

AREA PLAN FOR LANDS AT STONEY HILL ROAD AND RATHCOOLE PARK, RATHCOOLE, CO. DUBLIN



SEPTEMBER 2018

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1.0 PURPOSE AND SCOPE OF AREA PLAN

This Area Plan is a non statutory planning guidance document which provides a framework to guide the future development of the subject lands. The lands comprise undeveloped greenfield lands located at and edge of centre location to the south of Rathcoole. The lands subject to the Area Plan are identified at Figure 1.1.

The area plan has been prepared by Virtus Project Management, with input from C&W O'Brien Architects, acting on behalf of the majority landowner, Romeville Developments Ltd, and in consultation with South Dublin County Council.

The primary purpose of the Area Plan is to set out a planning and urban design framework in order to ensure a new high quality residential neighbourhood at this location.

The Area Plan lands are primarily zoned RES-N 'New Residential', with an objective *"To provide for new residential communities in accordance with approved area plans"*, in the South Dublin County Development Plan 2016 – 2022. It is noted that the zoning objective refers to 'approved area plans'. This Area Plan seeks to comply with the requirement for an Area Plan for these lands and to release these lands for residential development in a sustainable and planned manner.

As will be described in further detail, part of the southern portion of the Area Plan lands are zoned 'RU', with an objective to *"To protect and improve rural amenity and to provide for the development of agriculture"*. The inclusion of these lands in the Area Plan is considered appropriate having regard to the presence of a significant watermain which runs through these lands. This watermain results in a wayleave with a 'no built zone' at surface level. It is considered logical to incorporate this land into the Area Plan to act as open space / a linear park for the new residential development.

All images/diagrams included in this Area Plan are indicative only and are intended to show intent. The

exact layout will be determined at planning application stage,

South Dublin County Council (SDCC) is currently progressing an urban design framework to assist with guiding development on SDCC lands to the eastern portion of the overall RES-N lands subject to this Area Plan. In this respect, this iteration of the Area Plan does not provide a proposed site layout for the SDCC owner lands. The Area Plan does indicate future connections to and relationship with the SDCC owned lands to ensure that a fully co-ordinated development of the overall RES-N lands can occur.

It is intended that, following completion of the SDCC commissioned urban design framework for the SDCC owned lands, a further iteration of this Area Plan will be developed to incorporate the findings of the urban design study.

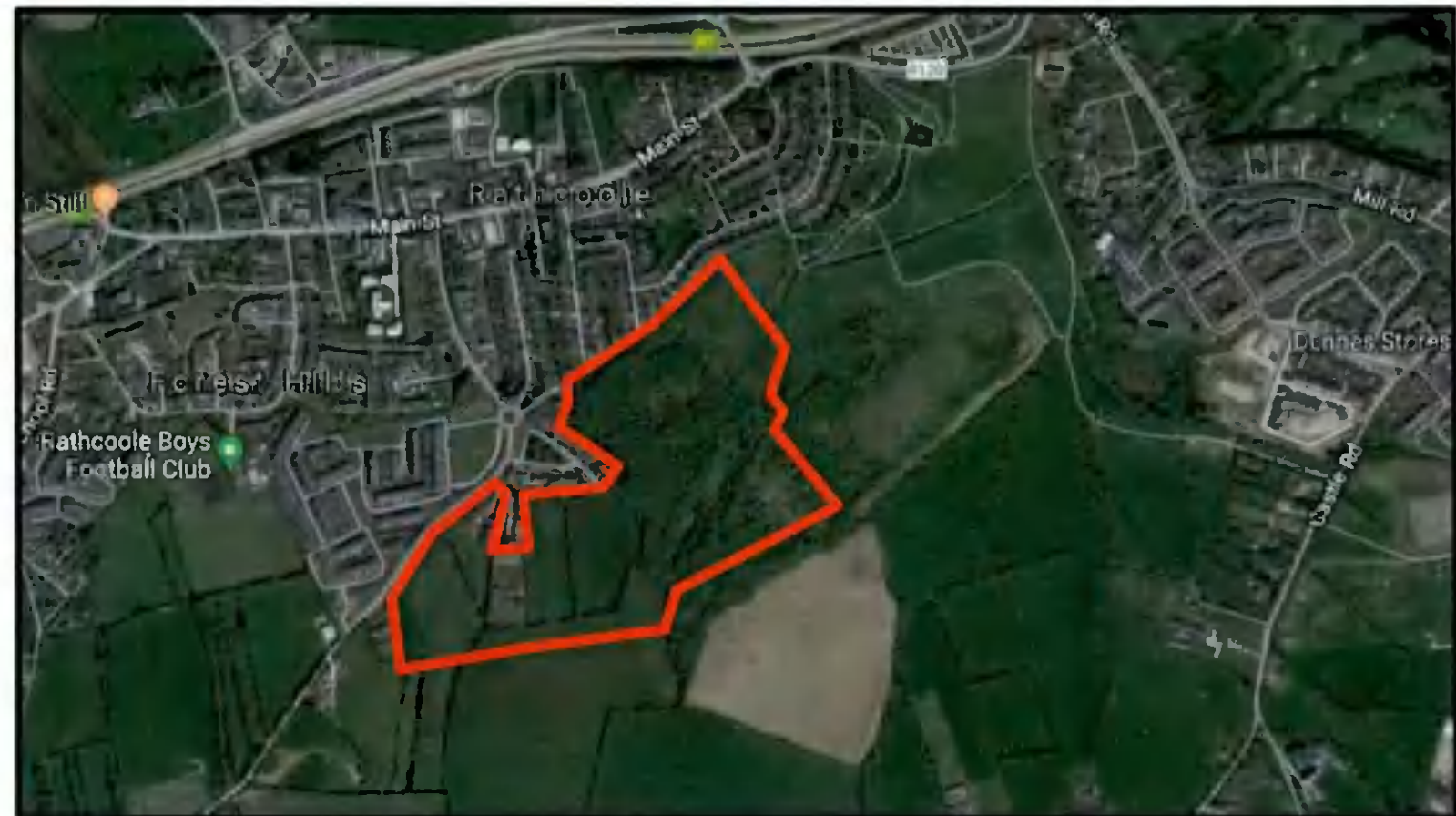


Figure 1.1: Area Plan Lands Location
Source: Google Maps

2.0 LOCATION AND BOUNDARIES OF AREA PLAN

The lands are located on the southern edge of Rathcoole, adjoining the recently completed Peyton residential estate to the west and Rathcoole Park and Coolamber estates to the north. Stoney Lane is located to the north-west and connects to Rathcoole village centre and towards the N7. A roundabout on Stoney Lane is located adjacent to the Area Plan lands.

The subject lands slope upwards from north to south as they approach the foot of the Dublin Mountains. The lands are in a mix of agricultural use and relatively recent woodland growth.

The lands are conveniently located within a circa 500 metre walking distance of Rathcoole village centre, with associated services and facilities, including Dublin Bus services with connections to the city centre and Luas Red line stops at Saggart and the Red Cow.

There are three separate land ownerships across the Area Plan lands. These are as follows and are illustrated on Figure 2.1:

1. South Dublin County Council
2. Department of Education and Skills
3. Romeville Ltd



Figure 2.1: Area Plan Ownership
Source: Google Maps

3.0 NATIONAL, REGIONAL AND LOCAL PLANNING POLICY CONTEXT

Relevant National and Regional Planning Policy Context

The preparation of the Area Plan has had regard to the relevant national and regional planning policy context, which includes the following:

- National Spatial Strategy (2002);
- Draft National Planning Framework Plan (September 2017);
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and accompanying Urban Design Manual;
- Delivering Homes: Sustainable Communities (2007) and the accompanying Best Practice Guidelines: Quality Housing for Sustainable Communities (2007);
- Design Manual for Urban Roads and Streets (2013);
- Sustainable Urban Housing: Design Standards for New Apartments (2015);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Regional Planning Guidelines for the Greater Dublin Area (2010 – 2022).

A summary of the key points arising out of these documents, which have guided and informed the proposed development, are as follows:

- A core objective of the National Spatial Strategy is the consolidation of development in urban areas in a manner which protects local character and amenity through the achievement of higher development densities at sustainable locations, including those close to public transport services, and other existing social and infrastructural services.
- The Draft National Planning Framework Plan was published by the Government in September 2017. The Draft NPF sets out a strategic development framework for Ireland up to 2040. The NPF advocates compact or smart

development focusing on reusing previously developed/brownfield land or maximising the existing use/uses onsite, and maximising potential with respect to connections to transport links. The Draft NPF also supports progressing the sustainable development of new greenfield areas for housing, especially those on public transport corridors.

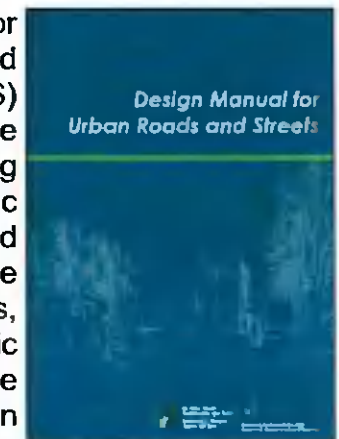


- In the context of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the subject site would be considered an outer suburban / greenfield site. The Guidelines encourage the use of such lands for residential development in principle and indicate that the best use of these lands would be achieved through development densities of 35-50 units net per hectare.
- The Urban Design Manual which accompanies the aforementioned Guidelines provides a series of 12 criteria which it recommends should be used in the assessment of planning applications. These area context; connections; inclusivity; variety; efficiency; distinctiveness; layout; public realm; adaptability; privacy/amenity; parking; and detailed design.
- The guidance document on Delivering Homes, Sustainable Communities (2007) provides an over-arching policy framework for an integrated approach to housing and planning. It is noted that demographic factors will continue to



influence the strong demand for housing, which will in turn lead to challenges for the provision of new housing in a timely manner and to an appropriate quality. It further notes that the quality of the housing is central to creating and maintaining a sustainable community. These points are further elaborated upon in the accompanying Best Practice Guidelines titled Quality Housing for Sustainable Communities (2007), which include in particular the promotion of high quality design and construction.

- Sustainable Urban Housing: Design Standards for New Apartments (2015) also promotes sustainable housing development, and in particular seeks to ensure that quantitative and qualitative standards of various aspects of apartment development meet minimum standards. Minimum thresholds for standards such as overall unit size, bedroom size, storage space requirements, private open space provision and similar are all important aspects of ensuring high quality and sustainable apartments suitable for long use.
- The Design Manual for Urban Roads and Streets (DMURS) (2013) aims to end the practice of designing streets as traffic corridors and instead seeks to focus on the needs of pedestrians, cyclists and public transport users. The manual provides design guidance on specific standards for new streets to meet this objective, and also sets out policies for good planning and design practice as a general means of encouraging more sustainable travel patterns in urban areas.
- The Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate



locations, including new larger housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 no. dwellings, subject to some exceptions.

- The Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022 set out the planned growth up to 2022 by giving effect to national planning policy, as referred to above. The Guidelines note that the policy emphasis for the Metropolitan area of the GDA is to gain the maximum benefit from existing assets (e.g. public transport, social, infrastructural) through the continuation of consolidation and increasing densities within the existing built footprint of the city, suburbs and consolidation and large growth towns.



Local Planning Policy Context

The South Dublin County Development Plan 2016 – 2022 provides the relevant local planning policy context for the planning application.

Zoning

The vast majority of the Area Plan lands are zoned 'New Residential' (RES-N), with an objective to "provide for new residential communities in accordance with approved area plans". Residential use is permissible in principle under this zoning objective.

Part of the lands to the south are zoned 'RU', with an objective to "To protect and improve rural amenity and to provide for the development of agriculture".

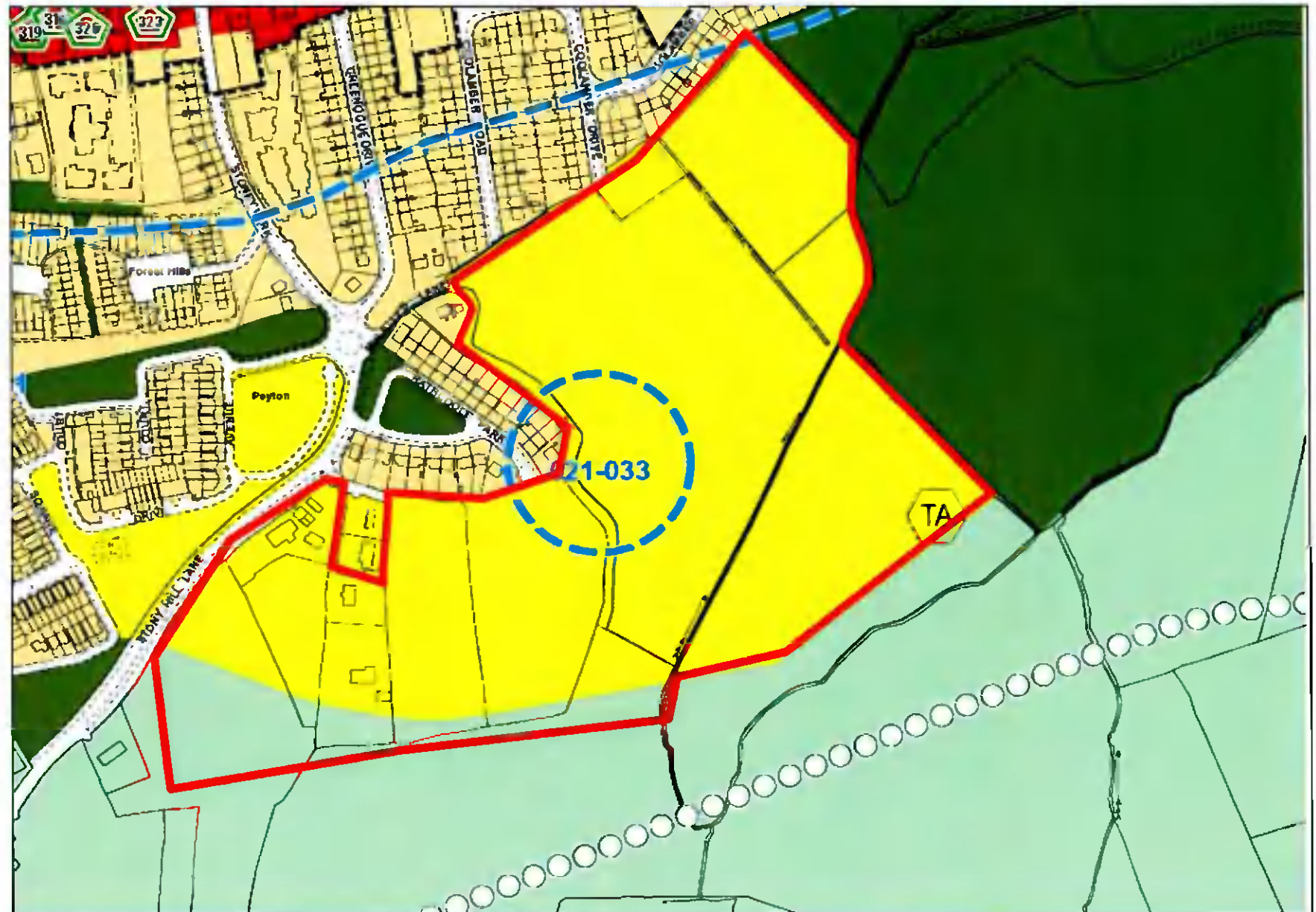


Figure 3.1: Extract from Zoning Map of South Dublin County Development Plan 2016 - 2022

Core Strategy

The Development Plan notes that Rathcoole, along with Newcastle, align with the definition of a 'small town' as defined in the Regional Planning Guidelines, such definition being as follows:

"These towns are largely within the Hinterland areas and yield a population of 1,500-5,000 persons. Levels of growth should respond to local demand and be managed in line with the ability of

local services to cater for such growth".

The RPG population targets for South Dublin County in Table 1.3 of the County Development Plan represent an increase of 22,136 persons on 2011 levels by 2016; and an increase of 43,262 persons by 2022. There is therefore a significant requirement for residential development in South County Dublin.

To make a contribution to meeting this housing

demand in the County, the County Development Plan indicates that Rathcoole is targeted to provide 1,062 no. additional residential units over the plan period, on a total residential land zoned of 45 hectares.

Housing Development

The County Development Plan includes a number of policies and objectives which are relevant to the proposed development and which have been taken into account in the design and evolution of the proposed development. These include the following:

- H1 Objective 2: *"To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites that are zoned solely for residential use, or for a mixture of residential and other uses (save where the development qualifies for a modified or amended obligation or is otherwise exempted)"*.
- Housing Policy 6: *"It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities"*.
- Housing Policy 7: *"It is the policy of the Council to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended)"*.
- Housing Policy 8: *"It is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context"*.

- H8 Objective 6: *"To apply the provisions contained in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) relating to Outer Suburban locations, including a density range of 35-50 units per hectare, to greenfield sites that are zoned residential (RES or RES-N) and are not subject to a SDZ designation, a Local Area Plan and/or an approved plan, excluding lands within the M50 and lands on the edge or within the Small Towns/ Villages in the County"*.
- H9 Objective 1: *"To encourage varied building heights in new residential developments to support compact urban form, sense of place, urban legibility and visual diversity"*.
- H9 Objective 3: *"To ensure that new residential developments immediately adjoining existing one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing (see also Section 11.2.7 Building Height)"*.
- Housing Policy 10: *"It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022"*.
- Housing Policy 11: *"It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development"*.
- H11 Objective 2: *"To promote new residential developments taking account of energy efficiency, prioritising passive house*

construction standards, as well as renewable energy opportunities, including solar energy where appropriate, in accordance with Part L of the Building Regulations".

- Housing Policy 12: *"It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area"*.
- H12 Objective 3: *"To enhance the recreational value of open spaces that serve existing residential areas as part of any future infill developments"*.
- Housing Policy 13: *"It is the policy of the Council to ensure that all dwellings have access to high quality private open space (inc. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments"*.

Childcare

It is noted that Policy C8 (a) of the County Development Plan states that *"It is the policy of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations in the County"*. Furthermore, Policy C8 (b) states that *"it is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities"*.

Transport and Mobility

Transport and Mobility Policy 3 of the County Development Plan states that *"It is the policy of the Council to re-balance movement priorities towards more sustainable modes of transportation by prioritising the development of walking and cycling facilities within a safe and traffic calmed street environment"*.

following:

In addition, TM3 Objective 2 seeks to *“To ensure that connectivity for pedestrians and cyclists is maximised in new communities and improved within existing areas in order to maximise access to local shops, schools, public transport services and other amenities, while seeking to minimise opportunities for anti-social behaviour and respecting the wishes of local communities”*.

Other relevant policies and objectives relating to transport and mobility, which have been taken into account in the proposed development, include the following:

- Transport and Mobility Policy 6: *“It is the policy of Council to ensure that streets and roads within the County are designed to balance the needs of place and movement, to provide a safe traffic-calmed street environment, particularly in sensitive areas and where vulnerable users are present”*.
- Transport and Mobility Policy 7: *“It is the policy of Council to take a balanced approach to the provision of car parking with the aim of meeting the needs of businesses and communities whilst promoting a transition towards more sustainable forms of transportation”*.
- TM7 Objective 4: *“To make provisions for the use of electric vehicles through a significant increase in the provision of clearly and exclusively designated electric car charging points on public and private land in partnership with ESB and other relevant stakeholders and land owners”*.

Bicycle parking standards are set out at Table 11.22 of the County Development Plan. These require the provision of 1 no. short stay space per 5 residential apartments and 1 no. long stay space per 10 residential apartments.

Car parking standards are set out at Table 11.23 of the County Development Plan allow for the

DWELLING TYPE	NO. OF BEDROOMS	ZONE 1	ZONE 2
Apartment	1 Bed	1 space	0.75 space
Duplex	2 bed	1.25 space	1 space
	3 bed+	1.5 spaces	1.25 space
House	1 Bed	1 space	1 space
	2 Bed	1.5 space	1.25
	3+ bed	2 space	1.5

Infrastructure and Environmental Quality

Infrastructure and Environmental Quality Policy 1 notes that *“It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County”*.

In terms of flood risk, Infrastructure and Environmental Quality Policy 3 states that *“It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive”*.

IE3 Objective 3 is *“To manage flood risk in the County in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014), in particular when preparing plans and programmes and assessing development proposals. For lands identified as being at risk of flooding in (but not limited to) the Strategic Flood Risk Assessment, a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the aforementioned Guidelines or any updated version of these Guidelines, paying particular attention to residual flood risks and any proposed site specific*

flood management measures”.

IE7 Objective 5 of the County Development Plan seeks *“To ensure external lighting schemes minimise light spillage or pollution in the immediate surrounding environment and do not adversely impact on residential or visual amenity and biodiversity in the surrounding areas”*.

Casement Aerodrome

Infrastructure and Environmental Quality Policy 8 of the County Development Plan states that *“It is the policy of the Council to safeguard the current and future operational, safety and technical requirements of Casement Aerodrome and to facilitate its ongoing development for military and ancillary uses, such as an aviation museum, within a sustainable development framework”*.

The County Development Plan sets out specific criteria for assessment of the potential impact of development sites in proximity to Casement Aerodrome. The Area Plan lands are within the defined catchment of the aerodrome.

Green Infrastructure

There are a number of relevant policies and objectives relating to green infrastructure, which have been taken into account in the proposed development. These include the following:

- G2 Objective 5: *“To integrate Green Infrastructure as an essential component of all new developments”*.
- G2 Objective 9: *“To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposals and supporting their integration into the Green Infrastructure network”*.
- Green Infrastructure Policy 5: *“It is the policy*

of the Council to promote and support the development of Sustainable Urban Drainage Systems (SUDS) in the County and to maximise the amenity and biodiversity value of these systems”.

- *G6 Objective 1: “To protect and enhance existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design process”.*
- *G6 Objective 3: “To require multifunctional open space provision within all new developments that includes provision for ecology and sustainable water management”.*

Energy

There are a number of relevant policies and objectives relating to energy which have been taken into account in the proposed development. These include the following:

- *E2 Objective 7: “To require, where feasibly practical and viable, the provision of PV solar panels in new housing and apartment builds, for electricity generation/storage and/or water heating, so as to reduce the long-term energy/heating costs of residents living in such dwellings, to minimise carbon emissions and to reduce Ireland’s dependency on imported energy derived from fossil fuels”.*
- *E4 Objective 1: “To ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated in accordance with national building regulations, policy and guidelines”.*

4.0 SITE OPPORTUNITIES AND CONSTRAINTS ANALYSIS

Opportunities

The key site opportunities are set out below and are illustrated on Figure 4.1:

- The site offers a significant landholding on the southern edge of Rathcoole, offering the potential for a sustainable extension to the built-up area.
- Residential development on the site would offer a natural extension south of existing residential estates and would make an important contribution to meeting the significant demand for housing.
- There is existing road infrastructure, in the form of the recently upgraded Stoney Lane to the west, and associated roundabout.
- There are a number of opportunities for pedestrian and cyclist connectivity to existing residential areas.
- A significant opportunity exists to utilise the route of the watermain to the south of the site and to link the public amenity at Rathcoole Park to the north-east. This can provide a major planning gain in the form of a generous linear park with connectivity to a major public open space at Rathcoole Park.
- The north-east corner of the site is within the ownership of the Department of Education and Skills, offering the potential for a school development.



Figure 4.1: Site Opportunities
Source: C&W O'Brien Architects

Constraints

The key site constraints are set out below and are illustrated on Figure 4.2:

- There is a watercourse to the eastern / south-eastern portion of the site, which may need to be maintained with a buffer zone.
- There are a number of hedgerows and mature vegetation to the eastern part of the site, with a potential requirement to retain some of the better examples.
- The site levels increase from north to south, with views towards the Dublin Mountains to the south. Architectural design and layout will need to be cognisant of the site levels and the views towards the Dublin Mountains.
- There is a potential archaeological site located relatively centrally on the site, and the layout of any future development may need to respond to this.
- There are a number of existing residential estates would border the site to the north, the amenities of which will need to be protected in any future development.



Figure 4.2: Site Constraints
Source: C&W O'Brien Architects

5.0 INFRASTRUCTURE STRATEGY

Vehicular and Pedestrian Access

The primary vehicular access point to the overall Area Plan lands shall be from Stoney Lane to the west. In addition, the feasibility of vehicular access/egress on the existing eastern arm of the roundabout to the north-east of the site on Stoney Lane should be considered.

The first planning application for development on the lands (see Section 10 on Phasing) will be required to facilitate a vehicular access to accommodate the full Area Plan lands development. In addition, the first planning application on the Area Plan lands shall be accompanied by a Traffic and Transportation Impact Assessment (TTIA) which assesses the impact of the proposed overall Area Plan lands development road capacity and junction capacity and sets out appropriate improvement and mitigation measures, as required, to be implemented as part of the first planning application.

The development of the Area Plan lands should consider the feasibility of pedestrian and cyclist linkages with the adjacent residential developments at Rathcoole Park and Coolamber. Pedestrian and cyclist connections to Rathcoole Park to the east of the Area Plan lands should be provided as part of a linear park development through the Area Plan lands.

Surface Water Drainage

All surface water from this site will be attenuated and designed to be SUDS compliant. There are a number of options for discharge.

- i) Existing 300 diameter of surface water on Stoney Lane.
- ii) Existing surface water drainage in the Coolamber Estate.
- iii) Existing surface water ditches on the site.

All private paved areas will be designed using permeable paving. Attenuation will take the form of

swales or ponds incorporated into a landscape master plan in accordance with SUDS.

Foul Water Drainage

A foul drain connection is available within the existing Peyton Estate discharging through Forrest Hills to the Tay Lane Pump Station. There are other options through the existing estates adjoining the site – Coolamber.

At present the Tay Lane Pump Station is at or near capacity. However, there is an opportunity for Irish Water and the Local Authority to engage with developers to upgrade the tanks and pumps to provide the additional capacity required for this development and to resolve existing overflows.

Preliminary discussions with Irish Water indicated that they would be amenable to engaging in this respect.

Flood Risk

A high level desktop flood risk assessment of the Area Plan lands has been undertaken by JBA Consulting.

It has been identified that the closest waterbody to the site is the Camac River. The River Camac rises in Mt. Seskin and flows through Saggart, Clondalkin and Inchicore before meeting the River Liffey and flows into the Irish Sea. A tributary of the River Camac flows through the site in a north-west direction.

The majority of the subject lands have been identified as being within Flood Zone C. However, JBA Consulting note that during the 0.1% AEP flood event, the Eastern CFRAM flood study predicts out of bank flows across a small portion of the sit, following the route of the tributary to the Carmac River. This area is located within Flood Zone A/B.

Based on the above, a 10 metre buffer zone either side of the top bank of the tributary should be retained as open space in the future development proposals.

The corridor will also allow for maintenance access, increased biodiversity, flood protection and walking/cycling routes. The channel may also provide a surface water discharge point and could be linked with wider SuDS features as part of the surface water management strategy for any proposed development. The channel can therefore be seen as an opportunity to achieve other planning and sustainability goals, rather than a risk that requires mitigation.

A site specific FRA should be undertaken and shall accompany a planning application for development on the lands.

6.0 ARCHAEOLOGY

General Description

There is no visible archaeology on site.

There is potential that the Area Plan might contain a possible fort known as the 'Rath of Cumhal' from which Rathcoole derives its name.

There is some suggestion that the site is located within the Area Plan footprint, although this has not been established definitively.

In fact, the record for this with the National Monuments Service is marked as a 'redundant' record and it is not scheduled for inclusion on the next iteration of the record. The full record listing is as follows:

Class: Redundant record

Townland: RATHCOOLE

Scheduled for inclusion in the next revision of the RMP: No

*Description: According to Ua Broin (1943, 82) there was a curving depression on the commons land S of Rathcoole close to what he refers to as a winding passage. This feature he interpreted as the 'rath of cumhal'. The 'winding passage' is a naturally formed valley of a stream. There are no surface indications to suggest that there was any man-made feature here (Healy 1974, 24).
Compiled by Geraldine Stout*

Objectives

It is an objective of this Area Plan to endeavour to preserve in situ all archaeological features where it is demonstrated through site investigations that such features, if any, are of a type and significance which are appropriate for retention.

Archaeological assessment, surveys, test excavation and/or monitoring for planning applications in areas of archaeological importance will be required if a development proposal is likely to impact upon in-situ archaeological monuments, their setting and archaeological remains.

7.0 KEY PRINCIPLES FOR AREA PLAN

Having regard to the opportunities and constraints identified in Section 4.0 of this Area Plan, and to the planning policy context set out at Section 3.0, the following are the key principles for the Area Plan:

Key Principle 1 – Residential Development

Provide a high quality, sustainable and co-ordinated residential development on the subject lands, in accordance with the zoning objective.

Any residential development should provide a mix of housing types and tenures, with the principal objective to provide for the needs of families.

Key Principle 2 – Residential Density

Seek to provide a net residential density of not less than 35 units to the hectare. However, it is acknowledged that the following site conditions may impact on density achievable and that a planning application will be required to justify any density which falls below 35 units to the hectare net:

- Site gradients
- Height restrictions due to Casement Aerodrome
- Open space network, including linear park requirement
- Requirement to protect amenities of existing neighbouring residential communities
- Potential archaeology features

Key Principle 3 – Open Space Network

To provide a high quality and integrated open space network throughout the Area Plan lands, to be delivered in a phased manner as part of residential development on the lands. The proposals should include a linear park along, partly, the route of the watermain wayleave to the south of the Area Plan lands to connect with Rathcoole Park.

Key Principle 4 – Design

The proposed development shall comprise of a high quality of design, including an appropriate palette of materials and appropriate variety and interest in the dwelling design.

Key Principle 5 – Energy and Sustainability

The proposed development shall ensure an emphasis of energy and sustainability of proposed dwellings, including proposals for dwellings to reach a minimum of an A3 BER Rating.

Key Principle 6 – Accessibility and Permeability

A central objective of the overall development shall be to facilitate walking and cycling throughout the scheme and provide for pedestrian priority throughout the scheme. In this regard, the internal distributor road network shall incorporate appropriate traffic calming and walking/cycling friendly measures.

Key Principle 7 – Trees, Hedgerows and Ecology

Where feasible, existing hedgerows and trees on the site shall be retained and incorporated into open space areas within the development. It is recognised that some removal of trees and hedgerows will be required to facilitate appropriate development at a sustainable density on the lands. Any removal of trees and hedgerows will be required to be compensated by a high quality landscaping scheme, including supplementary planting. In the event that existing hedgerows cut across open space areas in a manner which would severely compromise the usability of the open space, the removal of these hedgerows will be considered subject to appropriate compensatory measures.

Key Principle 8 – Infrastructure

To require infrastructure (water supply, foul water drainage, surface water drainage, electricity, broadband) to be delivered in conjunction with residential development on the Area Plan lands.

Key Principle 9 – Phasing of Development

The phasing of development shall follow the requirements set out in Section 9 of this Area Plan, which is based on the following key principles:

- Phase 1 shall be located adjoining Stoney Lane. This land could be developed in sub-phases.
- Phase 2 will be the remainder of the lands
- Before the occupation of any dwellings on the Phase 1 site, the linear park (as it relates to the Phase 1 site or part thereof subject to a planning application for a sub-phase of development) shall be open to the public.
- Before the occupation of any dwellings on the Phase 2 site, the full extent linear park shall be open to the public.
- All necessary physical infrastructure shall be delivered in conjunction each planning application.

8.0 DESIGN FRAMEWORK AND REQUIREMENTS

Indicative Site Layout Strategy

The site layout will be informed by the opportunities and constraints identified in Section 4.0 of this Area Plan. The key determining factors will be the following:

- Principal vehicular and pedestrian access points, which in turn provides for the principal distributor road network through the site.
- The existing watermain to the south of the site. This provides a 'no build' zone but does provide potential for an open space area at this location.
- The Flood Zone A/B area located within 10 metres either side of the watercourse on the site.
- The location of the portion of lands owner by the Department of Education and Skills, which dictates the preferred location for a school development and childcare facilities.
- The site gradients, which influence the location of the zones for built development on the site.
- The location of existing residential properties adjacent to site boundaries, which influences the built development layout on the site having regard to the requirement to protect existing residential amenities.

An indicative site layout strategy is indicated on Figure 8.1.

Future Linkages and Connectivity

A key factor in the development of the site will be to promote walking and cycling as sustainable means of transport, including facilitating links to the village centre and public transport by these means. This will be achieved through the following (Figure



Figure 8.1: Indicative Site Layout Strategy

Source: C&W O'Brien Architects

8.2 overleaf):

- Providing a significant linear park, which will include dedicated walking and cycling routes, to connect with Stoney Lane to the west of the site and with Rathcoole Park to the east of the site. This linear park will generally follow the route of the existing watermain wayleave and the watercourse on the site. This linear park will provide a high quality link between Stoney Lane (and towards the village centre) and Rathcoole Park to the west, encouraging walking and

cycling not only within the scheme to access Rathcoole Park, but also by existing adjacent developments. The linear park will also provide a convenient walking and cycling route to the school site to the north-east of the Area Plan lands.

- Provide safe, convenient and, insofar as is feasible, direct walking and cycling routes through the scheme to link residential development with Stoney Lane (and towards the village centre and public transport) and Rathcoole Park to the east.

- Employ appropriate pedestrian priority and traffic calming measures on all internal routes throughout the scheme in accordance with the principles of the Design Manual for Urban Roads and Streets.
- Provide high quality open spaces, in a series of interlinked pocket parks and larger open spaces, including the linear park referred to above, with passive surveillance of all open spaces, in order to provide a pleasant pedestrian and cycling experience and to encourage the use of these sustainable modes of transport.

A significant planning gain to be achieved through the implementation of the Area Plan is the linear park which will provide a high quality landscaped connection between Stoney Lane and Rathcoole Park.

In addition, the development of the Area Plan lands have the potential to provide pedestrian linkages to the Coolamber residential estate to the north, if considered desirable. This has the potential to have significant benefits for Coolamber, including convenient access to the future school site on the Area Plan lands and convenient access to the linear park. The feasibility and desirability of these pedestrian and cyclist linkages will be required to be examined further at planning application stage.

In addition to the above, the development of the Area Plan lands has the potential to act as a catalyst for the delivery of the long term road objective to the south of the Area Plan lands. The main distributor road network on the subject lands should be designed to allow potential future connection to this long term road objective.

Open Space and Amenity Strategy

The following are the key principles for the open

space and amenity strategy (Figure 8.3):

- In total, provide public open space of not less than 14% of the total site area.
- Provide a linear park through the Area Plan lands, following the route of the watermain wayleave and the watercourse.
- Provide at least one recreational open space, sufficient for kick-about purposes, to complement the passive open space to be provided by way of the linear park.
- Provide a series of incidental pocket parks to provide passive areas of open space throughout the scheme.
- Provide a number of children's playgrounds throughout the scheme, to be incorporated into the open space areas referenced above.

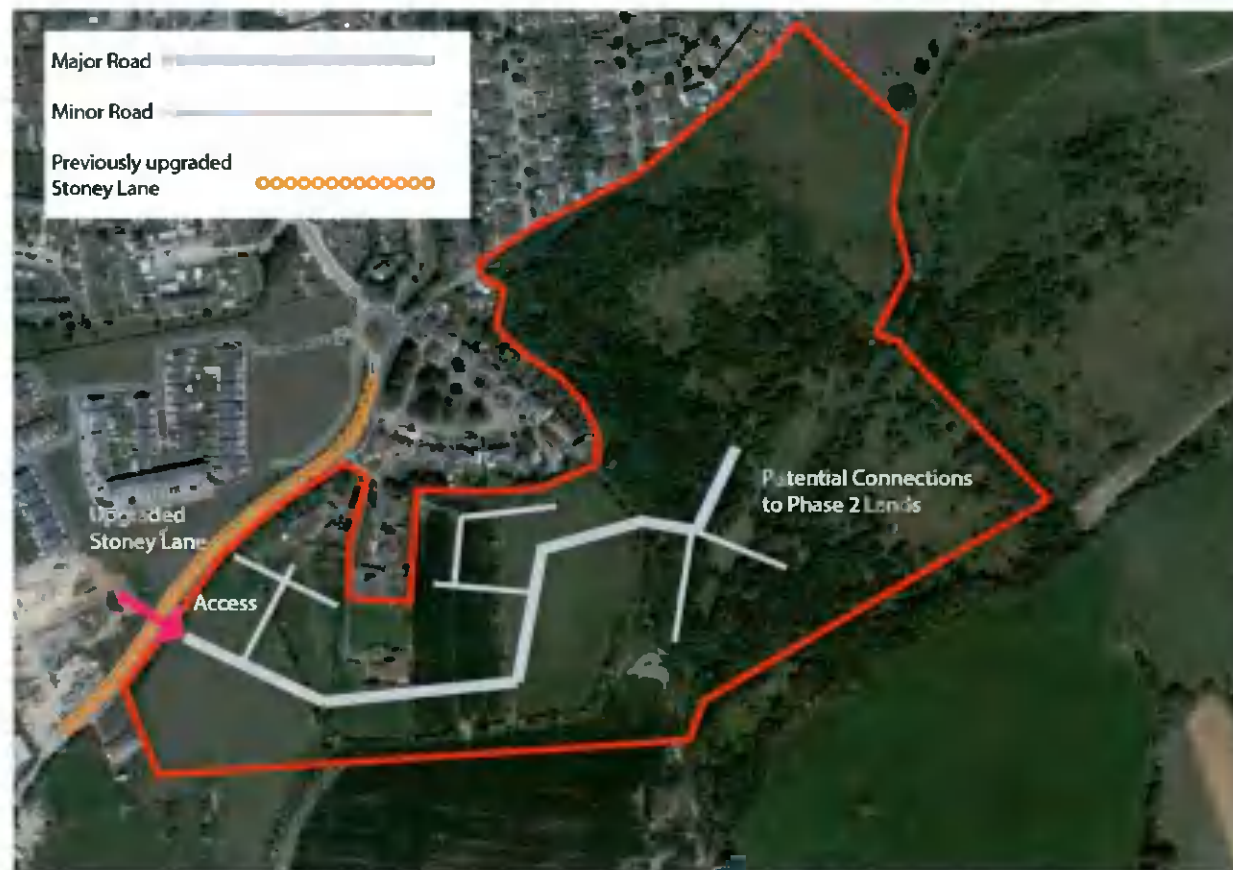


Figure 8.2: Road Hierarchy
Source: C&W O'Brien Architects



Figure 8.3: Open Space Strategy
Source: C&W O'Brien Architects

Community Facilities

It is considered that Rathcoole Village Centre should act as the service location for the new residential neighbourhood to be delivered pursuant to this Area Plan. Any commercial or retail development on the Area Plan lands would have the potential to negatively impact on the village centre and therefore should not be permitted.

The Area Plan requires that the lands to the north-west which are within the ownership of the Department of Education and Skills, be reserved for a future school development.

Any planning application on the Area Plan lands will be required to demonstrate compliance with the "Guidelines for Planning Authorities on Childcare Facilities 2001". However, it is not considered desirable that childcare facilities which are unlikely to be attractive to an operator are provided in strict compliance with these Guidelines. The specific requirements for a childcare facility, and the size of same, will be considered at planning application stage. Provision of off-site childcare facilities, subject to such facilities having an appropriate relationship to the Area Plan lands, will be considered.

Car Parking Strategy

Car parking shall be provided, where feasible, in curtilage. Where not feasible (for example, with apartment or townhouse development), parking shall be provided in grouped car parking (with sufficient and appropriate soft landscaping) and/or adjacent to distributor roads and streets.

Car parking shall be provided in accordance with Development Plan standards.

Dwelling Design Strategy

Any development on the site will be required to provide a high quality of design, including an appropriate palette of materials. Having regard to the site gradients, building height should be principally two storeys (with accommodation to be provided at second floor/attic level to maximise the floorspace), with some allowance for three storey apartment/townhouse/duplex development, subject to assessment in terms of visual impact.

Passive surveillance of open space areas and internal circulation and distributor routes will be an important factor in the scheme design. In particular, appropriate passive surveillance of the linear park will be key in ensuring a safe environment.

Some examples of reference design in Rathcoole are provided below (Peyton and Croftwell developments, respectively):

Dwelling Mix and Tenure

The residential development on the Area Plan lands shall be primarily aimed at providing for the needs of families. Houses of 3 beds and more will be encouraged.

In order to provide appropriate development density and variety and mix of units, apartments,



townhouse and duplex typologies will be considered, subject to a high quality of design and use of an appropriate palette of materials.

In the interests of encouraging an appropriate

development density, a mix of semi-detached and



detached typologies will be considered. Detached units shall not be provided except in limited circumstances where site characteristics dictate that this typology represents an appropriate site specific response.

Visual Impact Strategy

Dwelling design and siting will be required to account for potential visual impact on views to the Dublin Mountains.

Each planning application will be required to be accompanied by a Landscape and Visual Impact Assessment which demonstrates that the proposed development will not have a significant negative impact on the landscape.

Aviation

The proposed siting and height of the built development on site shall have regard to the requirement to safeguard the current and future operational, safety and technical requirements of Casement Aerodrome.

In general, building heights should not exceed 10 metres and each planning application shall be accompanied by a statement of compliance with the specific requirements of Casement Aerodrome.

Social Housing Strategy

Each planning application will be required to provide a minimum of 10% social housing units as part of the proposed development. It shall be demonstrated at planning application stage how the location of the units to be provided for social housing purposes provides for an appropriate and balanced social mix throughout the scheme.

In the event of a provision of social housing units in excess of 10% in any particular planning application on the Area Plan lands, the planning authority will consider an offset for any such over provision in subsequent planning applications. Any such proposal will need to be part of a considered and comprehensive proposal for social housing provision across the full Area Plan lands.

9.0 IMPLEMENTATION AND PHASING STRATEGY

Phasing Strategy

The phasing strategy for the Area Plan lands is set out below. The overall development shall be provided in two broad phases of development.

The planning authority will consider planning applications for sub-phases of development within each broad phase, provided that the requirements of each of the phases as set out below is complied with, insofar as is possible, in each planning application.

Phase 1

This shall comprise lands, as indicated on Figure 9.1, located adjoining Stoney Lane to the west.

This phase of development shall include the following:

- Linear park (to the extent to which it falls within the Phase 1 lands or a subphase of Phase 1 to which a planning application relates).
- Provision of primary vehicular access to the overall lands.
- Provision of required physical infrastructure, including clear strategy for extension of such infrastructure to future phases of development.
- Provision of a considered vehicular, pedestrian and cyclist circulation and accessibility strategy which takes account of future phases of development.
- Clear provision for a future road linkage to the long term road objective to the south of the Area Plan lands.
- A minimum of 14% public open space.
- Provision of a childcare facility for any development in excess of 75 no. residential



units, unless it can be demonstrated that

Figure 9.1: Phasing Strategy

Source: C&W O'Brien Architects

there is no requirement for a childcare facility. Provision of a childcare facility on adjacent or adjoining lands will be considered.

Phase 2

The Phase 2 development shall comprise the remainder of the Area Plan lands. This phase of development shall include the following:

- Linear park (to the extent to which it falls within the Phase 2 lands).
- A minimum of 14% public open space.
- Provision of a childcare facility for any development in excess of 75 no. residential units, unless it can be demonstrated that there is no requirement for a childcare facility.
- Reservation of a site for the provision of a

minimum of 22 no. traveller accommodation units. The proposed site layout shall ensure that this site is appropriately integrated into the wider scheme.

Requirements for Planning Applications

The following will be required to be submitted with each planning application for development on the Area Plan lands:

- Statement of Compliance with the Area Plan.
- Site Specific Flood Risk Assessment.
- Desktop Archaeological Impact Assessment
- Aviation Impact Analysis.
- Childcare Needs Analysis (in the event that no childcare facility is being proposed)
- Site Infrastructure Requirements and Delivery Strategy.
- Traffic Impact Assessment.
- Road Quality Audit.
- Mobility Management Plan.
- Appropriate Assessment / Appropriate Assessment Screening
- Ecology Report / Ecological Impact Assessment

These specific documents are in addition to the standard general suite of documents required for a planning application. This list is non-exhaustive and additional documents may be requested by the planning authority at pre-application stage and/or at further information stage.

10.0 SCREENING FOR STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

Introduction

The requirement to undertake Strategic Environmental Assessment (SEA) derives from the SEA Directive 2001/42/EC. SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic, social and other considerations.

The Planning and Development (Strategic Environment Assessment) Regulations 2004 require that when Regional Planning Guidelines, Development Plans, Local Area Plans or Strategic Development Zone (SDZ) planning schemes are being made by the relevant authority, they must be accompanied by information about the likely significant effects on the environment of implementing such plans.

The proposed Rathcoole Park Area Plan will be a non-statutory land use planning document. It is noted that there is no statutory requirement to carry out a Strategic Environmental Assessment in respect of a non-statutory land use planning document.

Notwithstanding this, it is considered relevant to carry out a Screening for Strategic Environmental Assessment of the proposed Area Plan in order to inform the determination by the planning authority as to whether the proposed Area Plan would be likely to have any significant effects on the environment at a strategic level.

The screening process is the first stage of the Strategic Environmental Assessment. Screening assesses the need to undertake a Strategic Environmental Assessment.

This Screening Statement has been prepared having regard to the following:

- Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland – Synthesis Report (Environmental Protection Agency, 2003);
- Implementation of SEA Directive 92001/42/EC: Assessment of the Effects of Certain Plans and Programmes on the Environment – Guidelines for Local Authorities and Planning Authorities (Department of the Environment, Heritage and Local Government, 2004), and
- SEA Pack (2013) (Environmental Protection Agency, 2013)

Criteria for Screening Assessment

This Screening Statement considers whether the proposed land use plan would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 and the criteria set out therein for determining whether a Plan is likely to have significant effects on the environment.

The criteria set out at Schedule 2A of the Regulations are as follows:

- The characteristics of the plan having regard, in particular, to:
 - The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
 - The degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
 - The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;

- Environmental problems relevant to the plan or programme;
- The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection)
- Characteristics of the effects and of the area likely to be affected:
 - The probability, duration, frequency, and reversibility of the effects;
 - The cumulative nature of the effects;
 - The transboundary nature of the effects;
 - The risks to human health of the environment (e.g. due to accidents);
 - The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
 - The value and vulnerability of the area likely to be affected due to – special natural characteristics or cultural heritage (i) Special natural characteristics or cultural heritage, (ii) Exceeded environmental quality standards or limit values, (iii) Intensive land-use.
 - The effects on areas or landscapes which have a recognised national, community or international protection status

These criteria are examined below in the context of the proposed Area Plan.

Screening Assessment

- *The characteristics of the plan having regard, in particular, to:*
 - *The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.*

The Area Plan will be a non-statutory land use planning framework for the island. The Area Plan

will not have any statutory status. The Area Plan sets out a broad vision for the potential future development of the lands. The Area Plan will be had regard to by South Dublin County Council in the consideration of proposals for development on the island. Therefore, whilst the Area Plan does set out a broad vision and framework for the lands, it is not required to be strictly adhered to in the future development of the lands.

- *The degree to which the plan or programme influences other plans and programmes including those in a hierarchy*

As indicated above, the Area Plan will be a non-statutory land use planning document. The non-statutory Area Plan does not have any direct effect on other plans or programmes.

- *The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development*

The preparation of the proposed Area Plan has had regard to the existing statutory planning policy framework in its formulation.

- *Environmental problems relevant to the plan*

There are no known environmental problems relevant to the area. The site and immediate surroundings are not located in any designated Natura 2000 sites.

The Area Plan includes a number of objectives which seek to protect existing vegetation of value on the site and to protect the surrounding area in terms of visual impact. These matters will be further addressed through the development management process.

The implementation of the vision set out in the proposed Area Plan (to follow the zoning objective in the South Dublin County Development Plan 2016 – 2022) is likely to require the provision of additional capacity in terms of water supply and

waste water treatment and disposal. This is subject to detailed consideration at planning application stage.

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

The Area Plan is not directly related to the provision of waste management or water protection measures or programmes, or community legislation on the environment.

The implementation of the vision set out in the proposed Area Plan is likely to require the provision of additional capacity in terms of water supply and waste water treatment and disposal. This is subject to detailed consideration at planning application stage.

- *Characteristics of the effects and of the area likely to be affected, having regard in particular, to:*
 - *The probability, duration, frequency, and reversibility of the effects*

The probability / frequency of effects will be dependent on the extent of development likely to be undertaken during the lifetime of the land use plan.

The Area Plan is a non-statutory land use plan and as such will not directly and in isolation deliver any future development on these lands. It is inextricably linked to the provisions of the South Dublin County Development Plan 2016 - 2022. Any future development will be considered in accordance with the relevant statutory planning policy framework.

- *The cumulative nature of the effects*

The subject lands have been zoned for residential development in the South Dublin County Development Plan 2016 – 2022. The cumulative impacts of the County Development Plan have been assessed in the SEA Statement and

Environmental Report of the Development Plan. The non-statutory Area Plan does not in any material way differ from the County Development Plan requirements for the site. There is no different or additional cumulative impact arising.

- *The transboundary nature of the effects*

No significant transboundary effects are anticipated.

- *The risks to human health of the environment (e.g. due to accidents)*

The nature of the development to which the Area Plan relates, i.e. residential development, means that there is no likely environmental impact arising due to accidents. Construction management will be appropriately controlled through the development management process.

- *The value and vulnerability of the area likely to be affected due to:*
 - (i) *Special natural characteristics or cultural heritage*

The site and immediate surroundings are not located in any designated Natura 2000 sites. There is no known cultural heritage on the subject lands.

There is potential that the Area Plan might contain a possible fort known as the 'Rath of Cumhal' from which Rathcoole derives its name. There is some suggestion that the site is located within the Area Plan footprint, although this has not been established definitively. In fact, the record for this with the National Monuments Service is marked as a 'redundant' record and it is not scheduled for inclusion on the next iteration of the record. Appropriate policies and objectives are contained within the proposed Area Plan to ensure that any archaeological findings of significance are protected through the development management process.

(ii) *Exceeded environmental quality standards or limit values*

It is anticipated that environmental quality standards will not be exceeded and that the value of the area will not be limited as a result of the implementation of the Area Plan.

The Area Plan is a non-statutory land use plan and as such will not directly and in isolation deliver any future development on the lands.

Any future development will be considered in accordance with the relevant statutory planning policy framework and the environmental criteria set out therein.

(iii) *Intensive land-use.*

The Area Plan is a non-statutory land use plan and as such will not directly and in isolation deliver any future development on the lands. The intensity of the use of the land has been determined by the South Dublin County Development Plan 2016 – 2022 and higher tiered planning policy in terms of development density, etc.

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

The site and immediate surroundings are not located in any designated Natura 2000 sites.

The Landscape Character Assessment of South County Dublin (2015), which forms part of the South Dublin County Development Plan 2016 – 2022 does not identify any specific landscape characteristics for the site.

It is recognised that any development at this location must have regard to the need to protect views towards the Dublin Mountains and in this context taller buildings are unlikely to be suitable at this site. The proposed Area Plan recommends a maximum building height limit of three storeys and circa 10 metres at this location.

Screening Decision

It is considered that the likely impact of the proposed Area Plan in terms of the environment and sustainable development is likely to be neutral from a strategic perspective. This conclusion is reached having regard to the above assessment of the proposed Area Plan against the criteria set out at Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 for determining whether a Plan is likely to have significant effects on the environment

This is subject to the recommendations set out herein being included in the Area Plan.

Therefore, it does not appear that there is a need for an SEA in this instance as the proposed Area Plan is unlikely to result in development which would have significant negative effects on the environment.

It is therefore considered that the proposed Area Plan shall not be subject to the requirement to prepare an Environmental Report on the likely significant effects of implementing the Area Plan and it is recommended the County Council does not proceed to SEA scoping in this case.