



Clonburris

A New Beginning

*Clonburris will be an exemplar of best practice in **sustainable development**, place-making and urban design. It will realise the full potential of its high **accessibility** by public transport. This will be a new **eco-district** that will set new standards for environmental urban expansion. This will be a place with a full range of choice in local housing and jobs, with all the essential **community**, civic and commercial infrastructure. It will be a place to move into, to bring up a family and stay.*



PROPOSED PLAN FOR CLONBURRIS AREA WE NEED YOUR VIEWS!

South Dublin County Council has prepared a draft Plan that sets out a framework for the development of a new urban district at Clonburris.

The Plan, when approved, will provide a framework for the future development of the Clonburris area. It is therefore **essential** that we have your feedback and comments on the proposals at this stage. The public consultation period runs from **20 August 2007 until 1 October 2007** inclusive.

The Plan area covers some 265 hectares (about 655 acres) and its boundaries are shown on the plan above. The Grand Canal and Kildare railway run through the lands. The Clonburris area will have great public transport links as a result of two new rail stations to be built at Fonthill Road and Kishoge as part of the Kildare Route Project currently under construction and due to be completed by 2010. Furthermore, the Rail Procurement Agency has announced that the Metro West orbital line connecting Tallaght, Clondalkin and Dublin Airport will run along Fonthill Road and include a stop at Clonburris. The Metro West project will be completed by 2014.

Approximately two-thirds of the Clonburris lands were designated as a Strategic Development Zone (SDZ) by the Government in July 2006. The draft Plan therefore incorporates a proposed Planning Scheme for area designated as a SDZ and a Local Area Plan for the remainder of the lands.

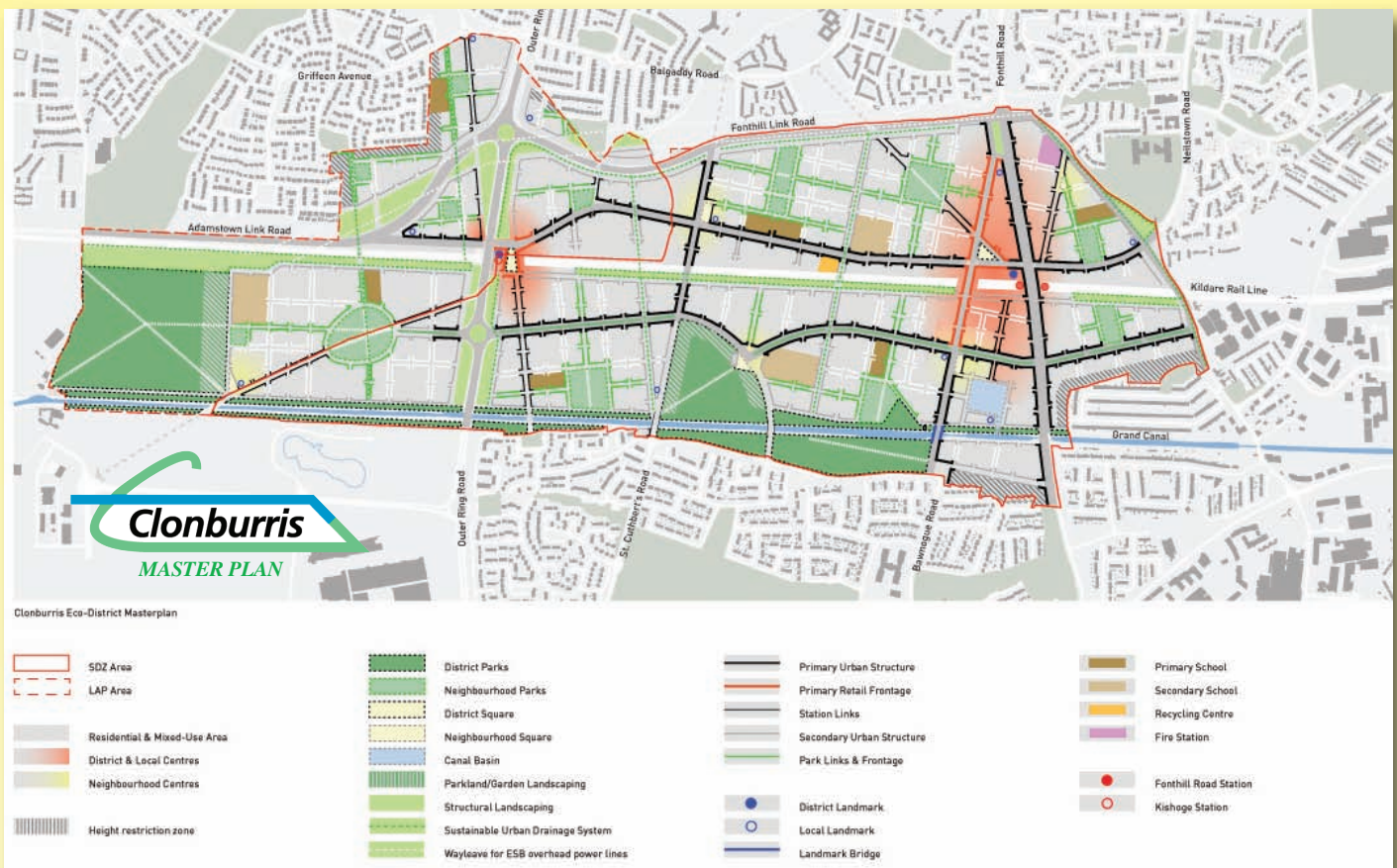
The Council has undertaken a Strategic Environmental Assessment of the proposed Plan and prepared an Environmental Report.

PLAN FOR A SUSTAINABLE NEW DISTRICT

The proposed Plan for the new urban district at Clonburris is based on sustainable principles in the following key ways:

- The roll-out of development is tied to the provision of excellent public transport facilities, for example - no development can be occupied until the two new rail stations at Fonthill Road and Kishoge are in place.
- The Plan sets out a development framework based on eight neighbourhoods with a range of services and facilities such as schools to meet day-to-day needs and within easy reach of the two rail stations, Metro stop and quality bus services.
- The Plan sets out the facilities and infrastructure needed to support the new development and includes a Phasing Scheme to ensure they are delivered at the right time.
- The Plan includes sustainability standards and targets for the new development including requirements for 'A' rated energy efficient new homes, domestic recycling, solar design and orientation, sustainable drainage & protection of ecological features.
- The Plan proposes the protection and enhancement of the ecological and historic aspects of the Grand Canal and provision of a series of interlinked parks along the canal.

Clonburris



THE PROPOSED CLONBURRIS PLAN

The proposed Plan will facilitate the development of the following:-

- 8 new neighbourhoods which together may accommodate between 11,800 -16,000 new homes, tied to the delivery of major public transport infrastructure, on a phased basis from 2010;
- A major district centre focused on the Fonthill Rail Station/Metro West Interchange;
- A minor district centre focused on Kishoge Rail Station;
- 15% of the new homes to be social and/or affordable housing;
- New parks and canalside amenities;
- 4-6 Primary Schools;
- 2-3 Secondary Schools;
- A new road and busway network;
- New bridges over the Grand Canal and Kildare railway;
- Transport interchanges at Fonthill and Kishoge Stations;
- Community facilities including a library/civic centre and a network of local community centres;
- A primary health care centre;
- A site for a fire station;
- A Garda station;
- Creche provision;
- A centre of worship;
- A recycling facility;
- Up to 53,000m² (net) of retail floorspace including supermarkets;
- Enterprise and training facilities/small work units;
- A sports centre with swimming pool;
- Commercial leisure facilities including cinema, bars, and cafes;
- Scope for significant office/employment floorspace;
- Refurbishment of Omer's Lock House as a cultural/information facility.

WHERE CAN I INSPECT THE PLAN?

You can inspect copies of the Proposed Clonburris Plan and the Environmental Report at the following locations from **20th August 2007 – 1st October 2007**:

County Hall, Tallaght

(9am – 5pm Monday to Thursday and 9am – 4.30pm on Fridays)

Civic Offices, Clondalkin

(9am – 5pm Monday to Thursday and 9am – 4.30pm on Fridays)

Lucan Public Library, Newcastle Road, Lucan

(9.45am – 8.00pm Monday to Thursday and 9.45am – 4.30pm on Fridays & Saturdays)

You can view and download the Clonburris Plan from www.clonburris.ie

You can visit an exhibition on the proposed Plan at the **Liffey Valley Shopping Centre and Mill Centre, Clondalkin** between **23rd August until 15th September 2007**. Council staff will be available to answer your queries at the following times & venues

Date/Time

Thurs 23 Aug 2007 (12.00-8.00pm)

Sat 25 Aug 2007 (10.00-1.00pm)

Thurs 30 Aug 2007 (12.00-8.00pm)

Sat 01 Sept 2007 (10.00-1.00pm)

Thurs 6 Sept 2007 (12.00-8.00pm)

Sat 8 Sept 2007 (10.00-1.00pm)

Thurs 13 Sept 2007 (12.00-8.00pm)

Sat 15 Sept 2007 (10.00-1.00pm)

Venue

Mill Shopping Centre

Mill Shopping Centre

Liffey Valley Shopping Centre

Liffey Valley Shopping Centre

Mill Shopping Centre

Mill Shopping Centre

Liffey Valley Shopping Centre

Liffey Valley Shopping Centre

HOW CAN I MAKE OBSERVATIONS ON THE PLAN?

Submissions and observations on the proposed Plan and Environmental Report can be made **in writing only** to the addresses below between 20th August and by 4.00pm 1st October 2007 (inclusive). Submissions made will be taken into consideration in making a decision on the proposed Plan.

Only submissions received by **4.00pm on Monday 1st October 2007** and addressed as set out below will be considered. Submissions cannot be accepted in any other format or to any other postal address or email address.

Paddy McNamara, Administrative Officer, Planning Department, South Dublin County Council, Tallaght, Dublin 24

or by email to

clonburris@sdublincoco.ie – for submissions relating to the Clonburris SDZ Planning Scheme, LAP or Environmental Report;

Submissions must be clearly marked **Clonburris Local Area Plan Submission** or **Clonburris SDZ Submission**.

For more information on the Proposed Plan, please contact:

Tracy McGibbon, Planning Department, South Dublin County Council at tmcgibbon@sdublincoco.ie or by phoning 01 4149000



LIFFEY VALLEY TOWN CENTRE

The Vision

PROPOSED LOCAL AREA PLAN (LAP)

South Dublin County Council proposes to make a Local Area Plan for lands at Liffey Valley Town Centre, Quarryvale. The proposed plan, when approved, will provide a framework for the future development of the Liffey Valley Shopping Centre area. It is therefore **essential** that we have your feedback and comments on the proposals at this stage. The public consultation period runs from 20th August 2007 until 1st October 2007 inclusive.

The Plan area covers 64 hectares (158 acres) and its boundaries are shown on the photograph above.

The Plan will provide for the upgrading of the urban form of the Town Centre area to provide for the development of new streets and civic spaces, and a range of people intensive uses appropriate to a town centre (including retail, commercial, residential, recreational, community and cultural activities) based on high quality urban design.

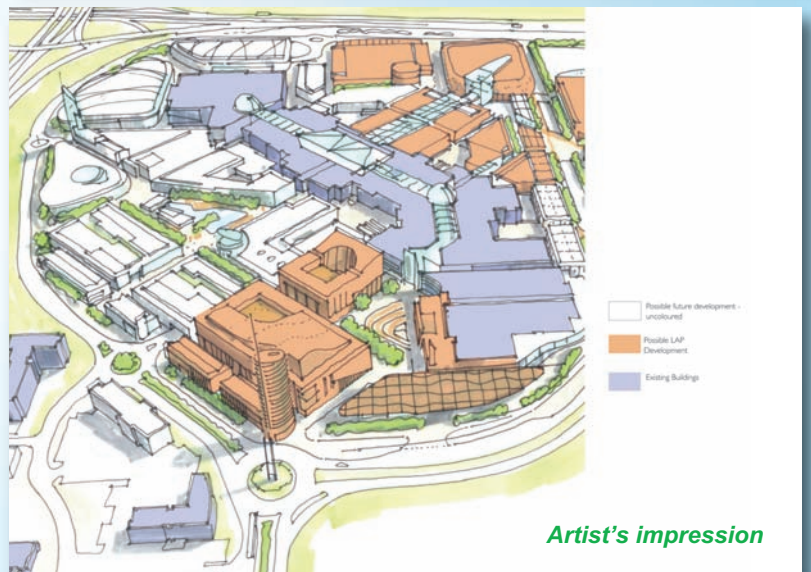
South Dublin County Council has also undertaken a Strategic Environmental Assessment of the proposed Plan and prepared an Environmental Report.

VISION

*“To facilitate the development of the Liffey Valley site as a **vibrant and sustainable Town Centre** and a place where the whole community can avail of the **highest standards of employment, services and amenities**. To ensure that Liffey Valley Town Centre is characterized by an **attractive built environment, good connections and accessibility**, and that the Liffey Valley site is a place where **people choose to be and can be proud of**”.*



Aerial photo showing location of LAP Area.



Artist's impression

LOCAL AREA PLAN LAND USE STRATEGY

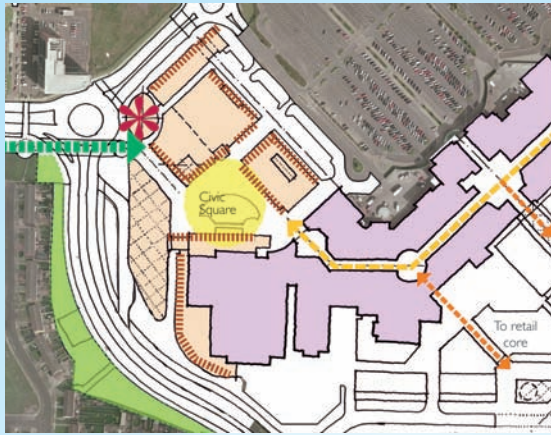
The Plan will facilitate the development of three interconnected development cores focused on civic, retail and residential land uses. These new development areas will integrate with existing development and provide a focus for mixed uses and services within the Town Centre. New Town Centre facilities will include a library and community building, a bus/taxi interchange with potential for future Lucan Luas. The Plan also provides for major civic and retail squares, a FÁS Training Unit, Garda office, supermarket and leisure uses such as cafés, bars and restaurants.

LIFFEY VALLEY TOWN CENTRE

A sustainable mix of Retail, Commercial, Community and Residential Uses

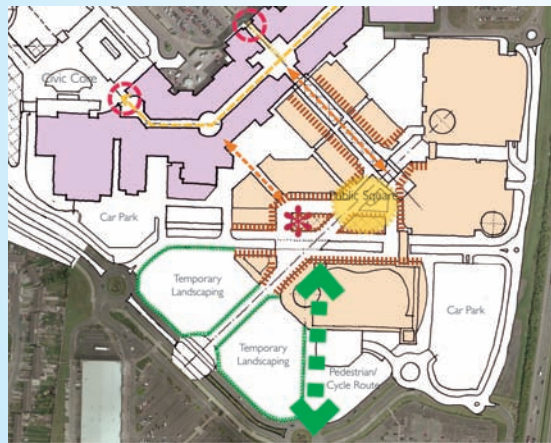
CIVIC CORE

The Civic Core will be the focus for community and leisure activities. It is located on the existing north-west car park to the front of the Shopping Centre. This designation seeks to establish a vibrant mixed use area developed around a new Public Square, including provision of a new library and a bus/taxi interchange with potential for accommodating a future Luas link.



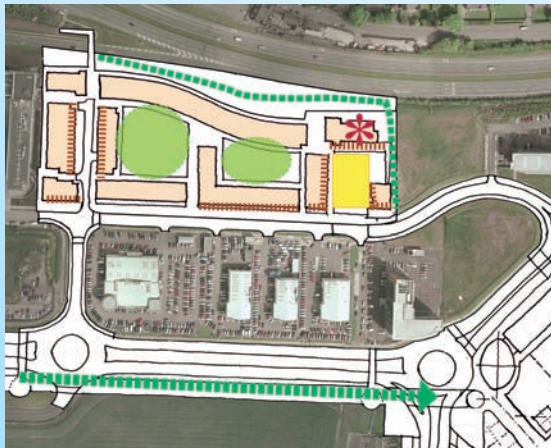
RETAIL CORE

The Retail Core is located to the south-east of the existing Shopping Centre on undeveloped lands. This designation seeks to establish a retail core, around a public square with a new supermarket, department store and smaller retail units as well as cafes and restaurants.



RESIDENTIAL CORE

The Residential Core is located along the northern edge of the Town Centre to the east of the Clarion Hotel. This will be a residential area with ancillary commercial development such as local shops and live-work units.



Land Use Strategy Map

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You can view and download the Liffey Valley Centre LAP from www.southdublin.ie

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Submissions must be clearly marked **Liffey Valley Town Centre Local Area Plan Submission**.

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