financial recession. These low levels of unemployment will change at least in the short term as we emerge from the virus pandemic.

This Plan will cover the years 2022-2028. During the preparation of the Plan regard will be had to best advice on the needs of our economy. The Plan will reflect this and **develop policy** capable of facilitating resilience and recovery, in order to further **progress economic growth** and **development** within both the **urban** and **rural** areas of the county.

## Planning Context

Both the **National Planning Framework** and the **Regional Spatial & Economic Strategy** highlight the importance of employment within the county. **Tallaght, the Naas Road/ Ballymount, Adamstown, Grange Castle** and **Clonburris** are identified as areas for potential **employment** development. Policy within the Development Plan will aim to create conditions to **attract internationally**

**mobile investment** and **opportunities for indigenous enterprise growth** in line with national and regional frameworks. An analysis of existing zoned employment lands will be carried out to assess their ability to deliver likely employment needs over the term of the Plan.

## South Dublin: The Facts and Figures

**1,351.41 ha** - land zoned for Enterprise and Employment  
**554 ha** - remains undeveloped \*Full review will take place during CDP process

**6 million**  
Overseas  
tourists  
in 2018 in  
Dublin

**Grange Castle**  
Significant existing  
and future  
employment  
landbank

Unemployment Rate  
2016 - **SDCC 13.3%**  
State **12.9%**  
2020 - State **4.8%\***

Households working age  
where social welfare was  
majority of income **13.1%**

Households  
where  
pension is the  
majority  
income **9.7%**

Businesses  
**6,800**  
Employed  
**85,000**

Total Labour Force  
**137,475** people  
**119,210** at work  
**49%** of population

Education  
- Ordinary  
Degree or Higher  
**37%** of residents

Household  
Median  
Gross Income  
**€52,759**



\* (prior to Covid-19 global pandemic)





## Tourism

Tourism contributes to the economic and social well-being of the county. The expansion of the **tourism industry** will **aid in generating revenue, supporting jobs and creating opportunities** for event/ services provision. The Plan will aim to promote and facilitate through appropriate policy/ objectives the development of sustainable tourism and recreation throughout the county. The **Dublin Mountains Visitors Centre Flagship Project** is a Council initiative that has recently been approved by An Bord Pleanála.



## Retail

The Plan will set out the level and form of retail activity appropriate to various areas within the county and define the extent of core retail areas. The Plan will need to think about the changing form of retail as on-line shopping increases.

**Major Town Centres**  
Tallaght and Liffey Valley

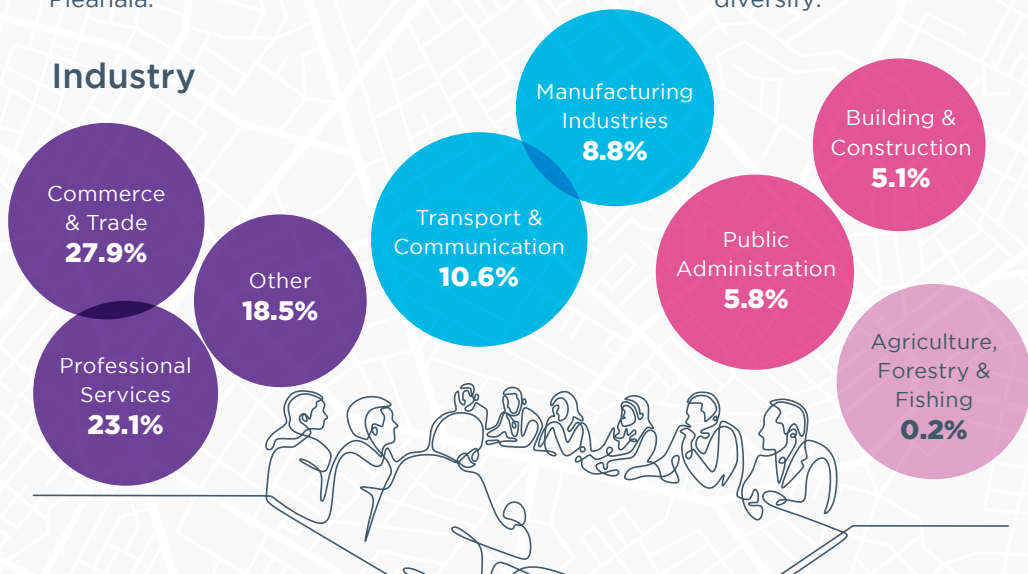
**Town or District Centre**  
Adamstown, Crumlin (Ashleaf), Clonburris, Clondalkin, Citywest, Kilnamanagh, Lucan, Rathfarnham.



## Agriculture & Rural Diversification

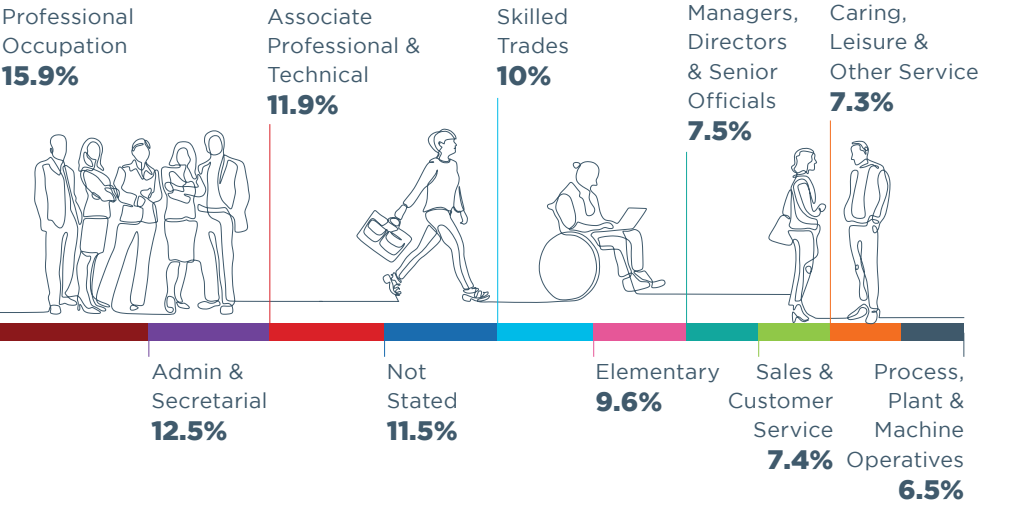
Agriculture is part of the South Dublin economy. It faces many challenges as practices and the economy changes and climate change impacts on different crops and livestock production. Farm diversification is one of a number of strategies available to farmers. The Development Plan needs policies to support agriculture and to recognise that new sustainable enterprises that complement the rural landscape may be appropriate as farms diversify.

## Industry





# South Dublin - Occupation Breakdown



**DELIVERY:** Ensuring sufficient lands are zoned for employment facilitating the right types of jobs in the right places is part of the successful delivery of sustainable communities throughout the county.



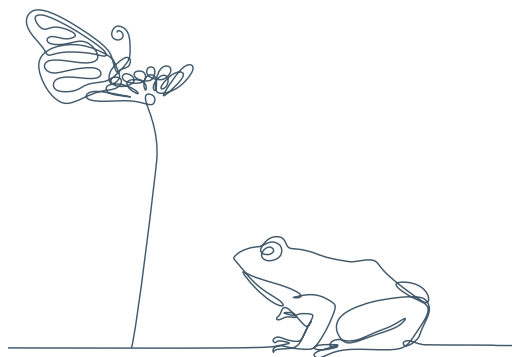
## NATURAL HERITAGE & BIODIVERSITY

Q

How do we continue to develop the County while protecting and enhancing natural heritage and biodiversity?

The review of the current County Development Plan provides an **opportunity** to build strong foundations to incorporate actions for biodiversity across all sectors in our operations. The Plan must ensure that a **balance is achieved** in terms of land use and development and the protection of our environment. **Biodiversity** is the sheer variety of living organisms on the planet and how all of these interact with one another to form habitats and ecosystems. It **exists everywhere** even outside the boundaries of protected habitats. As we rely on biodiversity for so many of our own

basic needs, and as we are in an era of significant challenge for biodiversity, strong action is required. This needs to be **reflected** in our land use planning and development policies.













## What is Green Infrastructure and how does it help us?

Green Infrastructure (GI) can be defined as an **interconnecting network** of natural and semi-natural green spaces like parks, gardens, rivers, woodlands, trees and hedgerows. A healthy green network not only **supports** species and habitats but supports a **wide range of Ecosystem Services** like water and air purification, pollination, flood management, climate adaptation, and space for non-damaging recreation. Implementing a **Green Infrastructure Strategy** in the Development Plan provides the means to undertake the recommended Ecosystem Services approach in the Plan preparation process. This will result in a planned green infrastructure network that provides for high quality residential, employment and other areas where biodiversity and Ecosystem Services can be promoted and protected.

The landscape of South Dublin is one of its **greatest resources**. The landscape setting comprising of the

urbanised lowlands; the hills and mountains provide **essential ecological** and **cultural functions** as well as offering extensive views across Dublin Bay and the Wicklow Mountains. A landscape Character Assessment will accompany the Plan.



-  County Boundary
-  Rivers
-  Grand Canal
-  Regional Parks
-  Woodlands
-  Dublin Mountains

# Ecosystem Services Approach



## So why does biodiversity matter to us?

We benefit from many of the **day to day actions** of the species and habitats in nature such as the provision of food, medicines and raw materials, clean air and water and the management of flood waters. These benefits from nature are sometimes called **'Ecosystem Services'** and can be negatively affected by poorly planned development and by the effects of climate change.

Research has shown that most of the Ecosystem Services in Europe are

judged to be 'degraded' — no longer able to deliver the optimal quality and quantity of basic services such as crop pollination, clean air and water, and control of floods or erosion. The Ecosystems Services approach recognises that a well-planned interaction between **humans**, the **economy** and the **environment** can aid in **protecting and managing** our environment, support our survival and promote a better quality of life for us all.



## Environmental Assessments

Policy in the new Plan will be informed by these assessments and monitoring of environmental indicators will occur after the Plan is adopted.

**The Development Plan must contain:**



### Appropriate Assessment

The EU Habitats Directive (92/43/EEC) seeks to protect a number of habitats with flora and fauna of European importance by designing these sites as Special Areas of Conservation and Special Protection Areas collectively known as Natura 2000 sites. All land/projects are assessed for impacts.

### Strategic Flood Risk Assessment

(SFRA) The EU Floods Directive and the “Planning System and Flood Risk Management Guidelines for Planning Authorities” (DoEHLG/OPW, 2009) set out the requirement for a Development Plan to be accompanied by a Strategic Flood Risk Assessment.

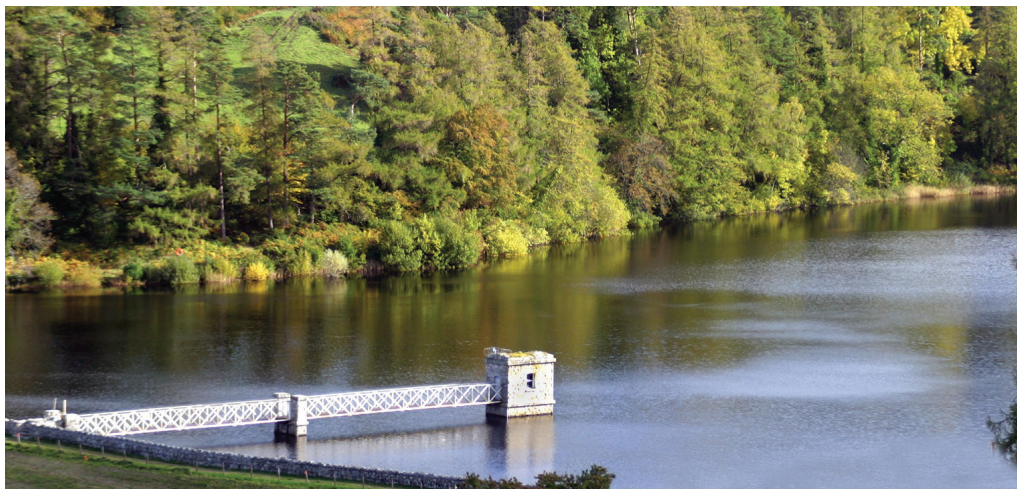
### Strategic Environmental Assessment (SEA)

The Council is required to carry out a Strategic Environmental Assessment on the Development Plan. This process ensures that environmental considerations are fully assessed and are integrated into the preparation and adoption of the Plan.



**DELIVERY:** Working together we can protect, restore and enhance our natural environment and biodiversity in order to contribute towards the development of sustainable communities.





## INFRASTRUCTURE & UTILITIES

Q

What measures should the plan put in place to ensure needed physical infrastructure is in place to support people living and working in the county?

The plan must put in place a framework that promotes and provides **high-quality physical infrastructure** to allow development to progress in a sustainable manner. The availability of infrastructure such as **water, wastewater, surface water drainage, energy & telecommunication networks** will play a key role in **securing economic investment**. It will also contribute towards the **safeguarding of our health and environment** through careful management of critical resources making us more resilient to climate change impacts. This will also make us more resilient to climate change impacts. Such

infrastructure must be provided in a manner which ensures **compliance** with all relevant European, National and Regional **legislation** and **frameworks**. Transport and Community infrastructure are also critical to sustainable economies and communities and are discussed in the themes 'Sustainable Movement' and 'Community Services'.

While South Dublin County Council (SDCC) is not directly responsible for all aspects of infrastructure provision, the plan sets the **growth strategy** for the county which will guide the planning and location of **delivery of key infrastructure**.



## Surface Water

The management of surface water drainage in the county over the lifetime of the plan and beyond will be key to reducing surface water run-off both mitigating and adapting to climate change and flooding.

Measures such as **Sustainable Urban Drainage Systems (SuDS)**, which can include green roofs, permeable paving & attenuation areas contribute towards slowing surface water run-off, alleviating flooding and helping to clean the water before it reaches our rivers. This Green Infrastructure approach has an increasing role to play in surface water management, reducing our reliance on hard engineered solutions.



## Water & Wastewater

The provision of an **adequate supply** of **water** and **wastewater facilities** is crucial to facilitate and sustain the **growth** of the county.

**Irish Water (IW)** have responsibility for the provision of water/wastewater infrastructure. SDCC will work with IW and the Regional Assembly to ensure that IW Investment Plan aligns with SDCC Settlement Strategy.

There is an issue with **security of water supply** in the Dublin and Mid-East Regions. IW are progressing a proposal to planning stage to abstract water from the lower Shannon. Subject to planning, the treated water will be piped to a new reservoir at **Peamount in South County Dublin**, connecting into the Greater Dublin network.

Much of our **wastewater** goes to Ringsend Treatment Plant. Planning permission has been granted to **upgrade** the plant to a capacity of 2.4 million population equivalent. This project is ongoing and is expected to be finalised in 2027.



## Information and Communications Technology (ICT)

The widespread availability of a **high-quality** Information and Communications Technology **network** within the county will be **critical** to the **development** of the county's **economy** while also supporting **social development**. South Dublin County Council is working with National Broadband Ireland to facilitate the delivery of high-speed broadband for the 5% of premises in South Dublin where State intervention is required.

## Energy Networks

**ESB Networks and EirGrid** are responsible for the electricity distribution and transmission system. **Gas Networks Ireland** are responsible for supply, transmission and distribution of natural gas. To reduce our **carbon footprint**, it is necessary to **diversify our energy** production systems away from fossil fuels and towards **green energy** such as wind, wave, solar and biomass. **Smart energy systems** and the conversion of the built environment into both generator/consumer of energy will also have a role to play. The **electrification of transport** fleets will require the progressive and strategic development of a different form of energy grid to reduce investment needs. One such way could be the **co-location** of renewables and associated grid connections.







## Waste Management

Waste Management is **integral** to **sustainable development**, protecting **public health** and maintaining a **high-quality environment**. Policy within the Development Plan will be shaped by the **Eastern and Midlands Region Waste Management Plan 2015 – 2021**. The overall vision of the Regional Waste Management Plan is to rethink the approach taken towards managing waste so that it is seen as a **valuable material**.

## Protection of Water

The County Development Plan will include objectives relating to mitigation and protection measures for all protected areas, including **Drinking Water Protected Areas** and associated Source Protection Plans. This is in line with the requirements of the Water Framework Directive and the current and future cycles of River Basin Management Plans.



**DELIVERY:** The provision of physical infrastructure and utilities is critical in order to secure economic investment and create sustainable communities where people can enjoy a good quality of life.



## Your Neighbourhood

Citywest  
Saggart  
Newcastle  
Rathcoole



Clondalkin  
Clonburris  
Grange Castle

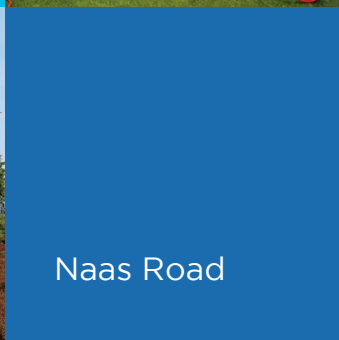
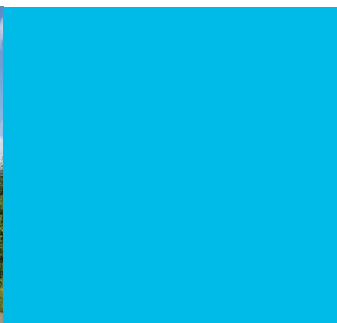


Lucan  
Palmerstown  
Adamstown

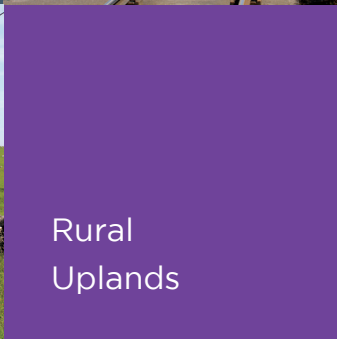


Shape | Explore | Experience

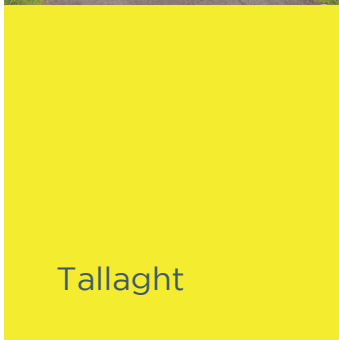




Naas Road



Rural  
Uplands



Tallaght



Templeogue  
Walkinstown  
Rathfarnham  
Firhouse



## CITYWEST/SAGGART/NEWCASTLE/RATHCOOLE



### What are the Issues and Opportunities in YOUR Area?

#### Introduction & Context

This Neighbourhood Area represents the urban fringe of the County. Extending from the **employment and residential mix of Citywest and Fortunestown**, the neighbourhood expands west to the **3 historic villages** of Newcastle, Rathcoole and Saggart located approximately 7 kilometres west of Tallaght and 16 km from Dublin City Centre.

While intrinsically connected, these bustling areas each have a distinctive character with established and emerging neighbourhoods. Beyond these centres are rural agricultural lands with pockets of housing settlements and communities. The

administrative area of Kildare County Council and the Grand Canal generally provide the western boundary of the area. Public transport within this area is supported by the Saggart Luas Red Line, while the villages are served by Dublin Bus. The area also has direct access to the M7.

This Neighbourhood is distinct, offering either a place to live and work in the new urban environment



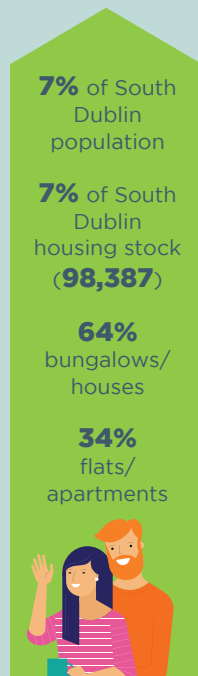
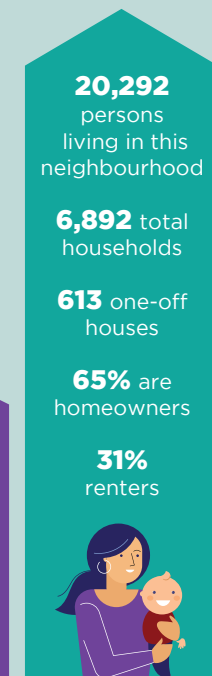
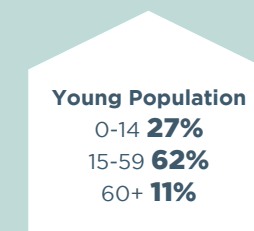
South Dublin 2022-2028  
County Development Plan

or a more rural environment within the historic villages. The villages and new urban areas benefit from having facilities and amenities at their doorstep. Rathcoole Park provides a central public open space either side of Rathcoole and Saggart. Outside the villages, Citywest Shopping Centre and Avoca provide local level access to retail and service facilities for the area. There is significant employment at Citywest Business Campus and at the various business parks at Greenogue and around Baldonnell. Casement Aerodrome, a military facility home to the Irish Aer Corps, also provides employment within this area.

#### Population Growth & Housing

National and Regional planning policy **emphasises compact growth** in the **Dublin Metropolitan Area** of which South Dublin is a part. Compact growth must be accompanied by an emphasis on quality **placemaking** and the development of **attractive places** supported by **existing and planned transport infrastructure**. At a local level the challenge will be to facilitate increased population and housing through **compact growth** while **protecting** and **enhancing** existing **amenities, community, environmental and physical** infrastructure. In implementing government policy for compact growth, the Fortunestown area located along

the Luas Red line, between Citywest and Saggart, has experienced a growth in homes greater than was anticipated in the **Fortunestown Local Area Plan**. The percentage of apartments in this neighbourhood will rise as Fortunestown is built out and more mixed type housing is delivered in the villages.



High Home Ownership

#### Community Services

Sustainable neighbourhoods are supported by a range of social & community facilities that are fit for purpose, accessible and adaptable now and into the future. The Development Plan presents an opportunity to assess provision of services in Saggart, Citywest, Newcastle, Rathcoole Neighbourhood area and build on existing essential assets including: Carrigmore Green park and Citywest playground, St. Finian's Community Centre, Rathcoole Regional Park, Rathcoole Community Centre and the planned Saggart Community Centre and initial phases of Taobh Chnoic Park under the direction of the Newcastle Local Area

Plan. As part of the Development Plan process, A **Community Infrastructure Audit (CIA)** will be carried out in your neighbourhood to assess existing and plan for future facilities in a strategic and evidenced based manner.

#### Built Environment & Place Making

Key to providing **great places in which to live will** be striking a **balance** between the delivery of a **compact pattern** of development and maintaining our sense of the historic character of our towns and villages. The delivery of **increased density** will have to be matched with **high-quality design, public realm**

**and appropriate street frontage.** The successful delivery of such measures within this neighbourhood will require a **mix of uses, connections** to sustainable transportation and infrastructure, a joined-up approach to **community planning** and a **strategic vision** which includes a greater **emphasis on placemaking**. The new urban area at Fortunestown/Citywest will create higher density developments with new urban plazas adjacent to Luas stops and strong street frontage. An element of mixed use will help create vibrant spaces.







## Climate Action & Energy

Future development within this neighbourhood will aim to **reduce** the impacts of **climate change** at local level through **settlement and travel patterns, efficient energy use** and the **protection of green infrastructure**. The Development Plan will facilitate an **increase in access to existing and future sustainable transport routes**. The integration of land use and transport in a sustainable way will help to **reduce carbon emissions by avoiding the need to travel by car**.

## Sustainable Movement

The eastern part of the neighbourhood is served by the Luas Red Line Stops: Saggart, Fortunestown and Citywest Campus with links to Tallaght, Dublin City Centre & Docklands. National and Regional Transport policy emphasises the need to reduce the demand on private travel in favour of public transport, cycling and walking. CSO 2016 data shows that 81% of residents in this area journey time to work is under 1 hour.

## Economic Development

The area is well connected in relation to national roads. The business parks around Baldonnell (Casement) aerodrome form an economic cluster which interacts with Grange Castle to the north. Mixed employment type is supported through the various business parks at Baldonnell, Kingswood, Greenogue, Magna and Citywest Business Campus, convention centre and golf course.

According to the 2016 census, people living in this neighbourhood work in the following industries:



This neighbourhood provides for:



The neighbourhood is also supported by a network of retail shops comprising District Centres, Neighbourhood Centres and Local Centres. The aim of the plan will be to enhance and develop these centres in accordance with the principles of good urban design and sustainable development to ensure efficient use of land in our town centres, to achieve development densities to support vibrant, compact, walkable places that prioritise pedestrian movement.

## Built Heritage

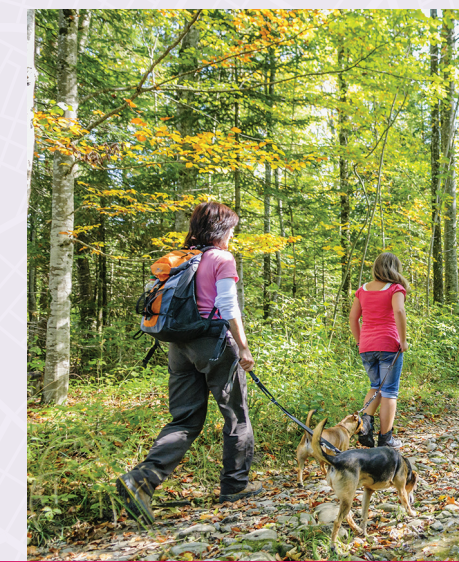
The neighbourhood contains the **historic villages of Saggart, Rathcoole and Newcastle. Saggart Village** contains a number of key protected structures which provide links to the development of the village and its origins and there are a number of modest vernacular structures typical of a rural village setting. **Rathcoole and Newcastle** are designated as **Architectural Conservation Areas**.

New development will need to **respect the historic built environment**, a key component of the neighbourhood identity / placemaking and therefore it is essential to recognise, protect, maintain and enhance these attributes now and into the future.



## Natural Heritage & Biodiversity

The neighbourhood has a landscape character described as the *'Newcastle Lowlands'* and the *'Athgoe and Saggart Hills'* and is identified as an area under strong urban influence for housing. The Grand Canal is a proposed Natural Heritage Area located to the north-west boundary of the neighbourhood. Slade of Saggart and Crooksling Glen are also proposed for Natural Heritage designation. Slade valley comprises both a river valley (the Slade) with steep sides covered with planted trees such as Beech (*Fagus sylvatica*), Ash (*Fraxinus excelsior*), Oak (*Quercus spp.*) and Birch (*Betula spp.*), as well as well-developed ground flora. Hedgerows, many of which provide important ecological connections and are also historically significant are under threat in this area. A **Green Infrastructure (GI) Strategy** will be developed to inform the Plan on the best way to develop this **natural network and protect our biodiversity** while providing for **recreational opportunity**.



## Infrastructure & Utilities

We can **create efficiencies by targeting investment** through greater alignment of land use and infrastructure. In this neighbourhood, higher residential densities are being achieved with the investment in **public transport** in the extension of the LUAS to Fortunestown/Saggart. This helps to mitigate against continued urban sprawl and reduce our carbon footprint.

Irish Water is constructing c.7 km of large diameter trunk water mains linking the Leixlip treatment plant with the existing water storage reservoirs at Peamount and Saggart. This will increase the ability to distribute treated drinking water for residents and businesses in South Dublin and beyond and increase the security of the water supply. Upgrading of pumping stations for sewerage will need to align with population increases where necessary.

The potential for improving the provision of **renewable energy** at a local level can be explored as part of the Development Plan process.



Shape | Explore | Experience



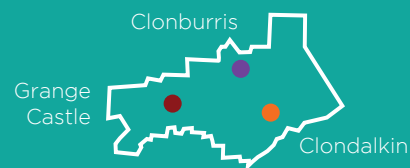




## CLONDALKIN/CLONBURRIS/GRANGE CASTLE



### What are the Issues and Opportunities in YOUR Area?



## Introduction & Context

This neighbourhood is part of the south west strategic corridor and associated growth areas of the Naas Road and the city centre. It lies on the northern side of the N7 economic corridor and generally to the south of the Grand Canal and Kildare rail line. The area is therefore located along a key national transport corridor with Luas, bus and rail as well as pedestrian and cycle links to Dublin City and to the individual settlements within it.

The neighbourhood is diverse, including the **historic village** of Clondalkin to the east and the newly developing areas of Grange Castle (**employment**) to the west with **Clonburris Strategic Development Zone (SDZ)** in the centre with a planned 11,000 new residential units and mixed use.



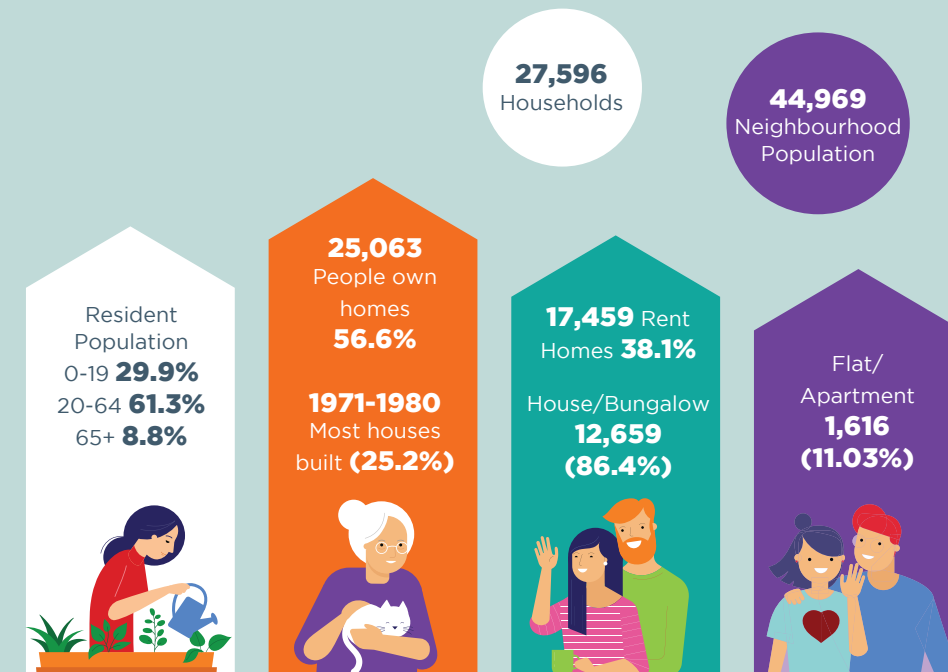
## Built Environment & Place Making

The areas of Clondalkin, Clonburris and Grange Castle will, when fully developed, form part of a **strategic corridor** linking the Naas Road regeneration area to Dublin City. It is important that these areas are mutually reinforcing, complementing and being easily accessible to each other. Clondalkin includes an historic village centre and established communities. There is potential for further infill development and upgrading of the existing retail facilities. It will be important to ensure that any infill is cognisant of its historic setting and adds to the **vibrancy** and **permeability** of the village.

## Population Growth & Housing

Total housing stock within the neighbourhood was **27,596 households** (Census 2016).

The new **Clonburris SDZ planning scheme** provides for a further 11,000 new homes within a wider community with retail, employment and services. There is also potential for infill development in Clondalkin village and environs. This area is one of the **strategic growth areas** not only for South Dublin but also for the Dublin Region, providing for compact growth with higher densities along strategic rail corridors and existing and new bus connections.



## Community Services

Sustainable neighbourhoods are supported by a range of **community facilities** that are fit for purpose, **accessible** and **adaptable** now and into the future.

**Educational facilities** have an important role to play in developing sustainable and balanced communities. The Council works on an ongoing basis with the Department to ensure that lands are located for schools and that their delivery can be achieved. The recent development of a Secondary School at Kishogue is a welcome addition to the area while 6 new schools are planned within the Clonburris SDZ lands.

A new library will open in north Clondalkin in 2020, providing a much-needed community service.







Modes of Transport of the Day Time Commute

<b>859</b> <b>(3)%</b>	<b>4,955</b> <b>(17.3)%</b>	<b>14,492</b> <b>(50.5)%</b>
Bicycle	Bus/Train	Car

## Climate Action & Energy

Future development within this Neighbourhood will aim to **reduce the impact of climate change** at a local level through **settlement and travel patterns, energy use** and the **protection of green infrastructure**. The Clonburris SDZ includes an energy masterplan. This will explore the opportunity of capitalising on the waste heat from the adjacent data centres in Grange Castle for district heating.

The Grand Canal is part of the Green Infrastructure network within the county and beyond and facilitates the ecosystem services approach outlined in the Natural Heritage and Biodiversity strategic issue paper, an important element of climate change mitigation and adaptation. The Grand Canal cycle way and Kildare rail line provide for sustainable transport reducing carbon emissions.

## Sustainable Movement

Within this growing neighbourhood, the existing street network has largely developed around the use and popularity of the car. In order to counteract the dependence of the car, future developments at Clonburris will have **direct rail access** at **Kishogue** and at **Fonthill/Clondalkin** railway stations. Future electric/hybrid diesel trains will run through Clonburris providing a more environmentally friendly commute. The **Grand Canal Cycleway** will offer both pedestrians and cyclists sustainable commuting options to Dublin but also create strong linkages within the neighbourhood between employment and residential areas. **BusConnects** will be an important element of sustainable transport in the area. New services will be provided as homes become occupied within Clonburris.

## Economic Development

Clondalkin, Clonburris and Grange Castle are well connected in relation to public transport and are identified as an important economic cluster for the county and the overall Dublin region. At present within this neighbourhood, there is an ability to supply major office/research/manufacturing facilities particularly in Grange Castle, which allows for large scale development. Grange Castle is home to some of the world's largest Fortune 500 companies including Pfizer and Google to name but a few. The town of Clondalkin and the Clonburris SDZ are closely linked with Dublin city centre, allowing for movement of goods, services and people easily each day. There is potential within both Clondalkin and Clonburris for the further creation of a mix of employment in the area.

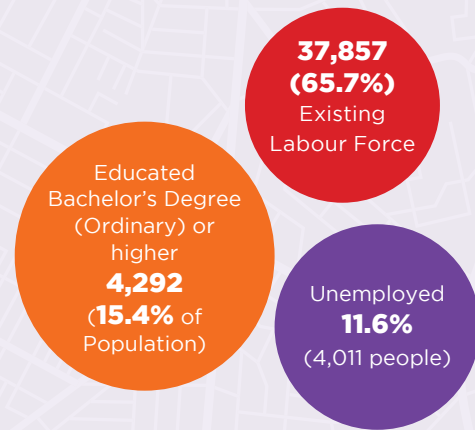
### Retail

Clondalkin and Clonburris are currently identified as Level 3 centres in the South Dublin County Retail Hierarchy. The categories and types of uses identified are as follows: *Comparison goods (but no large department stores), leisure activities, cafes and restaurants and other mixed uses, at least one supermarket and ancillary food store alongside financial and other retail services.*

The Mill Centre in Clondalkin acts as the main anchor for retail within the village. The planned distribution of retail and other commercial floorspace in Clonburris is related to the accessibility offered by public transport, with the main retail areas focused around Clondalkin-Fonthill Railway Station and to a lesser extent Kishogue Railway Station.

### Tourism

Tourism is a significant **economic driver** and is considered a **key growth sector** in the Irish Economy. An app is in development for Clondalkin Heritage within this neighbourhood, highlighting the historic character of Clondalkin Village. The **Round Tower** and visitor centre in **Clondalkin** provides an education and interpretive/exhibition centre, café and retail facilities alongside a landscaping and planting visitor centre. This neighbourhood has the **ability** to further develop its tourism potential, through assets such as the **Grand Canal cycle route** and further development of Corkagh Park as a new caravan park destination.



## Built Heritage

This neighbourhood has rich built heritage comprising of 53 protected structures and 12 recorded monuments/places. The Round Tower situated within Clondalkin Village dates back to the 7th Century.

Clondalkin has been designated as having an **'Historic Urban' Landscape Character** as detailed within the Landscape Character Assessment of South Dublin County (2015). These areas are often nucleated settlements that have a **distinctive historic core**. Many date to either early Christian or Medieval origins. Clondalkin Village is an **Architectural Conservation Area (ACA)** around the historic core including the Round Tower, St Johns Terrace and St. John's Church of Ireland. This grouping of buildings show how the area and important connections of the original monastic settlement continue to provide Clondalkin Village with a strong architectural character.

## Natural Heritage & Biodiversity

It is important to maintain and augment as much of the natural heritage and biodiversity within this neighbourhood as possible as new development progresses. Due to the significant ecological corridor that the Grand Canal embodies, it is designated a proposed Natural Heritage Area. The canal and its environs are a key ecological corridor in the county's green infrastructure network, linking Dublin city to the east and Kildare county to the west. A growing population in the area will put greater pressure on the canal and

its existing biodiversity. In this regard, the careful development of the Clonburris SDZ will help to retain and enhance the Green Infrastructure functions of the Grand Canal.

The plan to develop Corkagh Park as a major visitor destination will be cognisant of the potential and need to protect and enhance existing biodiversity in the park. This will have the added benefit of increasing value to the visitor experience.

## Infrastructure & Utilities

We can **create efficiencies by targeting investment** through greater alignment of land use and infrastructure. In this neighbourhood, higher residential densities are being achieved in Clonburris with the investment in **public transport** in the form of two rail stations and future bus connections and rail upgrades. Clonburris is one of the biggest development projects in the country and significant infrastructural investment is planned with URDF funding already secured from government.

In addition to sustainable transport reducing carbon emissions, discussed above, Clonburris will have an energy masterplan and will explore district heating networks with Grange Castle.







## LUCAN/PALMERSTOWN/ADAMSTOWN



### What are the Issues and Opportunities in YOUR Area?

## Introduction & Context

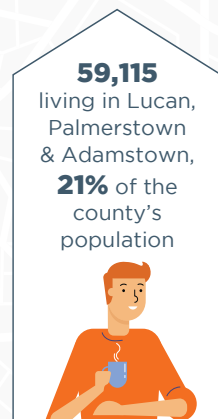
In this **neighbourhood, Lucan and Palmerstown** are traditional villages with unique characters. Lucan village is situated 15km from Dublin City and **linked via the N4** national primary route. The **M50**, which is a major transport corridor traverses the neighbourhood and Palmerstown is situated inside this orbital route, 9km from Dublin City centre.

**Adamstown, a Strategic Development Zone (SDZ), is an emerging new town** south of Lucan village, situated 16 kilometres from Dublin City. Adamstown already **has 2,613 homes built** and over **3,500 new homes** granted planning

permission. When built out, it will provide up to c. **9,000 homes and associated amenities, retail, services and schools**. Significant levels of **physical** and **social infrastructure** have been **provided** in tandem with housing development in Adamstown, with more to come as further phases of housing are built out.



This neighbourhood is located on the **N4 economic corridor**, which is a key national transport corridor and has direct bus links to Dublin City centre. The **Kildare railway line** runs through the area and **links Adamstown to Clonburris, Dublin City and beyond**. This area is a **significant settlement**



## Population Growth & Housing

The growth of the Lucan, Palmerstown and Adamstown Neighbourhood must be consistent with key national and regional objectives and the proper planning of Dublin as a sustainable compact city, integrating land use and sustainable transport modes.

National and Regional planning policy emphasises; **compact growth** in the **Dublin Metropolitan Area** and; **placemaking** through the development of **attractive places** supported by **existing and planned transport infrastructure** now and into the future. **Adamstown Strategic Development Zone (SDZ)** has seen **large scale residential, educational and community facilities** developed

in regional terms and includes **major shopping e.g Liffey Valley**, commercial, health, heritage, cultural and community facilities. The area also includes the **River Liffey** valley, which is protected under a **Special Amenity Area Order (SAAO)**.

in the last 4 years, with further provision made within the SDZ to yield a significant quantum of housing, retail, services and amenities.

The Regional Spatial and Economic Strategy for the Metropolitan Area identifies this area within the **“South-West Corridor”** forming part of the **Metropolitan Area Strategic Plan (MASP)** where **strategic residential and employment** development is targeted in order to **achieve compact sustainable and sequential growth**.

Adamstown will therefore be a key growth enabler for the Metropolitan Area.

## Built Environment & Place Making

Key to providing **great places in which to live** will be ensuring that in the delivery of a **compact pattern** of growth and development, a clear focus is kept on **high-quality design and successful placemaking**. The successful delivery of such measures within this neighbourhood will require a **mix of uses, connections** to sustainable transportation and a joined-up approach to **community and infrastructure planning**. Adamstown SDZ is an example of how higher density communities and good placemaking can be successfully combined. Lucan village has a strong sense of place aided by incorporation of the Griffeen river into the village green and strong, vibrant street frontages.



## Community Services

Sustainable neighbourhoods are supported by a range of **community facilities** that are fit for purpose, **accessible** and **adaptable** now and into the future.

**Educational facilities** play a key role in creating sustainable communities. The Council works closely with the Department of Education to deliver educational facilities throughout the county. Primary and post primary schools have recently opened in Adamstown with complementary community facilities including a community centre and astro pitch.

Public investment has taken place in this area through the provision of new facilities such as Lucan Sports and Leisure Centre and a range of playing pitches in Waterstown Park, Ballyowen Park and Griffeen Park. Further community amenities are due to come forward including the new Lucan Swimming Pool, Airlie Park and Tandy's Lane Park.







Liffey Valley Shopping Centre Transport Interchange development potential



Modes of Transport of the Day Time Population

### Climate Action & Energy

Future development will aim to **reduce climate change** at a local level through more efficient **settlement and travel patterns**, greater renewable **energy use** and the **protection and enhancement of green infrastructure**. This Neighbourhood will aim to **increase access to sustainable transport routes** in order to integrate land use and transportation, **reduce carbon emissions** and encourage a **shift away from the car**. The layout of new buildings will be important to ensure maximum solar gain and for both light and heat.

### Sustainable Movement

The **compact growth of the Neighbourhood** with an efficient **integrated public transport**

**system** will enhance the competitiveness and enable sustainable mobility choices for existing and future residents.

The Development Plan will aim to **maximise the potential of existing transport corridors** such as the **Kildare Rail Line** (electrification as far as Hazelhatch by 2022 is anticipated under the DART Underground project); **Luas Red line extension**; bus and Luas Interchange facilities, Bus connects delivery with bus corridors and redesigned bus route network.

In addition, the Western Canals Loop **strategic cycling Greenway**, linking the Grand Canal at Adamstown to the Royal Canal at Lucan/Leixlip via Griffeen Valley Park and Liffey Valley provides additional tourism and leisure opportunities and potential commuting routes.

### Economic Development

This area provides for a strong mix of employment types served by a well-connected public transport and road infrastructure network.

In this neighbourhood the 2016 census indicated that people worked in the following areas:



**Lucan & Palmerstown** Commercial, Retail, and Industrial  
**Adamstown** Commercial, Retail Development  
**Fonthill** Commercial, Retail and Office Developments

### Retail

The neighbourhood is supported by a network of retail developments, including **Liffey Valley**, which is designated as a **Major Retail Centre** in the Retail hierarchy, providing a full range of all types of retail services, boutiques, department stores and food stores.

Localised retail offering is provided at Palmerstown and Lucan Villages. Local centres will also be in two locations in Adamstown, with one at Tobermaclugg village under construction. In addition, larger district retail provision is available in Lucan and Palmerstown and is also planned for the station area at Adamstown.

### Tourism

Tourism is a significant **economic driver** and is considered a **key growth sector** in the Irish economy. Built and natural assets in this area have the potential to develop tourism further.

### Built Heritage

There are two **Architectural Conservation Areas** within this neighbourhood, Lucan Village and Palmerstown Lower (Mill Complex), giving fine examples of areas or structures that are of special architectural, historical, archaeological, social, artistic, technical and cultural interests.

### Natural Heritage & Biodiversity

**Liffey Valley** has a **Special Amenity Area Order** and is also **designated as a Landscape Character Area** within the Landscape Character Assessment of South Dublin County (2015). The area along the River Liffey provides a rich biodiversity in terms of ecological value and is listed as a proposed Natural Heritage Area. Two biodiversity-rich Council parks also occur along the Liffey, Waterstown Park and Lucan Demesne (St. Catherine's).

The Plan will incorporate and plan for Natural Heritage and Biodiversity through the development and implementation of a **Green Infrastructure (GI) Strategy, Landscape Character Assessment (LCA)**. Liffey Valley also has a **protective zoning objective** in the current Development Plan.

### Infrastructure & Utilities

We can create **efficiencies** by **targeting investment** through greater alignment of land use and infrastructure. This will help to combat continued urban sprawl, achieve a smaller carbon footprint and enable focused investment in the neighbourhood. There has been significant infrastructure investment in the area including the train station at Adamstown, public parks commenced at Adamstown, a link road to the Celbridge Road, Waterstown Park in Palmerstown, and a village improvement scheme planned for Lucan. Weston aerodrome is located near Lucan. Run by a private operator it is publicly licensed.

The potential for improving the provision of **renewable energy** at a local or wider level can be explored as part of the Development Plan process.







## NAAS ROAD



### What are the key Issues and Opportunities in Regenerating YOUR area?

#### Introduction & Context

This Neighbourhood is situated at a **strategic location** within South Dublin and Dublin City, to the south of the Grand Canal and adjoining the Dublin City Council (DCC) administrative boundary. It is a significant settlement in regional terms and includes major retail facilities, office, industrial and employment areas. It is on a **national and key economic transport corridor** with a direct Luas connection and bus links to Dublin City.

The planned **transformation** of this Neighbourhood is in accordance with key national and regional objectives

and the proper planning of Dublin as a sustainable compact city integrating land use and sustainable transportation. It is situated within areas identified for strategic brownfield regeneration. By delivering **smart and compact growth** and providing for a greater choice for housing, employment and mobility, the area will be focused on **liveability and quality of life**. This area will be a key growth enabler in the Dublin City and Metropolitan Area.



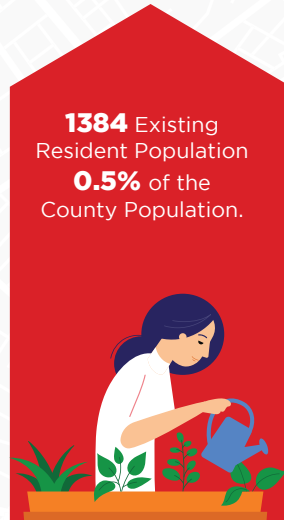
#### Built Environment & Place Making

- Regeneration of underutilised brownfield lands residential and commercial development.
- Key transformation opportunity to support the compact development of Dublin in accordance with the NPF and the RSES.
- Potential for an integrated land use transportation network.
- The transformation of the area to an urban quarter will create a sense of identity and place that connects with the surrounding communities.
- Unique opportunity to provide for new homes, jobs, schools, community facilities and amenities in a sustainable and compact form which is served by high quality public transport and active travel modes.
- Regeneration of the area plays an important role in the reduction of carbon emissions.



- Act as a catalyst for growth for all stakeholders including local communities.
- Combined, plan led approach in partnership with Dublin City Council (DCC).
- The transformation of this neighbourhood will provide opportunity to connect and develop a Green Infrastructure network and enhance the natural environment and biodiversity of the area.

#### Population Growth & Housing



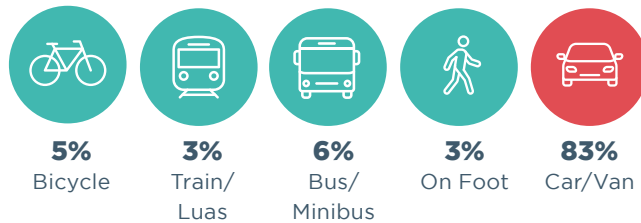
#### Community Services

This Neighbourhood area is surrounded by the **communities** of Bluebell, Walkinstown, and Drimnagh. The area is also close to several other communities including Crumlin, Inchicore, Fox and Geese, Ballyfermot and Parkwest.

The transformation of this area has the potential to **benefit future residents and visitors** as well as existing communities by enhancing connectivity, infrastructure and services to the benefit of everyone.

A **Community Infrastructure Audit** (CIA) will be carried out for this Neighbourhood as part of the Development Plan process. The function of the audit will be to examine and analyse the availability and capacity of existing community services in this Neighbourhood, and to determine future requirements, inform policy and objectives based on anticipated settlement growth and transformation.





Modes of Transport of the Day Time Population (2016 Census)

## Climate Action & Energy

The transformation of this Neighbourhood will aid in **reducing climate change** at a local level through integrated settlement and travel patterns, energy use and the identification and protection of green infrastructure.

This Neighbourhood will **capitalise on the existing public transport corridors** in order to integrate land use and transport in a sustainable way and reduce carbon emissions.

**Green infrastructure** is a resilient approach to managing the impacts of climate change whilst providing many **community benefits**. Opportunities will be examined for linking the Grand Canal Greenway to this new transformed Neighbourhood and for greening streets and other areas as development progresses.

## Sustainable Movement

The 2016 Census indicated a high percentage of travel done by car/van. Regeneration of this Neighbourhood will seek to improve the level of travel by public transport and walking & cycling.

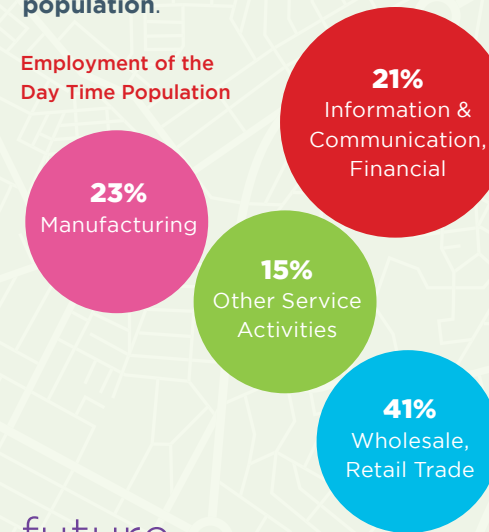


## Economic Development

This Neighbourhood area continues to be a very successful **industrial hub** for the city. This is evident by the high numbers employed in industries such as manufacturing and wholesale, retail trade and information & communications. A cross boundary, **strategic approach** to the regeneration of these lands and associated infrastructural investment within this south western corridor of the Metropolitan Area is critical. This approach will have to take account of the need to **support local employment** and businesses as regeneration and new residential and mixed-use progresses. While some **displacement** of existing business will occur, it will have to be carefully considered in the context of the need to **retain and expand** existing **employment opportunities** within the county. Small to medium sized enterprise units could be successful in the transformation of the Naas Road Neighbourhood. **Additional offices** may be more compatible to this regeneration area and would offer the potential of higher levels of employment.

**Retail:** The **upgrading** of this Neighbourhood to an **Urban Centre** will further enhance its commercial viability for potential retail and office development. This will facilitate **diversification of the mix of retail units** in the area and create a retail core with surrounding streetscapes, to **meet the needs of the future population**.

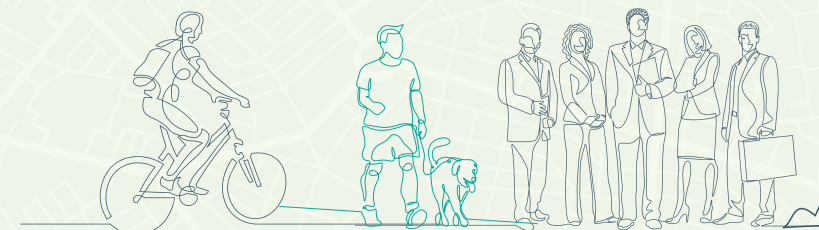
Employment of the Day Time Population



future population

## strategic approach

support local employment



diversification of the mix of retail units

## Natural Heritage & Biodiversity

The natural environment has an important influence on the **quality of life** for people in urban areas and this landscape must accommodate many social, economic and environmental uses and functions. This Neighbourhood is designated as having a **'Suburban'** Landscape Character as detailed within the Landscape Character Assessment (LCA) of South Dublin County (2015).

The LCA will be reviewed and updated as part of the Development Plan process. The LCA will be an **important component** in the review of landscape and scenic designations and have resultant implications for land use policy.

Key measures required for this area include: Grassland and other amenity area open spaces managed for the **dual benefits of public access and biodiversity**; development of **green infrastructure** to connect different habitats within the urban context; and **increased connectivity** between open spaces as a means of **enhancing biodiversity**.

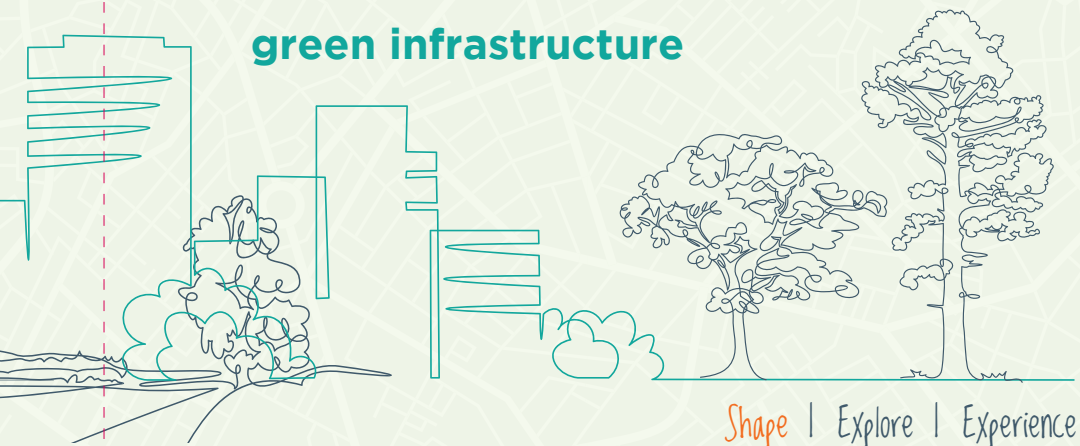
## Infrastructure & Utilities

The Neighbourhood includes **brownfield lands** (developed land that is not currently in use and may be potentially contaminated) with a predominant pattern of low intensity industrial/ warehousing/ car sales uses on a variety of plot sizes.

This Neighbourhood is a **strategic land bank** for the County which will be developed over **a number of plan periods**, providing significant employment and residential capacity. The redevelopment of the lands will take time with several factors influencing delivery including site assembly and provision of required infrastructure. An Urban Regeneration Development Fund (URDF) is in place to support the regeneration of the area.

An opportunity exists to focus on renewable energy and district energy solutions as part of regeneration.

green infrastructure



Shape | Explore | Experience





## RURAL UPLANDS



What are the key Issues and Opportunities in YOUR Area?

### Introduction & Context

The **Rural Uplands Neighbourhood** is generally known as the **Dublin Mountains**, extends from Rockbrook in the east, adjacent to the M50, to Badgerhill in the west. The southernmost point of the county stretches to the southern slopes of Kippure, 27km from Dublin City. The area consists of small rural cluster settlements such as Glenasmole and Redgap and the larger settlement of Brittas. The **N81** national secondary route dissects the county from Brittas to link with the **M50** main orbital route.

The rural landscape features places of **scenic** and **natural beauty** alongside **popular amenity areas**. This rural upland area provides a green belt buffer between the built-up area of Dublin and the rural settlements.

The Dublin Mountains have a **high landscape value and sensitivity** being partially designated as a **Special Area of Conservation (SAC)**, **Special Protection Area (SPA)** and **proposed Natural Heritage Area (pNHA)**.



### Population Growth & Housing



### Community Services

This area of the county is **bolstered by its people** and the communities that live there. The remoteness and isolated locations draw communities **closer together** to give a sense of camaraderie. Community centres contribute towards this. It is an objective to work towards **improving the quality of life** of these communities and residents and to encompass **social inclusion and integration** in all current and future plans.

**Education Facilities** play a key role in the creation of sustainable communities. The Department of Education is responsible for delivery of educational facilities throughout the county, facilitated by the Council.



### Built Environment & Placemaking

The rural/upland area can be identified by its **agricultural** and **rural/upland** setting and associated environmental, economic and amenity values. The built environment in this area consists primarily of the villages of **Brittas** and **Glenasmole**, farmhouses and agricultural buildings, clusters and single rural housing and other economic/tourism enterprises. The rural sense of place is rooted in the community, through families and community connections, through the long-standing experience of meitheal, and in the local history and heritage of the area and the people who formed it. It will be important to retain and strengthen the strong sense of place that already exists in

the communities in this neighbourhood, and support them by providing the necessary physical and community supports that are needed to ensure these communities thrive, and that their unique contribution to the landscape character of this area continues into the future.

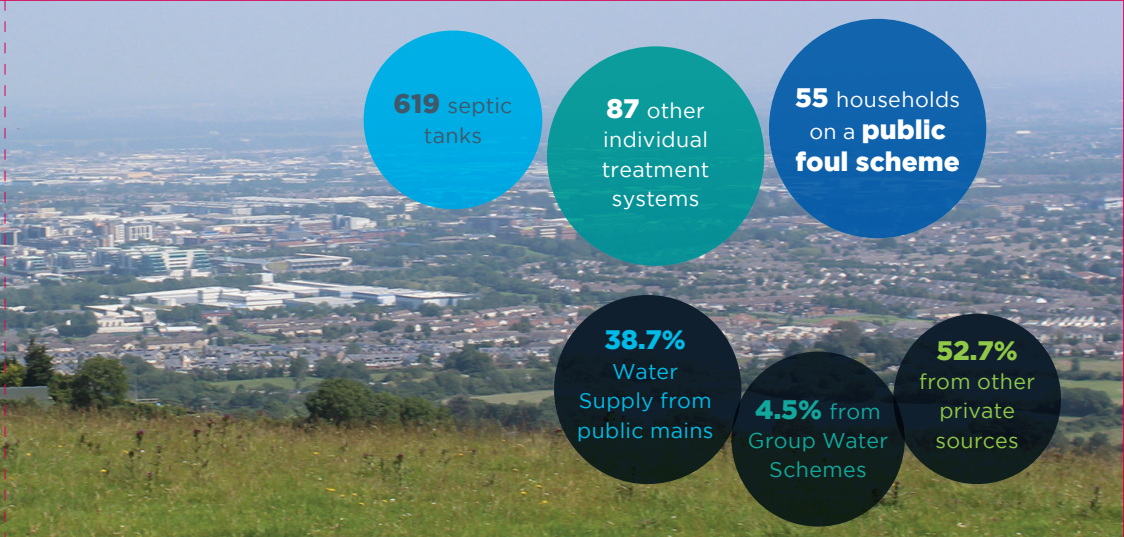






The South Dublin Climate Action & Energy Plan recognises that agriculture is an important aspect of life, playing a vital role in the livelihoods of some residents within this area.

The Rural Uplands neighbourhood has a **challenging task** to develop sustainable modes of transport.

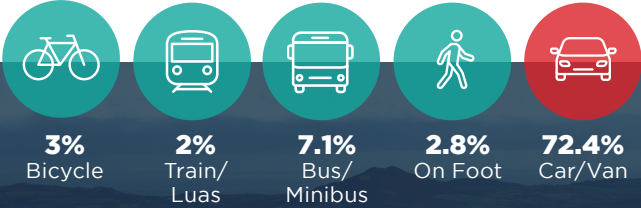


Climate Action & Energy

The new Plan will support sensitive rural diversification responsive to the surrounding environment. Diversification, such as tourism around new forestry plantations can play a role in the transition to a low carbon, climate-resilient economy and society. Green Infrastructure will also have a role to play in climate mitigation and adaptation in this area.

Sustainable Movement

The **N81** is the national secondary route traversing the western part of this area connecting to Dublin City via **Dublin Bus**. The Dublin Bus Service has been enhanced to Brittas. The promotion of public transport initiatives such as the **Local Link Kildare South Dublin** which delivers rural public transport services on behalf of the National Transport Authority will be **key** to the delivery of more **sustainable movement patterns** within this area.



Economic Development

Employment opportunities in the rural/uplands area are centred around **rural enterprises, extractive industries, agricultural developments and amenity facilities**.  
  
Two of the key pillars of **Realising our Rural Potential: The Action Plan for Rural Development 2017** relate to supporting rural enterprise/employment and maximising rural tourism and recreational potential. **Rural diversification** opportunities are vital for **sustaining a viable rural economy**.

The Development Plan will be required to include policy and objectives to ensure that this area **capitalises** on its **potential** while **protecting** the **environmental assets** that define its character and value.



Built Heritage

The rural uplands area provides a rich and diverse architectural and historic environment, comprising of a number of protected structures and identified national monuments/places. Within the rural uplands there are a number of farmhouses, demesne, agricultural buildings and vernacular structures which provide varied building styles and richness to the architectural quality of the area.  
  
Existing Clachans and vernacular structures within this area are important to the architectural development of the rural landscape and also in providing an understanding to traditional building methods and materials. Any new development should be sensitive to the existing landscape and should reflect the local vernacular quality and materials of the area.



Natural Heritage & Biodiversity

The River Dodder and Glenasmole Valley is **designated as a Landscape Character Area** within the Landscape Character Assessment of South Dublin County (2015). This area is highly scenic with extensive views over Dublin and has a rich biodiversity with high ecological value. The area has significant archaeological clusters dating from Neolithic and Bronze Age.  
  
The Rural Uplands boasts European Designations in **Glenasmole Valley SAC** for its Orchid-rich Calcareous Grassland, Molinia Meadows and Petrifying Springs and **Wicklow Mountain SPA** which is an important breeding and foraging ground for Merlin and Peregrine. The area is also partially designated as a **pNHA**.

Infrastructure & Utilities

Mountain water run-off is a critical challenge facing this neighbourhood which requires a Water Management Scheme. The **Glenasmole Valley** is sensitive to this **water run-off** and potential impacts for **ground water contaminants**, due to the location of **Bohernabreena waterworks**. Developing the **Green Infrastructure network** will aid in this challenge.



Shape | Explore | Experience







## TALLAGHT - Our County Town

- Q What are the Issues and Opportunities in YOUR Area?
- Q How can we deliver compact growth?

### Introduction & Context

This neighbourhood includes the County Town and the administrative capital of South Dublin County. It is also designated as a Level 2 Retail Centre in the Retail Strategy for the Greater Dublin Area 2008-2016.

Situated 12 kilometres from Dublin City, Tallaght has a direct Luas connection and bus links to Dublin City and Fortunestown and is located on the N7 economic corridor, which is a key national transport corridor.

This neighbourhood is a significant settlement in regional terms and includes major shopping facilities, civic offices and associated

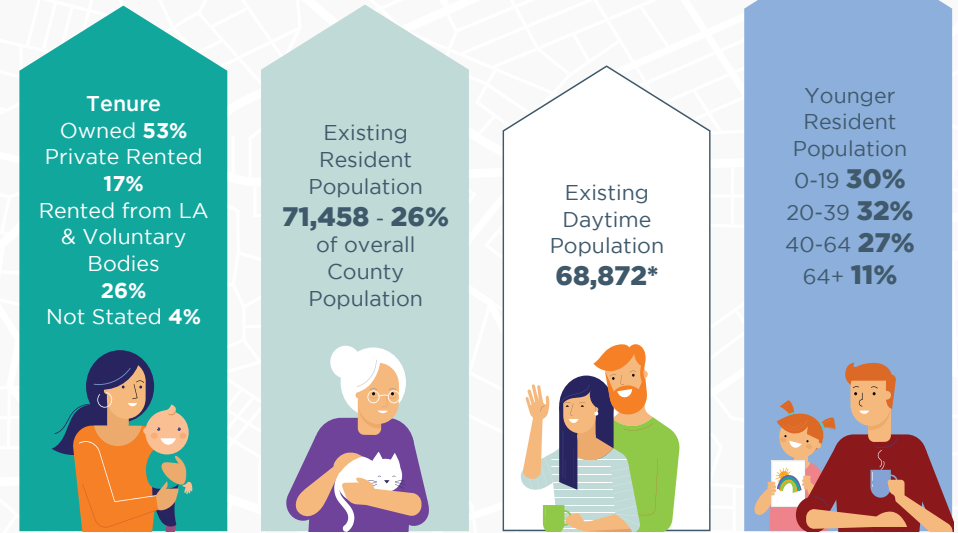
commercial, financial, cultural and community facilities. It is also home to TU Dublin - Tallaght campus, Tallaght University Hospital and significant employment areas. Outside the town centre are well established residential areas with a strong sense of community.

A **Local Area Plan** for Tallaght was adopted in June 2020.

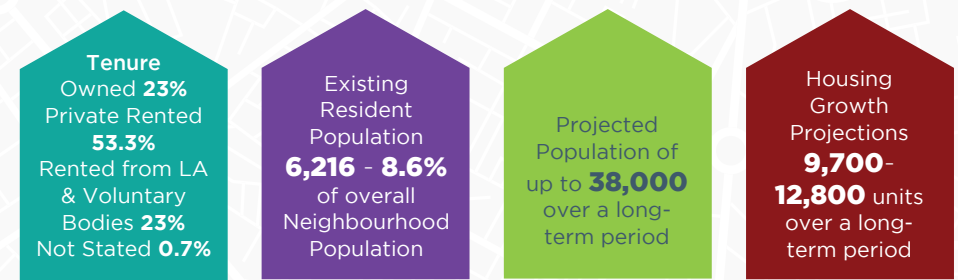


### Population Growth & Housing

#### Tallaght Neighbourhood:



#### Tallaght Town Centre:



#### Planned Development in Tallaght Neighbourhood

- Delivery of a new Innovation Hub for Tallaght Town Centre, new Landmark Building for Innovative Technology Start-ups.
- Reuse of underutilised Industrial Lands.
- Delivery of a mix of new employment spaces.

\*(number of people who are present in an area during normal business hours, including workers).



### Community Services

This Neighbourhood is strengthened by its people and the communities they create therefore it is important that South Dublin County Council continues to work towards improving the **quality of life** of communities and residents, to encompass **social inclusion, integration and multiculturalism** in all of its current and future plans.

A Community Infrastructure Audit (CIA) will be carried out for this Neighbourhood as part of the Development Plan process. The function of the CIA is to examine and analyse the availability and capacity of existing Community infrastructure facilities in Tallaght, to determine future requirements, and make recommendations based on anticipated settlement growth.

#### Education Facilities

Educational facilities have an important role to play in developing sustainable and balanced communities in Tallaght. Working closely with the Council, the Department of Education and Skills (DES) is responsible for the delivery of educational facilities and services.

The Council recognises the importance of making provision for educational facilities in Tallaght, and the role of higher education in providing for economic and social wellbeing. Council lands have been made available for a new school in Tallaght Town Centre alongside a new innovation hub.



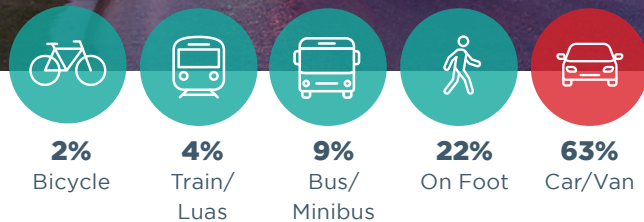
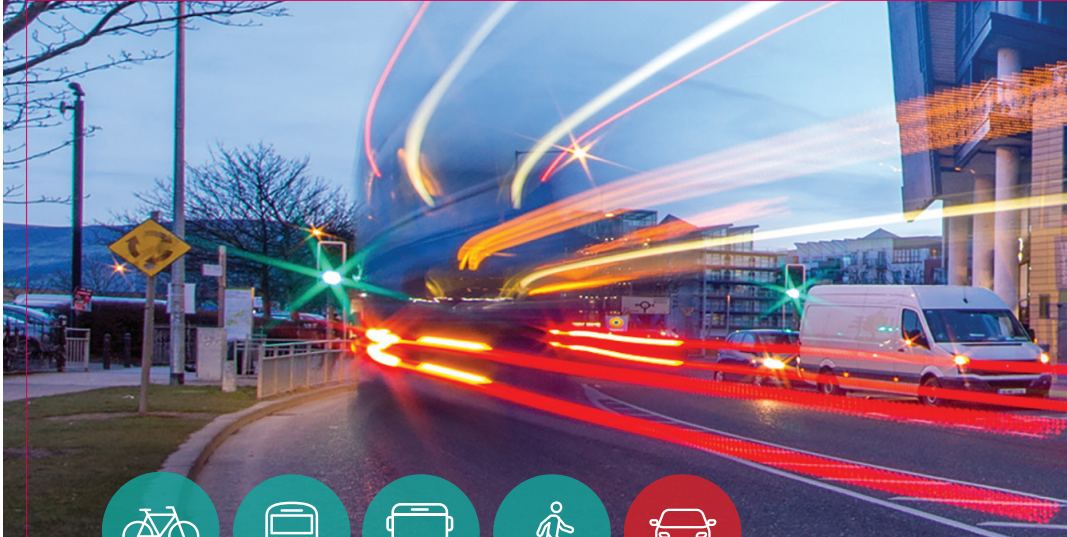
21 Primary Schools  
4 Secondary Schools

### Built Environment & Place Making

Key to providing **great places** in which to live will be striking a **balance** between the delivery of a **compact pattern of growth** which will involve **increased density** and greater levels of **infill development** with the need for **high-quality design** and a **strong emphasis on place making**.

The successful delivery of such measures within this neighbourhood will require a mix of uses, connections to sustainable transport and infrastructure, a joined-up approach to community planning and a strategic vision which includes a greater emphasis on place making. The **Tallaght Local Area Plan 2020** deals with many of these issues in detail.





Modes of Transport of the Day Time, Tallaght Population

## Climate Action & Energy

The integration of population growth with **public transport** is a significant measure in facilitating a reduction in carbon emissions. Sustainable travel, sustainable building methods, flood risk adaptation and renewable energy sources are all important in mitigating and adapting to climate change.

**Green infrastructure** is part of the toolkit which can be used within this neighbourhood, and beyond, to alleviate some of the negative impacts of climate change.

**District heating systems** can make use of low-carbon waste-heat. The development of a district heating scheme in Tallaght town centre, **HeatNet**, gives potential for energy savings for businesses and buildings in the area and for Tallaght to become a model for community energy and a decarbonised neighbourhood.

## Sustainable Movement

The existing street network has largely developed around the use of the car. The route structure hierarchy includes arterial (N81); primary (Belgard Road); secondary (Airtown Road); tertiary or local (e.g. Belgard Square East) and pedestrian routes (e.g. ZIP or green walking routes).

Tallaght is well served by public transport. Bus services terminating at The Square connect Tallaght with many areas including Dublin City Centre, Dun Laoghaire, Chapelizod, Blanchardstown, City West, Kiltipper and Blessington. The Luas Red Line connecting Tallaght and Fortunestown with Connolly Station/Docklands terminates at The Square (including Belgard, Cookstown, Hospital and Tallaght stops).

## Economic Development

The Town Centre plays host to **major institutions** including Tallaght University Hospital, TU Dublin, South Dublin County Council civic offices and the head office of the Dublin and Dun Laoghaire Education and Training Board. This area also incorporates the **business parks** at Whitestown and the **regeneration** areas of Cookstown and Broomhill Industrial Estates.

Tallaght is identified as an important **economic cluster** for the County and for the overall Dublin region. It can facilitate major commercial and retail developments, particularly in areas zoned Town Centre and Regeneration.

Regeneration may cause **displacement** of some business. It is important that a strategic and **balanced approach** is taken to ensure that **infrastructural investment** provides for retention of employment alongside new mixed uses in **Cookstown and Broomhill**. The Development Plan will have to consider how to retain employment providers in the county.

### Retail

Tallaght is a Major Town Centre and is identified as a Level 2 centre in the South Dublin County Retail Hierarchy.

The provision of a broad range of retail services contributes towards the creation of a vibrant living place. There are retail opportunity sites and vacant units in the core retail areas of this Neighbourhood. The projected population growth and increased consumer expenditure will support the long-term viability of these retail



Employment of the Day Time Population

areas and assist in reducing vacancy and providing opportunities for extension and renovation.

### Tourism

Tourism is a significant economic driver. It supports job creation across a diverse range of sectors and skill levels. The South Dublin Tourism Strategy 2015 identifies actions to develop and present these assets to the market.

The proximity of the Dublin Mountains, the historic value of the old village in Tallaght present significant opportunities for the future tourism potential of the area.

Development of Tallaght Stadium and Tallaght Arts Cluster are ongoing tourism initiatives led by South Dublin County Council.

## Built Heritage

The built heritage of an area makes it **unique**, giving it **character** and defining its “**sense of place**”. Tallaght Village is designated as an Architectural Conservation Area (ACA).

The boundary of Tallaght ACA extends from St. Maelruan’s church and graveyard on the Blessington Road to the old Greenhills Road, and includes the Priory and the properties along the southern side of Main Street between the junctions of the Blessington Road and Greenhills Road. The village provides a link to the past with the new Tallaght Town Centre District and provides architectural character and richness to the area as a whole.



## Natural Heritage & Biodiversity

This Neighbourhood is designated as having an “**Urban**” Landscape Character

Policy for Natural Heritage and Biodiversity will be developed and implemented through a **Green Infrastructure (GI) Strategy** which will be prepared as part of the Plan process. **Networks of natural and semi-natural green spaces**, linking parks, gardens, rivers, woodlands, trees and hedgerows, will be identified increasing opportunity for biodiversity and contributing to our quality of life.

## Infrastructure & Utilities

To facilitate targeted population and economic growth in the town centre and regeneration areas the availability of high-quality infrastructure is essential. The provision of water, wastewater, waste management, energy and telecommunication infrastructure are fundamental to ensure the continued sustainable development of this area.

**Tallaght Local Area Plan** identifies key pieces of physical and social infrastructure required in order to facilitate development, alongside associated services and facilities essential for the health, well-being and social development of the neighbourhood.

Airtown Road extension will connect into identified regeneration lands at Cookstown Industrial Estate to Tallaght University Hospital. Also, currently under construction, a road linking Belgard Square North to Cookstown, will provide access to the planned Innovation Hub and public plaza to the south of Cookstown.

Tallaght District Heating Scheme will be the first not-for-profit energy utility in Ireland and will have the capabilities of supplying customers with low-carbon, renewable heat resulting in significant reductions in CO2 emissions.





## TEMPLEOGUE/WALKINSTOWN/RATHFARNHAM/FIRHOUSE

**Q** What are the Issues and Opportunities in YOUR Area?

**Q** How might compact growth affect you?

### Introduction & Context

The Templeogue / Walkinstown/ Rathfarnham / Firhouse neighbourhood is located 8km south-west of Dublin City Centre, forming the eastern part of South Dublin County, part of Dublin City suburbs and the wider Metropolitan Area. The lands are defined by the central spine of the River Dodder from west to east and the rural landscape setting along the southern boundary. The M50 Motorway weaves through the neighbourhood from south-east to the north. Dublin City Council administrative area is located along the north-eastern boundary. The neighbourhood

includes **bus transportation** links to Dublin City Centre and to Tallaght to the west.

Strong neighbourhoods exist in this area crossing administrative boundaries. The eastern section is **an established suburban area** in South Dublin and is characterised by **mature residential neighbourhoods** including Templeogue, Walkinstown, Rathfarnham and Knocklyon. Development in the Ballycullen and Oldcourt area to the west, under the framework of a Local Area Plan, provides the remaining greenfield



South Dublin 2022-2028  
County Development Plan

development potential in this neighbourhood. As these areas develop, it is vital that they do so with the necessary supporting facilities and services to facilitate the growth of sustainable communities.

This neighbourhood is home to **excellent public amenities**, from local shopping to schools, public parks and cultural attractions. Against the backdrop of the Dublin Mountains, the Pearse Museum, St. Enda's Park and Rathfarnham Castle are fantastic local cultural attractions. The Dodder Valley Linear Park, Tymon Park and Greenhills Park with the adjacent Marley Park and Bushy Park are all **family-friendly public parks that are full of life and activity**.

### Population Growth & Housing

National and Regional planning policy emphasises; **compact growth** in the **Dublin Metropolitan Area**, particularly **within the M50** (in the case of this neighbourhood all lands to the east). The National Planning Framework emphasises the importance of **placemaking** through the development of attractive places supported by existing and planned **transport infrastructure** now and into the future. The challenge for this plan in facilitating **increased population and housing** in this area will be to identify appropriate **brownfield and infill development opportunities** which **protect existing amenities**, underpin existing physical and community infrastructure and expand this where necessary.

**28%**  
of South  
Dublin's  
Population

**27,596**  
total  
households

**28%**  
of South  
Dublin's  
housing stock  
(98,387)

**78,244**  
living in this  
neighbourhood

**183**  
one-off  
houses

**High Home  
Ownership**  
**82%** are  
homeowners

**Healthy  
Population**  
**90%**  
are in very good/  
good health  
**1%**  
are in bad/very  
bad health

**91%**  
bungalows/  
houses

**9%** flats/  
apartments

**15%** renters

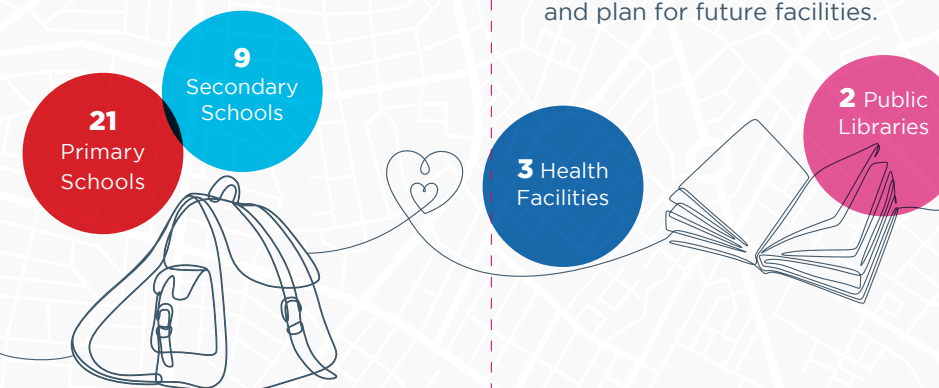
**3%** rent free/  
not stated

Older than  
County average  
Population  
0-14 **19%**  
15-59 **59%**  
60+ **22%**



### Community Services

Sustainable neighbourhoods are supported by a range of community facilities that are fit for purpose, accessible and adaptable now and into the future. Within this neighbourhood, there are:

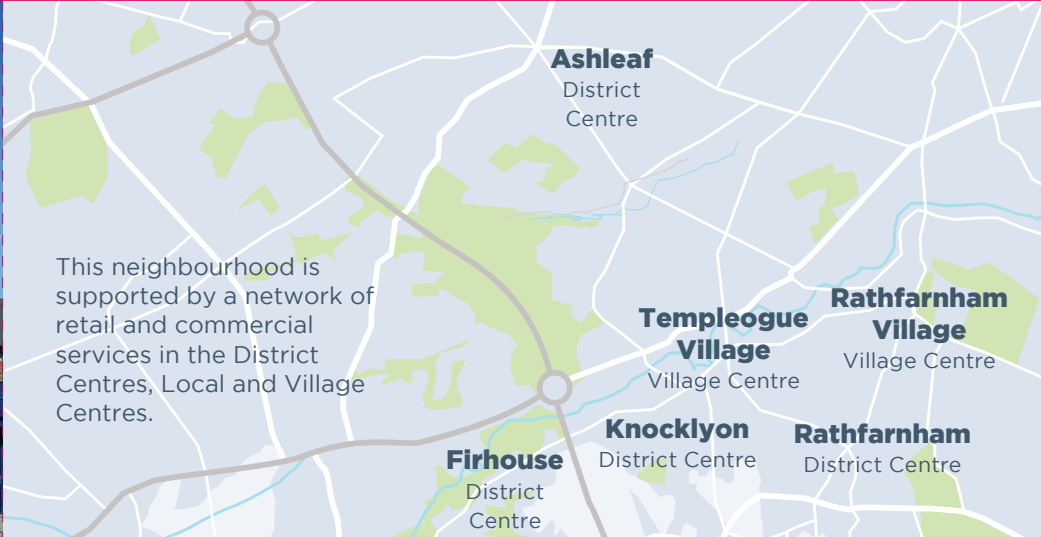


The Development Plan presents an opportunity to assess the provision of services in this area and to plan for future needs in a strategic and evidenced based manner. A Community Infrastructure Audit (CIA) will be carried out in your neighbourhood to assess existing and plan for future facilities.

### Built Environment & Place Making

Key to providing **great places in which to live** will be striking a **balance** between the delivery of a **compact pattern of growth** involving **increased density and greater levels of infill development** with the need for **high-quality design** and a **strong emphasis on placemaking**. The successful delivery of such measures within this neighbourhood will require a **mix of uses, connections** to sustainable transport and infrastructure, a joined-up approach to **community planning** and a **strategic vision** which includes a greater **emphasis on placemaking**.





This neighbourhood is supported by a network of retail and commercial services in the District Centres, Local and Village Centres.

### Climate Action & Energy

Future development within this neighbourhood will aim to **reduce climate change impacts** at a local level through efficient **settlement and travel patterns, energy use** and the **protection and provision of green infrastructure**. This neighbourhood will aim to **increase access to sustainable transport routes** in order to integrate land use and transport in a sustainable way and **reduce carbon emissions**.

### Sustainable Movement

Guided by National and Regional Transport policy, the emphasis of the Plan will be to reduce the demand on private travel in favour of public transport, cycling and walking. Census Small Area Population figures from 2016 show that 86% of residents journey time to work in this area is under 1 hour.

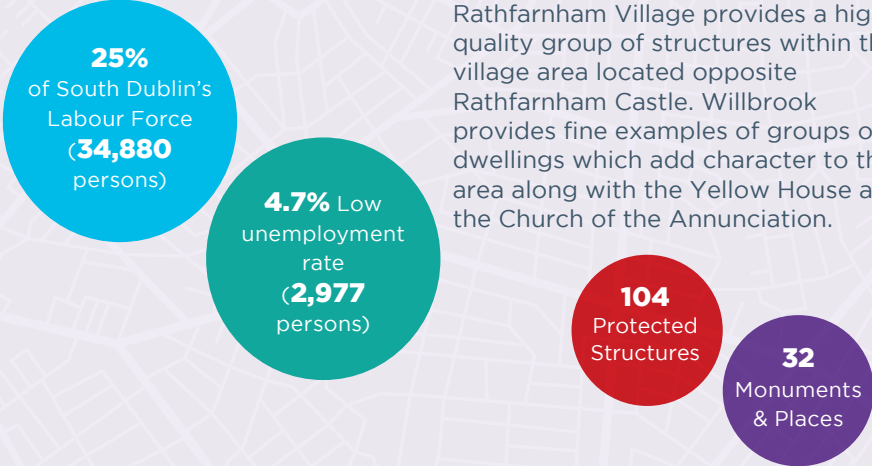
#### Modes of Transport of the Day Time



### Economic Development

The aim of the Plan will be to encourage the enhancement of these centres in accordance with the retail guidelines, the principles of good urban design and sustainable development. This will help facilitate the efficient use of land at appropriate densities capable of supporting vibrant and compact places that prioritise pedestrian movement.

This neighbourhood provides for:



### Built Heritage

This area contains **rich heritage**, the conservation and preservation of which will form an important part of the Plan. New development will need to **respect the historic built environment**, a key component of this area's identity. It is essential to recognise, protect and maintain these attributes now and into the future.

**Rathfarnham Village and Willbrook** which includes St. Marys Terrace and Willbrook Road are Architectural Conservation Areas (ACA's). Rathfarnham Village provides a high quality group of structures within the village area located opposite Rathfarnham Castle. Willbrook provides fine examples of groups of dwellings which add character to the area along with the Yellow House and the Church of the Annunciation.

The Loreto Abbey Complex and St. Enda's (Pearse Museum) are sites of National Importance due to their architectural, historical, technical and artistic interest. Four groups of cottages are also identified as ACA's within this neighbourhood.

### Natural Heritage & Biodiversity

The landscape character for this area is 'Urban' and has formed around existing natural features as an extension of Dublin City Centre. The **River Dodder** is positioned across the centre of the neighbourhood with a section designated as a proposed **Natural Heritage Area**. As a long-established neighbourhood area, this area also has significant numbers of mature trees, all of which act as Green Infrastructure and Climate Adaptation measures.

Policy for Natural Heritage and Biodiversity will be developed and implemented through a **Green Infrastructure (GI) Strategy** which will be prepared as part of the Plan process. The Strategy will identify potential for a **network of natural and semi-natural green spaces, linking parks, gardens, rivers, woodlands, trees and hedgerows**. As well as improving biodiversity, it provides an **opportunity to further enhance the character** and identity of the area. The existing South Dublin **Landscape Character Assessment 2015 (LCA)** will also be reviewed as part of the Plan preparation.

### Infrastructure & Utilities

We can **create efficiencies** by **targeting investment** through greater alignment of land use with infrastructure such as **public transport** and investment in water services. This will help to combat continued urban sprawl and achieve a smaller carbon footprint. There is generally a good bus network in the area and the National Transport Authority is planning to improve this through BusConnects.

Investment in Ringsend wastewater treatment plant and the new Regional plant at Clonsaugh will provide further capacity in wastewater.

New development in the area will have to consider energy use including the need to include renewable energy and good design to maximise solar gain and light.





### **The options to get involved;**

#### **Post**

Senior Executive Officer,  
Forward Planning Section,  
Land Use Planning and Transportation  
Department,  
South Dublin County Council,  
County Hall, Tallaght,  
Dublin 24, D24 A3XC

#### **Website**

[www.sdcc.ie/en/devplan2022](http://www.sdcc.ie/en/devplan2022)

#### **Portal**

<https://consult.sdublincoco.ie/browse>



**South Dublin 2022-2028**  
**County Development Plan**

**South Dublin County Council**  
County Hall, Tallaght,  
Dublin 24, D24 A3XC  
Tel: 01 414 9000  
[www.sdcc.ie/en/devplan2022](http://www.sdcc.ie/en/devplan2022)



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