

1

Introduction and Vision for Clonburris

- 1.1 Introduction
- 1.2 The Strategic Development Zone Vision
- 1.3 Overarching Principles of the Planning Scheme
- 1.4 Introduction to the Strategic Development Zone Framework
- 1.5 Introduction to the Planning Scheme Area
- 1.6 Policy Context
- 1.7 Strategic Environmental Assessment (SEA)
and Appropriate Assessment (AA)
- 1.8 Structure of the Planning Scheme



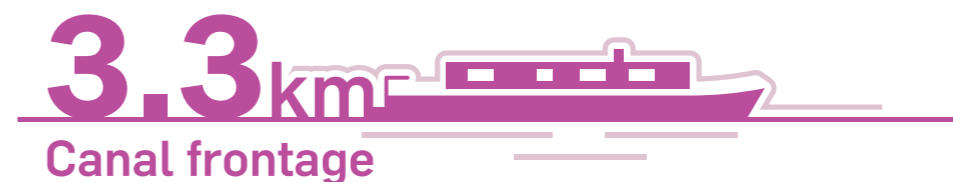
Section 1.1 Introduction

The Clonburris Strategic Development Zone (SDZ) Planning Scheme represents a shared outlook for the future residential, social, economic and environmental development of a new planned and sustainable community in South Dublin County. In a period of renewed growth in Ireland, the County is in a strong position to increase its share of residential and economic development within the Dublin Region. Within this context - sense and pride of place should always be at the core of spatial planning, and as such future growth needs to be planned for in a co-ordinated and balanced way.

Government designated Strategic Development Zones are a robust and important mechanism in providing for growth and urban expansion in the medium to long term. At the heart of the holistic approach to the future development of South Dublin County are the themes of quality of life, prosperity, sustainability, health and well-being, social inclusion and climate change. Accordingly, the preparation of the Clonburris SDZ Planning Scheme represents a timely opportunity to strengthen the County's position and reputation and to align and unlock its potential in accordance with local, regional and national ambitions.

The scale and potential of the site, together with the extent of existing and planned public transport opportunities, services and infrastructure, and showcasing sensitive use of key site assets such as the Grand Canal, Griffeen Valley Park and other natural features, provide an excellent basis for the development of a forward thinking and vibrant new community in South Dublin County.

The Planning Scheme will deliver:



Section 1.2 The Strategic Development Zone Vision

‘A vibrant community offering a new way of living’



The strategic site of the Clonburris SDZ can become an exemplar and distinctive new community into the future, centred on the provision of a choice of high quality homes and access to a range of local services and amenities, together with the delivery of reliable public transport options. Open spaces and parks will be an important feature of this sustainable community.

The public realm to be created at Clonburris will be critical in place making and ensuring that pedestrians and cyclists have maximum access to a range of local facilities and amenities. Convenient and attractive routes will connect the area to surrounding neighbourhoods and villages, and the wider South Dublin County beyond. The careful consideration of development adjacent to the Canal side setting and Griffeen Valley Park will make Clonburris an amenity destination in South Dublin County.

The Clonburris SDZ will be an exemplar in sustainable community development, including the provision of green infrastructure, sustainable urban drainage and the consideration of energy and climate change mitigation options.

The development of the entire Planning Scheme is expected to deliver a target of 8,437 new homes, a minimum of 7,300 sq.m gross community floorspace, approximately 21,520 sq.m gross retail floorspace and in the range of 30,000 to 40,000 sq.m employment floorspace.

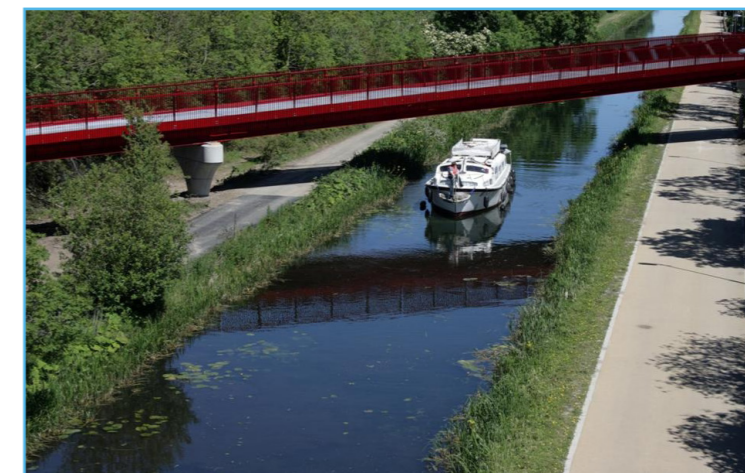


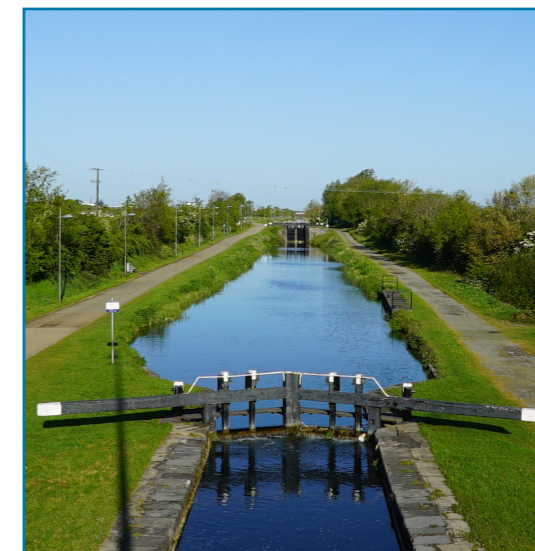
Figure 1.1 | The Planning Scheme Vision



Section 1.3 Overarching Principles of the Planning Scheme

The key overarching principles of the Planning Scheme are as follows:

- » To avail of a unique opportunity to create a multi-faceted new community in South Dublin County, promoting best practice in place making and sustainable development, cognisant of the existing centres and communities of Adamstown, Lucan, Clondalkin and Liffey Valley;
- » To realise the optimum development of the SDZ area with a target of 8,437 new homes offering a choice of dwelling types, sizes and tenure options;
- » To set out a masterplan for the SDZ lands which addresses the delivery of new community facilities and supporting infrastructure and to outline how they will be delivered;
- » To ensure that measures to support the sustainable development of the SDZ lands as detailed in the accompanying Strategic Environmental Assessment (SEA) Environmental Report, and associated environmental assessments are applied and adhered to in the Planning Scheme implementation;
- » To develop the SDZ in a manner that maximises existing and proposed public transport opportunities, including high quality rail and bus services, and supports these opportunities with an integrated network of streets and routes with a clear hierarchy that promote walking and cycling;
- » To direct land-uses and densities across the SDZ lands in a manner that creates a sustainable urban district that is based on the integration of land-use and transport planning;
- » To ensure that development across the SDZ lands is carried out in a design led manner that prioritises place making and accords with the core principles of urban design and the creation of integrated streets;
- » To develop vibrant mixed use centres around Clonburris and Kishoge railway stations as part of a hierarchy of urban centres to serve Clonburris;
- » To support the provision of attractive retail floorspace at Clonburris and Kishoge Urban Centres to contribute to the creation of active mixed use centres;
- » To support and facilitate growth of the local economy and promote the Planning Scheme as a location for employment;
- » To facilitate the balanced provision of community facilities and services for the residents of Clonburris to promote health and wellbeing, social inclusion and quality of life;
- » To maximise appropriate access to and use of the Grand Canal, Griffeen Valley Park and other biodiversity assets in an ecologically sensitive way, thereby offering unique selling points to the SDZ Planning Scheme;
- » To deliver a network of high quality green and blue infrastructure spaces and public parks while protecting, enhancing and sensitively upgrading the natural, built and cultural assets of Clonburris lands;
- » To provide attractive, interesting and well used outdoor spaces using the latest place making and urban design principles, creating a pedestrian-centred environment with active, inviting public space, parks and private gardens;
- » To retain and enhance architectural heritage and archaeological heritage features, sites and structures within the SDZ lands by encouraging conservation and incorporation including adaptive re-use, where appropriate, within the built fabric and landscape of the SDZ Lands;
- » To prioritise the delivery of high quality services, utilities infrastructure, and sustainable urban surface water drainage;
- » To pioneer the development of energy networks at the Clonburris and Kishoge urban centres, and explore potential for other low carbon energy opportunities at Clonburris; and
- » To ensure that the phasing and implementation of the SDZ occurs at a pace whereby it is supported by all necessary supporting community facilities, services, infrastructure and amenities, in order to ensure that place making is prioritised.



Section 1.4 Introduction to the Strategic Development Zone Framework

On 15th December 2015, the Government approved the designation of the lands at Balgaddy - Clonburris, as a site for the establishment of an SDZ. Order 2015 (S.I. No. 604 of 2015) established and extended the designated area for the Clonburris SDZ. The Draft Planning Scheme shall be prepared not later than two years after the making of the Order. Under the Designation of Strategic Development Zone: Balgaddy - Clonburris, South Dublin County Order 2015, the lands which are deemed to be of economic and social importance to the state, are:



designated as a site for the establishment of a strategic development zone in accordance with the provisions of Part IX of the Act for residential development and the provision of schools and other educational facilities, commercial activities, including employment office, hotel, leisure and retail facilities, rail infrastructure, emergency services and the provision of community facilities as referred to in Part III of the First Schedule to the Act, including health and childcare services.”

From this point forward in the Planning Scheme, the lands at Balgaddy - Clonburris SDZ shall be referred to as the Clonburris SDZ. The Planning Scheme is a spatial planning document which has been led by South Dublin County Council (SDCC), as the Development Agency. The Planning Scheme has been prepared in collaboration with a range of stakeholders including: SDZ landowners, the general public, government agencies, statutory bodies, staff and elected members of SDCC.

The effect of the 2015 Government Order is to revoke the 2006 Government Order (SI 442 of 2006) that designated 180 hectares of land at Clonburris as an SDZ. The making of a Planning Scheme for these lands will revoke the existing 2008 Planning Scheme. The Clonburris Local Area Plan 2008 expired in 2014. The existing 2008 SDZ Planning Scheme will remain in place until such time as superseded by the new Planning Scheme for the area.

To inform the preparation of the Draft Planning Scheme (hereinafter referred to as the Planning Scheme), SDCC undertook non-statutory pre-draft public consultation in Spring 2016. A total of 140 submissions were received. A Chief Executive's Report was prepared summarising the issues raised during the Pre-Draft Public Consultation, and the report was noted by the Elected Members of SDCC at a Council Meeting, on Monday 20th June 2016. The key issues raised during public consultation included: the provision of a range of supporting community facilities, an efficient road transport network, public transport delivery, public open space provision and the need for high quality design at Clonburris.

The SDZ Planning Scheme was also prepared following a comprehensive period of gathering an evidence base, research and analysis, which is summarised as follows:-

- » A comprehensive ecological study, including a review of the biodiversity assets and existing green infrastructure, was undertaken to inform the Planning Scheme masterplanning process;
- » A strategic flood risk assessment was undertaken to ascertain the impact of the Planning Scheme on existing drainage infrastructure and future requirements;
- » A surface water strategy was carried out to scope the necessary requirements on site, with particular regard to opportunities for sustainable urban drainage (SUDs). The strategy was informed by a topographical survey which was undertaken on the site;
- » A detailed transport assessment and transport strategy was undertaken to understand the impact of the Planning Scheme build out on the existing road network and the opportunities for improved local public transport options;
- » A retail and employment floorspace analysis of the Planning Scheme was undertaken to inform the approach to phasing and implementation, which is key to the delivery of the new community at Clonburris;
- » An energy masterplan has been undertaken in partnership with the Sustainable Energy Authority of Ireland (SEAI), to explore the opportunities for the best practice delivery of low carbon and renewable energy interventions at Clonburris;
- » A site-wide Archaeological and Architectural Heritage Inventory was undertaken to identify heritage features, sites and structures within the SDZ lands;
- » Updated local research and data collection was carried out to inform the SEA Environmental Report and AA Stage One Screening Report; and
- » A range of SDCC urban design workshops were undertaken to capture the most up to date and best practice approaches to masterplanning concepts and Planning Scheme development.

A number of these stand-alone documents can be read in conjunction with the Planning Scheme.

Section 1.5 Introduction to the Planning Scheme Area

Figure 1.2 | The SDZ Location



The SDZ lands, consisting of approximately 280 hectares, are located to the west of Dublin City Centre and the M50 - within the triangle between Lucan, Clondalkin and Liffey Valley. The lands are bisected from east to west by the Kildare railway and by the Grand Canal to the south, and by two strategic roads – the Grange Castle Road (also referred to as the Outer Ring Road) in the centre of the site and the Fonthill Road to the east. The R120 Lock Road forms part of the western boundary of the lands. Grange Castle Business Park is located to the south of the SDZ lands. The Adamstown SDZ is located adjacent to the north-west boundary of the SDZ lands.

The lands at Clonburr are currently characterised by transitional agricultural landscapes. Despite its location and context between the established communities of Lucan and Clondalkin, the lands have never been developed to any significant degree and retain a largely rural character. In recent years, a primary and secondary school have been constructed on the lands. A number of private residences are located on the lands, together with traveller accommodation constructed by South Dublin County Council. There are two train stations constructed within the SDZ, the Clondalkin-Fonthill station is operational, the Kishoge station is constructed but not operational to date.

Section 1.6 Policy Context

The Planning Scheme is consistent with current guidance, strategies and policies at national, regional and local level, including the Development Plan 2016-2022. In the Development Plan, Clonburris is classified as part of Clondalkin Metropolitan Consolidation Town and a Level 3 Retail Centre. The Planning Scheme takes account of a hierarchy of plans and local level strategy, which when combined facilitate the following key objectives:

- » To align with Government policy including ‘Rebuilding Ireland – Action Plan for Housing and Homelessness’ (July 2016), to facilitate the expedient delivery of affordable new housing in the Dublin Region, catering for high quality design and a range of dwelling type, size and residential tenure;
- » To facilitate the delivery of a Planning Scheme that supports the development of a new residential led community at Clonburris, together with accessible supporting community facilities and mixed use services, whilst maximising place making and the potential of the sites strategic location and accessibility by public transport;
- » To maximise the potential of the sites key natural, built heritage and biodiversity assets, whilst protecting and mitigating against adverse environmental and climate change impacts;
- » To engage collaboratively with all stakeholders with an interest in Clonburris to ensure the highest quality outcome in the delivery of a new sustainable community in South Dublin County; and
- » To set out how the policies and objectives of the Development Plan and other local plans and strategies can be achieved with regard to the implementation of SDZs.

A hierarchy of national, regional and local guidance and plans, as shown in Figure 1.3, have been taken into consideration in the preparation of the Planning Scheme.

“Rebuilding Ireland” (2016) sets ambitious targets to double the annual level of residential construction to 25,000 homes and deliver 47,000 units of social housing in the period to 2021. A key element of Rebuilding Ireland is the identification of Major Urban Housing Development Sites MUHDS with the potential to deliver up to 30,000 additional homes, in locations on existing zoned lands and close to the key areas of demand over the next three to four years, with even more potential for another 30,000 homes on those lands or a total of 60,000 homes in the long term. Clonburris is identified as a MUHDS, reflecting the national importance of the SDZ lands. The implementation of the “Rebuilding Ireland” through the Local Infrastructure Housing Activation Fund (LIHAF) has included Clonburris in the initial funding allocation in 2017.

The “Planning and Development of Large-Scale, Rail Focused Residential Areas in Dublin Report” (NTA, 2013) identifies Clonburris as a strategic residential development area.



Figure 1.3 | Hierarchy of Plans and Guidance



Figure 1.4 | Strategic Residential Development Areas



Source: The Planning and Development of Large-Scale, Rail Focused Residential Areas in Dublin Report, (NTA, 2013)

The Planning Scheme will deliver new housing as an expansion of the established Lucan and Clondalkin areas in the Greater Dublin Area. This expansion will focus on the creation of sustainable new communities served by high quality public transport. The successful implementation of the Planning Scheme will contribute to the realisation of the objectives of Rebuilding Ireland, the construction of a mix of tenure types, the creation of an attractive place for people to live at affordable prices and rents, and a sustainable integrated community. New development shall be linked to existing transport services, physical and social infrastructure and amenities. Future housing provision will take account of the housing needs of the County's population in particular, the changing demographic factors and a range of dwelling type, size and residential tenure.

All planning applications within the SDZ boundary shall be consistent with this Planning Scheme and shall have regard to the Development Plan. Planning Schemes form part of the County Development Plan for the area and any contrary provisions of the Development Plan are superseded by the Planning Scheme. SDCC will consider a review of the Planning Scheme for the SDZ on the adoption of a new County Development Plan.

Any Section 28 Guidelines referenced in this Planning Scheme may be superseded by subsequent publications and these shall be applied accordingly.

Section 1.7

Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA)

The Planning Scheme has been prepared in accordance with the requirements of the Planning and Development Act 2000-2016 (as amended), the Planning and Development (Strategic Environmental Assessment) Regulations 2004 and Article 6 of the Habitats Directive 92/43/EEC. The Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) processes carried out in tandem with the preparation of the Planning Scheme, have ensured full integration and consideration of environmental issues throughout the Planning Scheme preparation process. The SEA Environmental Report and AA Stage One Screening Report are available as separate documents, to be read in conjunction with the Planning Scheme.



Section 1.8

Structure of the Planning Scheme

The Planning Scheme is structured as follows:

Chapter 1.0: Introduction and Vision

Chapter 2.0: Planning Scheme Framework

The Planning Scheme is constructed by building and linking a number of layers. The Planning Scheme comprises the following key layers: green infrastructure and natural heritage, land use strategy, urban structure, density, transportation, community facilities, amenity and open space, economic development and retail, infrastructural services and energy.

Chapter 3.0: Character Areas and Development Areas

The Planning Scheme proposals are developed in more detail at the scale of the individual Development Areas within the SDZ lands. The potential extent of development is also set out for each Development Area.

Chapter 4.0: Phasing

This chapter sets out the key infrastructure, services and facilities needed to support the new sustainable community at Clonburris. Phasing and Place Making priorities for different elements are identified, together with requirements to meet the demands of the Planning Scheme.