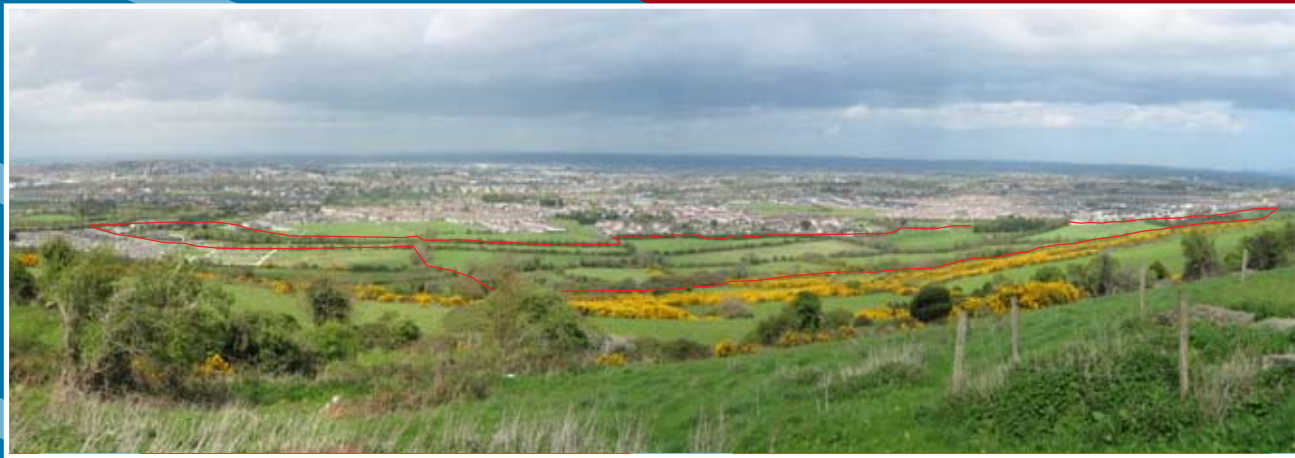


West Oldcourt



**Proposed Local Area Plan
Pre Draft Public Consultation
June 2006**

South Dublin County Council • Planning Department

West Oldcourt

Proposed Local Area Plan
Pre Draft Public Consultation
June 2006

Contents

Introduction.....	5
1.0 Plan Area.....	5
2.0 Principles of Future Development at Oldcourt	6
3.0 Housing.....	6
4.0 Local Retail and Commercial Services	7
5.0 Community Facilities	8
6.0 Infrastructure: Transport and Services	9
7.0 Environment Heritage and Landscape.....	10
8.0 Recreation.....	10





INTRODUCTION

South Dublin County Council propose to prepare a Local Area Plan for the West Oldcourt area as required by the 2004-2010 County Development Plan. The lands in the West Oldcourt area have been zoned with the following objectives:

- Residential
- Open Space
- Local Centre

This is an 'Issues Paper', produced for general consultation purposes, public comment and to stimulate local input. The primary focus of the Local Area Plan for West Oldcourt is to enable the provision of new residential development in a manner that secures a form of dwelling types (and densities) with adequate services and facilities for the area and its community.

A Local Area Plan provides an area specific focus, whereby a detailed assessment of local planning issues can be made and pursued with the benefit of local community involvement. This presents opportunities to set specific goals and objectives that will seek to guide the development of the plan area in accordance with Government Guidelines and Policies and County Council objectives. The purpose of this document is to initiate the Local Area Plan process for West Oldcourt and support local input. Local input is considered vital to the process. This paper refers to planning issues, which are laid out under a series of headings below. As this is a pre-Draft Plan Consultation paper, this list is not exhaustive. The topic headings of this paper are:

1. **Plan Area**
2. **Principles of Future Development**
3. **Housing**
4. **Local Retail and Commercial Services**
5. **Community Facilities**
6. **Infrastructure: Transport and Services**
7. **Environment, Heritage and Landscape**
8. **Recreation**

1.0 PLAN AREA

The plan area comprises of the lands zoned for development, in the 2004-2010 County Development Plan between the Oldcourt Road, Ely Manor housing area, Bohernabreena Road, Bohernabreena Graveyard and the agricultural lands adjoining the Dublin Mountains. The area comprises approximately 52 hectares to the south of the Firhouse / Ballycullen area. The Local Area Plan must be in accordance with relevant policies set out in the 2004-2010 South Dublin County Development Plan.



2.0 PRINCIPLES OF FUTURE DEVELOPMENT AT OLD COURT

The following are important considerations to be made for the plan area:

- To create a place with its own identity
- To ensure a complimentary relationship with adjoining development and particularly the Dublin Mountains and River Dodder
- Ensure efficient delivery of public infrastructure
- Deliver good quality urban design
- Ensure good quality development of the overall environment, built and natural

3.0 HOUSING

3.1 Population and Settlement

Between 2002 and 2005, Firhouse Village and Bohernabreena Electoral District areas have experienced an estimated growth in population of approximately 3,311.

Information available from the 2002 Census local area statistics details that Firhouse Village and Bohernabreena ED had a combined population of 12,915. The 2005 Dwelling Survey indicates that there are 5,055 existing and occupied dwellings in Firhouse Village and Bohernabreena ED. The 2002 Census indicates that the average number of persons per private household in South Dublin County is 3.21. Using this figure it can be estimated that the population of Firhouse Village and Bohernabreena ED combined for 2005 is 16,226 (i.e. 5,055 x 3.21).

By 2020, this could rise by an additional 16,545 to an estimated 32,771 persons. This is an important issue in terms of accommodation needs, provision of services and facilities and provision of infrastructure. Key considerations therefore to be taken into account include:

- How can West Oldcourt facilitate in providing for a proportion of this population projection?
- What housing types and tenures are best suited to facilitate the additional demand for housing?
- What type of demographic patterns will reside in West Oldcourt?
- Where should the increase in population be focused/ located in West Oldcourt?
- Are there any other additional issues here?



3.2 Housing and Residential Development

The average household size in South Dublin in 2002 was 3.21 persons. This has dropped from an average of 3.5 persons in 1996 and is set to decrease even further in the coming years. By 2010, the average household size for the urban South Dublin area is projected to be 2.64 persons. Having regard to this changing household formation and thus family size, it is estimated that there will be a need for 18,446* additional housing units in South Dublin to accommodate population growth and changing residential requirements between 2006 & 2010. (*Source: para 1.3.1.x of the South Dublin County Council Development Plan 2004 -2010).

This equates to an approximate delivery of 3,074 residential units a year between 2004 & 2010. This is an important issue for South Dublin. With this, a full spectrum of accommodation requirements will need to be provided for, including social, economic and cultural facilities. Key considerations to be addressed for housing and residential development include:

- How can different household sizes and types be catered for?
- How detailed should design standards for the development of the Local Area Plan area be?
- How should mixed-use densities be encouraged?
- How or should the role of the car in the plan area be catered for?
- What is the desired function/character and role of Oldcourt?
- How should the Local Area Plan relate to adjoining developed land?
- How should social and affordable housing be integrated into the Local Area Plan area?
- How can security and safety be ensured for day and night time living in the Oldcourt area?
- Are there any other additional issues here?

4.0 LOCAL RETAIL AND COMMERCIAL SERVICES

In South Dublin, Tallaght is one of two major town centres in the retail hierarchy. The Retail Strategy of the 2004-2010 Development Plan illustrated that the Tallaght Centre is dominated by comparison floor space, which serves an extensive catchment area including the Oldcourt area. In relation to the Oldcourt area, there are a number of Local Centres in close proximity. Local Centres typically comprise of a small group of shops, such as a newsagent, small supermarket/general grocery store, possibly a sub-post office and other small shops of a local nature serving a small, localised catchment population. Key issues include:

- How should local trade and competition be encouraged in the local plan area?
- Does facilitation of new retail activity need to be made within the Oldcourt area?
- What would encourage you to shop locally more often?
- Do public transport links to retail centres need to be provided?
- What are your impressions on the vitality of retail facilities in South Dublin and environs? In other words, how active and buoyant do you feel local retail services and facilities in South Dublin are?
- Are there any other additional issues here?

5.0 COMMUNITY FACILITIES

5.1 Education

There is an Institute of Technology in Tallaght serving the area and there are other third level centres in the greater Dublin area. There is a second level school at Firhouse with (Firhouse Community College) an enrolment of 578 pupils in close proximity to the area. This represents a 14% reduction on pupil numbers from 5 years ago. Regarding primary school enrolment in the last 5 years, both Scoil Carmel and Scoil Treasa have had almost no change, whilst St. Dominics has had a reduction of 15%. In contrast, numbers at Naomh Maelruain and Holy Rosary have increased 16% and 38% respectively. Holy Rosary primary School at Ballycragh are in the process of providing additional classrooms to cater for their increased pupil numbers.

School	Enrolment Pupil nos.	% change over 5 yrs.	Application for Accommodation
Naomh Maelruain/Old Bawn	330	+ 16%	No
Holy Rosary/Ballycragh, Oldcourt	414	+ 38%	Yes
Scoil Carmel	438	0%	No
Scoil Treasa	416	+ 1%	No
St. Dominic's	197	- 15%	No
Firhouse Community College	578	- 14%	No

The future educational requirements of the area must be considered as part of the Local Area Plan process. Key issues include:

- What role can Oldcourt play in facilitating the educational needs of South Dublin?
- Is there a need for additional primary and/or secondary schools in the Tallaght environs?
- If so, where should priority be given in terms of provision?
- Are there any other additional issues here?

5.2 Community, Health & People

A strategic aim of this plan process is to ensure adequate provision of a range of community facilities and services to meet the needs of the local and new populations. Delivery of such services and facilities by either the Local Authority or other agencies will be dependent on the attainment of a critical mass support population to ensure effective functionality and viability. The attainment of community facilities can be an important aspect of the Local Area Plan preparation. The development of a sustainable and well served community should be delivered through the desires and needs highlighted from the local community of the Oldcourt area. Key issues include:

- What range and type of community facilities in your opinion are necessary for the plan area of Oldcourt?
- What locations in the plan area would be most appropriate for different community facilities?
- Is there an adequate provision of services/facilities for youth?
- Do you feel more childcare facilities are needed in South Dublin?
- Is there a need for more after school care services/facilities in South Dublin?
- Do you feel the existing elderly care facilities of South Dublin are sufficient?
- How can cycle and pedestrian routes to and from schools be developed?
- Does accessibility for all to public buildings need to be improved?
- Are disabled facilities in the area adequate?
- Do you feel it is safe to walk the urban areas and environs at day and/or night time?
- Are recycling facilities in South Dublin sufficient? Could locations of bring banks be more accessible? (e.g. located near churches or schools)
- Are there any other additional issues here?

6.0 INFRASTRUCTURE: TRANSPORT & SERVICES

6.1 Transport

The plan preparation process will assess land use and transportation issues that relate to the Oldcourt area and key development areas that are relevant and within close proximity to the plan area, particularly the Firhouse, Ballycullen, Bohernabreena and Scholarstown areas. Preparation of the Local Area Plan will involve investigating potential linkages to existing and new development areas within proximity of the plan area and thus creation of a transport system that will synchronise the pedestrian, cyclist and public transport with existing modes. Key issues include:

- Do you feel dependence on the car can be reduced in and around South Dublin?
- How do you feel transport and land use could be integrated?
- Is traffic management adequate? How could it be improved?
- Are public transport facilities adequate? How could they be improved?
- How do you feel accessibility to and from Tallaght Town Centre and internal movements could be improved?
- How should the transport strategy for the plan area promote the use of public transport?
- How can the transport strategy reduce the need to travel by private car and enable full mobility provisions for the mobility of all?
- What type of pedestrian and cyclists linkages would best maximise walking and cycling potential between the plan area and neighbourhood areas?
- What factors should be taken into account in the identification of access points for new developments in the area?
- Are there any other additional issues here?

6.2 Services

South Dublin County has a secure supply of water for both domestic and commercial users. Water conservation projects have reduced demands on water sources and increased efficiencies in treatment and delivery of quality water supplies. However, water supply, wastewater treatment, and surface water disposal are all major issues that are addressed in the 2004-2010 County Development Plan.

The Study area is traversed by 2 major raw water mains supplying the reservoir at Stocking Lane. This will be a significant constraint on the layout of development. In relation to the energy network capacity, there are no problems for the foreseeable future. The study area is however traversed by a 220 KV ESB transmission line which will also impact on the layout of development.

Oldcourt is on the gas pipeline network, which is a major boost to domestic energy in the area. Broadband telecommunications infrastructure in the South Dublin area is well developed, comprehensive and provides adequate capacity for current requirements and for any likely demand over the coming years. Issues concerning services include:

- How should the impact of major utility constraints in the study area be addressed?
- Do you feel there is a need to prioritise utility improvements/ developments?
- How do you feel environmental awareness can be encouraged?
- Do you feel there are deficiencies in the public infrastructure network serving South Dublin County and beyond?
- Are there any other additional issues here?

7.0 ENVIRONMENT, HERITAGE AND LANDSCAPE

7.1 Natural and Built Heritage

It is important that the proposed future development is sensitive to the receiving environment, which includes the Dublin Mountains, and the River Dodder. Issues in this regard include:

- How do you feel access to the South Dublin heritage areas can be improved?
- Are there significant views/prospects to be considered?
- How can policies/objectives of the Local Area Plan contribute to the protection/ enhancement of South Dublin's heritage and the attributes of the plan area?
- What are the important features that form the character of the Local Area Plan area and how can new development harness these features effectively?
- How can the shape of future development best respond to the character of the Local Area Plan area?
- Are there any other additional issues here?



8.0 RECREATION

8.1 Recreation

There is circa 0.5 hectares of land zoned for open space and recreation within the Local Area Plan boundary at present. The Local Area Plan will seek to establish landscape objectives that take cognisance of the existing landscape character. The Local Area Plan will identify future public open space requirements with a view to providing space for both passive and active recreation. Relevant issues include:

- How can the Local Area Plan best provide for existing and potential needs for sports and recreation facilities within the Oldcourt area?
- How can the plan provide for good connections and routes for recreational walking and cycling?
- How can landscape objectives accommodate existing landscape features?
- How can the design of open spaces deliver on safe, accessible and well-linked areas with good links to the surrounding areas?

MAKING A SUBMISSION

Submissions on the pre-draft consultation should be addressed to;

T. Doherty
Director of Planning
Planning Department
South Dublin County Council
County Hall
Dublin 24

or by email to westoldcourtlap@sdublincoco.ie

In all cases submissions must be in writing and received by Thursday 10th August 2006.

All submissions and observations lodged within the above time period and made only to the above postal or email addresses will be taken into consideration during the preparation of the Draft West Oldcourt Local Area Plan.

For further information, please contact Jim Johnston , Senior Executive Planner 01 - 414 9197.

THE NEXT STEPS

A Draft Plan will be prepared and put on public display for a period of public consultation and comment in the late Autumn. It is intended that the Plan will be finalised in late 2006 by the Council.



**South Dublin County Council
Planning Department
County Hall
Town Centre
Tallaght
Dublin 24**