

## TO FIND OUT MORE:

The public consultation will take place from **18<sup>th</sup> October 2013** to **28<sup>th</sup> November 2013** **4:00pm** inclusive. This leaflet, the written statement (including maps and illustrations) and other information can be viewed on the Council's website at [www.southdublincoco.ie](http://www.southdublincoco.ie) Information can also be viewed at the Tallaght Library, at County Hall, Tallaght, and at the Park Community Centre, Ballycragh, Parklands Road (location indicated on centre page map) during normal opening hours [excluding public holidays].

Staff will be available every Wednesday afternoon between **2.00pm - 4.00pm** at County Hall, Tallaght, during the public consultation to answer queries.

**Council staff will also be available to answer any queries at the Park Community Centre, Ballycragh, at the following dates and times:**

<b>Tuesday</b>	<b>5<sup>th</sup> Nov 2013</b>	<b>5.00pm - 8.00pm</b>
<b>Thursday</b>	<b>7<sup>th</sup> Nov 2013</b>	<b>2.00pm - 5.00pm</b>
<b>Monday</b>	<b>18<sup>th</sup> Nov 2013</b>	<b>5.00pm - 8.00pm</b>
<b>Wednesday</b>	<b>20<sup>th</sup> Nov 2013</b>	<b>11.00pm - 2.00pm</b>

# Draft Local Area Plan Public Consultation

## PUBLIC CONSULTATION DATES AND TIMES

Submissions and observations on the draft local area plan can be made in writing only to the addresses below between 18<sup>th</sup> October 2013 and 28<sup>th</sup> November 2013. Only submissions received by 4.00pm 28<sup>th</sup> November 2013 and addressed as set out below will be considered. Submissions cannot be accepted in any other format or to any other e-mail or postal address.

## HOW TO MAKE A SUBMISSION

Submissions and observations should state name, address and where relevant, the body represented.

### EMAIL

[ballycullenoldcourt@sdblincoco.ie](mailto:ballycullenoldcourt@sdblincoco.ie)

### ADDRESS

Administration Officer  
Planning Department  
South Dublin County Council, County Hall, Tallaght,  
Dublin 24.

## FURTHER INFORMATION

Queries relating to the draft Ballycullen-Oldcourt Local Area Plan may be made to:  
**James Phelan** at 4149000 extension 2394 [jphelan@sdblincoco.ie](mailto:jphelan@sdblincoco.ie) or  
**Tracy McGibbon** at 4149000 extension 2380 [tmcgibbon@sdblincoco.ie](mailto:tmcgibbon@sdblincoco.ie) or  
**Dara Larkin** at 4149000 extension 2391 [dlarkin@sdblincoco.ie](mailto:dlarkin@sdblincoco.ie)



## TAKE TIME TO MAKE A SUBMISSION

2013  
Ballycullen-Oldcourt  
Draft Local Area Plan

## The Vision

A draft Local Area Plan has been prepared for the Ballycullen-Oldcourt area. The Plan's vision is to create a place...

- with a strong sense of identity and character
- that is attractive, with local shopping facilities, quality streets and useful spaces
- that responds to its setting at the edge of the suburbs and within the foothills of the Dublin Mountains
- that will link existing and new developments - be permeable
- with a network of pedestrian and cyclist paths
- that incorporates views, vistas and topography and that facilitates connections to the Dublin mountains
- that protects and enhances hedgerows, streams, field boundaries & archaeology

## It is an objective of the Plan to...

Protect the amenities of existing dwellings

Promote high quality street designs, spaces and buildings

Integrate new development with existing development and with the semi-rural location

Lower densities and building heights to limit impacts on the unique mountain setting

Provide a Green Infrastructure Framework which includes water management systems

Provide a network of walking and cycling routes to link important destinations in a sustainable manner

Provide for a network of linked public open spaces

Incorporate features that limit the impact of noise from the M50

Establish Stocking Avenue and Oldcourt Road as primary routes for activity, movement, local shopping and public transport

Phase development to provide for the required community, school and parkland facilities prior to, or in tandem with, development

### green infrastructure

...comprises three main strands: Sustainable management of water, pedestrian and cyclist routes in the form of tracks and trails and a network of green spaces. Open space provision will be provided at levels over and above County Development Plan minimum standards.

### accessibility and movement

...a clear hierarchy of integrated streets for universal movement; offering a choice of routes and connections for walking, cycling and other users. The upgrade of Stocking Avenue, Hunters Road and Oldcourt Road as a primary street for movement across the Plan Lands, including towards the mountains.

## Strategy

### built form

...responds to local contexts and accords with the core design principles on urban design, place making and street design. Streets will be planted with trees. Building heights will be low rise and building design will be sensitive to location and will be energy efficient.

### housing density and land use

...responds to the peripheral location of the Plan Lands. There will be three distinct areas - lower slope, mid-slope and upper slope where densities will vary according to context. Schools, local shopping and community facilities will be delivered through a phasing strategy.

## THE EXISTING AREA

- Has an area of 90 hectares of undeveloped land that is zoned for residential development
- Approximately 1,180 dwellings permitted with existing planning permissions, but not yet built, on the eastern half of the lands
- Education, community and recreational facilities have not kept pace with residential development
- Located in the foothills of the Dublin Mountains and forms part of the rural-suburban fringe
- Located approximately 3km from Tallaght Town Centre
- Apparent surface water drainage problems downstream of the culverted sections of the Ballycullen Stream
- Distributor road with multiple roundabouts
- Eastern Plan Lands served by 15 & 15b bus routes
- Limited pedestrian and cyclist movement
- Very large watermains and electricity lines traverse the lands, which must be kept free from development



## THE FUTURE

### The area will have:

- An additional 1,600 new dwellings - at low housing densities to bridge the gap between existing estates and the lower densities required at this Dublin Mountain location
- Two school sites
- Two Neighbourhood Centres - at Stocking Wood and off Oldcourt Road
- The completion of Knocklyon Park
- Additional parklands which will provide for walking and recreational facilities and permit additional and relocated recreational facilities
- Sustainable Urban Drainage Systems to collect and store surface water for delayed discharge to existing drainage systems
- A network of tracks and trails which will create a series of circular walking routes within a pleasant environment
- Increased biodiversity and quality features within new residential developments through the enhancement of existing streams and retention of field boundaries.
- Low housing densities which will provide for a variety of dwelling types in a mature mountain setting
- High quality streets with open ended accessibility routes offering sustainable choices for movement
- Upgrade of roundabouts to signalised junctions to facilitate pedestrian and cyclist movement
- Landscaped buffers between development and the Dublin Mountains and the M50

