

Section 2.6 Economic Development

Overarching Principle

To support and facilitate growth of the local economy and promote the Planning Scheme as a location for employment.



2.6.1 Introduction

The Planning Scheme predominantly provides for residential development across the designated lands, however, it is considered that there is significant potential for commercial and economic activities, including office, hotel and leisure. The provision of a mix of land uses to accommodate employment is in accordance with sustainable development and achieving sustainable transport. The SDZ lands are located along the Dublin-Cork rail corridor and adjacent to Grange Castle Business Park and the established populations of Lucan and Clondalkin. The advantageous strategic location of the lands and the potential to accommodate a target of 8,437 residential units provides a significant opportunity for future employment. The Planning Scheme sets out a spatial framework for enterprise and employment related development and supports economic development across a range of sectors.

Key Principles

- » To support the local economy and promote Clonburris and Kishoge as a location for employment and enterprise floorspace;
- » To support and facilitate the provision of additional strategic infrastructure to enhance the attractiveness of the SDZ lands as a location for economic development;
- » To promote enterprise and employment related development at locations in the Planning Scheme that are proximate to and integrated with transportation and other urban land uses, to promote compact urban development and sustainable transport;
- » To ensure that employment floorspace and enterprise units are designed to the highest architectural and landscaping standards and that natural site features, such as watercourses, trees and hedgerows are retained and enhanced as an integral part of the scheme;
- » To support and facilitate the provision of an enterprise centre and incubation hubs in accordance with actions identified by the Local Enterprise Office, through the Local Economic and Community Plan or by other enterprise support initiatives;
- » To provide for a range of employment accommodation types, including units suitable for small business; and
- » To support the development of tourism infrastructure, attractions, activities and facilities at appropriate locations subject to sensitive design and environmental safeguards.

2.6.2 Location of the Employment Floorspace within the Scheme

Predominantly, the employment floorspace will be provided to facilitate the development of a vibrant and mixed use centre at the new Clonburris Urban Centre. The distribution of the employment floorspace in the Scheme shall be related to the accessibility offered by public transport across the lands. The main commercial areas are focused primarily around Fonthill Train Station and to a lesser extent Kishoge Train Station.

The total employment floorspace provision for the Planning Scheme is informed by a Clonburris SDZ Employment Floor Area Demand Study (February 2017). This study can be read as a separate accompanying document to the Planning Scheme.

The Planning Scheme shall accommodate a range of 30,000 sqm – 40,000 sqm of non-retail commercial floorspace. Table 2.6.1 provides a minimum allocation of the floorspace for each Development Area to provide for the low end of the range. Additional floorspace exceeding the minimum allocation to achieve a maximum of 40,000 sqm in the Planning Scheme can be developed in the Clonburris Urban Centre or Kishoge Urban Centre. Provision of additional small scale employment floorspace in the Local Nodes will also be considered.

Table 2.6.1 | Allocation to Development Areas

Development Area	Minimum Employment Floorspace (Gross Floor Area –sqm)
Clonburris Urban Centre	18,515
Clonburris South West	200
Clonburris North West	200
Clonburris South East	0
Clonburris North East	0
Kishoge Urban Centre	11,800
Kishoge South West	200
Kishoge South East	200
Kishoge North West	0
Kishoge North East	0
Adamstown Extension	0
Canal Extension	0
Total	31,115 sqm

Note: In certain circumstances, additional floorspace can be developed at Kishoge South West as a substitute for residential units, subject to satisfying criteria in Section 2.1.3.

2.6.3 Employment Floorspace

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

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

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

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

Commercial uses such as hotels, hostels, bed and breakfast, funeral homes, public houses, nursing homes, garden centres, conference centres and healthcare facilities etc are generally permitted in principle in the Urban Centres.



2.6.4 Design and Land Use Mix

The provision of employment floorspace within the scheme will generally be as part of mixed use development. Typically, residential use will be located above other uses where vertical mix is proposed. Please refer to Section 2.4.2 Urban Centres for further details.

2.6.5 Home Working

Small scale home based economic activity offers flexibility to self employed persons and employees. This can contribute to a decrease in the demand for travel and reduce the costs associated with starting a business. The Planning Scheme supports and encourages the provision of ground floor purpose built live-work units as part of mixed use and residential developments in appropriate locations, as a means of enlivening streets and to provide flexible accommodation for small businesses. Any additional floorspace associated with home working shall be additional to the employment floorspace range of 30,000 sqm – 40,000 sqm total for the Planning Scheme.

Additionally, the Planning Scheme will support and facilitate the adaption of constructed units to accommodate home based economic activity that is subordinate to the main residential use of a dwelling and where, by virtue of their nature, location and scale, they can be accommodated without adversely impacting on the amenities of the area. Proposals will be assessed with respect to:

- » the suitability of the residential site to accommodate the proposed home based economic activity;
- » having regard to the size and scale of the site and dwelling;
- » the prevailing density of the area;
- » the availability of adequate safe car parking; and
- » the general compatibility of the nature of the use in the site context.

