

BALLYCULLEN-OLDCOURT

# THE EXISTING AREA

- Has an area of 90 hectares of undeveloped land that is zoned for residential development
- Approximately 1,180 dwellings permitted under existing planning permissions
- Located in the foothills of the Dublin Mountains and forms part of the rural-suburban fringe
- Education, community and recreational facilities have not kept pace with residential development
- 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, that must be kept free from development

