

Are you ready to make a comment or submission?

To find out more and make a submission:

The public consultation will take place from **Thursday 31st March 2011 to 4.00pm Thursday 28th April 2011** inclusive. A brochure and map can be viewed on the **Council's website** at www.southdublin.ie. Information can also be viewed at the **Tallaght Library** and at **County Hall, Tallaght**, during normal opening hours [excluding public holidays].

Council staff will be available to answer any queries at the **Citywest Shopping Centre** at the following times:

Monday	11th April 2011 4.00pm-8.00pm
Thursday	14th April 2011 12.00pm-4.00pm
Monday	18th April 2011 4.00pm-8.00pm
Thursday	21st April 2011 12.00pm-4.00pm

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

Submissions

Submissions and observations on the pre-draft local area plan can be made in writing only to the addresses below between **Thursday 31st March 2011 to 4.00pm Thursday 28th April 2011**. Only submissions received by 4.00pm **Thursday 28th April 2011** 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.

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

By e-mail: fortunestownlap@sdublincoco.ie

By Post: Tony Shanahan, Administrative Officer, Planning Department, South Dublin County Council, County Hall, Tallaght, Dublin 24 or by email.

Further Information

Queries relating to the Pre-draft Fortunestown Local Area Plan may be addressed to Jim Johnston at 4149000 extension 9309 jjohnston@sdublincoco.ie James Phelan at 4149000 extension 2394 jphelan@sdublincoco.ie or Tracy McGibbon at 4149000 extension 2399 trmcgibbon@sdublincoco.ie.



Fortunestown
Local Area Plan
Pre-Draft Consultation

Did you know?

... South Dublin Council has embarked on the preparation of a local area plan for lands located along the new Luas A1 extension, around the Citywest Shopping Centre and at Boherboy. The plan is being prepared in the context of a Specific Local Objective (SLO67 – Fortunestown Way – Local Area Plan) contained in the South Dublin County Council Development Plan 2010-2016, which relates to rezoned lands and includes further surrounding undeveloped lands.

...that you can participate in the Pre-draft Consultation stage prior to the preparation of the draft plan by making submissions during the public consultation, which runs from Thursday 31st March 2011 until Thursday 4.00pm 28th April 2011 inclusive.

...that an Environmental Report will be prepared as part of a Strategic Environmental Assessment of the proposed Local Area Plan because the plan lands include areas that are sensitive in terms of biodiversity (hedgerows and streams) and conservation (archaeology). The Local Area Plan will also be subject to Appropriate Assessment Screening under the Habitats Directive (92/43/EEC).

Strengths & Opportunities

- Luas line extension
- Extensive undeveloped lands
- Significant employment opportunities
- Regional tourist attraction at Hotel Golf Complex and Avoca
- Range and choice of housing
- Young population
- Major shopping centre
- Views of Dublin Mountains

Weaknesses & Threats

- Uncoordinated development
- Limited housing choice in recent developments
- Absence of new schools
- Limited playing and community facilities
- Lack of connected pedestrian and cyclist paths
- Lack of access to existing public transport

...the emerging objectives...

Creating a Place

- Create an area with a **strong sense of place, identity, community and local pride**
- Consolidate Citywest Shopping Centre and Fortunestown Luas Stop as a **centre of activity**
- Create a place that is **attractive and easily accessible**

Community Facilities

- Ensure that **community facilities** (including outdoor play spaces) and a primary school are **linked to** any future development.

Integration of Development

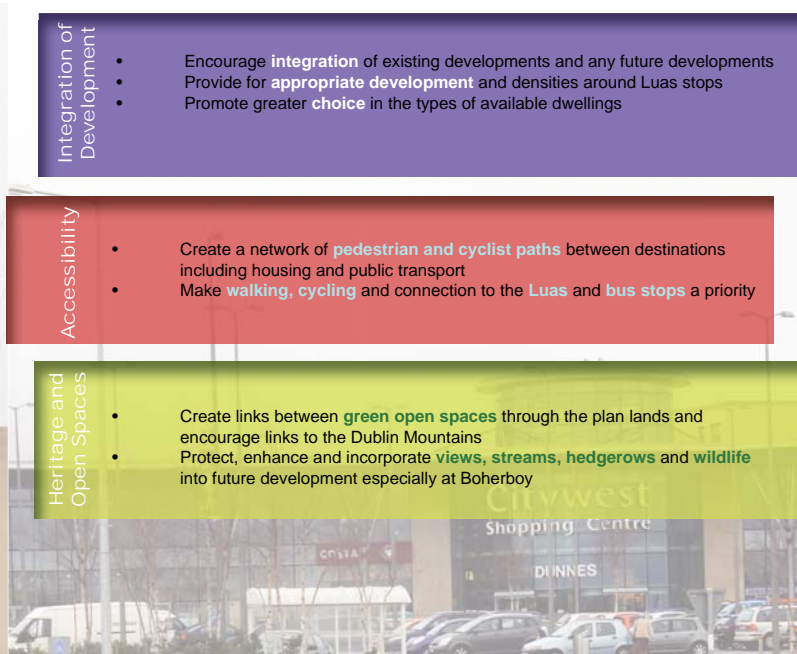
- Encourage **integration** of existing developments and any future developments
- Provide for **appropriate development** and densities around Luas stops
- Promote greater **choice** in the types of available dwellings

Accessibility

- Create a network of **pedestrian and cyclist paths** between destinations including housing and public transport
- Make **walking, cycling** and connection to the **Luas and bus stops** a priority

Heritage and Open Spaces

- Create links between **green open spaces** through the plan lands and encourage links to the Dublin Mountains
- Protect, enhance and incorporate **views, streams, hedgerows and wildlife** into future development especially at Boherboy



Plan Lands

Did you know?

...that the plan area is approximately 140 hectares
 ...that the plan lands includes undeveloped grass lands located along the Luas line, around the Citywest Shopping Centre and agricultural lands located off the Boherboy Road



Public Transport

Did you know?

...there is a limited bus service in the area, however, the Luas is arriving June 2011 making the Fortunestown area more accessible and park and ride facilities will be available at Citywest and Cheeverstown stops.

Now have your say...

Will you be using the Luas? If not, why not?
 Do you/will you use public transport?
 Do you walk, cycle or drive?
 How close are your nearest Luas and bus stops?
 How will you access the Luas stations when the Luas arrives?
 Are you happy with the distance that you will have to cycle or walk to these locations? Can the distance be shortened through short cuts or the opening up of safe pedestrian routes?



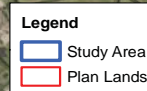
Green Space

Did you know?

... there are a number of green spaces located around the plan lands and that these are mostly unconnected and contain limited playing facilities. The area is located close to the Dublin Mountains with opportunities to access this amenity.

Now have your say...

Where do you go for outdoor activities?
 Do you have a local park to walk in?
 Is your green space/open space easy to access on foot from your home and how useful is it?



Schools

Did you know?

...that the primary schools within the study area have experienced increased student enrolment over the past 10 years whilst post-primary school enrolment appears to have declined. Sites have been designated for primary schools under various plans but no schools have been recently constructed.

Now have your say...

Where are your closest schools?
 Do you attend local schools? If not, why not?
 How do children access these facilities?
 Are there direct and open routes to your local schools?
 If not, how can direct routes be created?

Employment

Did you know?

...the area is well served by employment both in the Citywest Business Park and hotel complex and the Magna Industrial Estate as well as in community facilities, shops, schools, nursing homes, crèches, amongst others, located in close proximity to Fortunestown.

Now have your say...

Do you work locally?
 What is it like to work in the area?
 What do you do at lunch time and at breaks from work?
 Can the area be improved to make working in the area a more pleasant experience?
 Do you walk, cycle or travel by car to your employment?



Housing and Buildings

Did you know?

... there is a mix of dwelling designs in the area and that the average building height is 2-3 storeys with the highest buildings located beside the Citywest Shopping Centre and at the Belfry. The area is characterised significantly by cul-de-sacs and divided housing areas. The majority of buildings in the area comprise of residential dwellings with a lack public buildings.

Now have your say...

What kind of buildings do you think the area needs?
 How should the buildings be layed out in the future?
 Where should the higher buildings, if any, be located?

