

# Clonburris Strategic Development Zone (SDZ) Planning Scheme Pre-Draft Public Consultation March 14th to April 11th 2016

Submissions and observations can be made online and in writing to the address below from Monday 14th March to Monday 11th April 2016 at 4pm, inclusive. Submissions and observations should state the name, address and where relevant, the body represented.

Online: <http://consult.sdublincoco.ie>

Post: Senior Executive Officer,  
Forward Planning Section,  
Land Use Planning & Transportation Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.



Contact details: For further information please contact a member of the Clonburris SDZ team, on 01-4149000.



What's next for



**Clonburris**



## CONTEXT

- South Dublin County Council intends to prepare a Draft Planning Scheme for lands at Clonburris, consisting of approximately 280 hectares. The Draft Scheme will be prepared in accordance with the Strategic Development Zone: Balgaddy – Clonburris, South Dublin County, Order 2015.
- A previous Planning Scheme for the former 180 hectare Strategic Development Zone (SDZ) and Local Area Plan for 85 hectares, were both adopted in 2008.
- The majority of the lands are privately owned by multiple landholders, in addition to Council owned lands.

## WHAT'S NEXT?

- The purpose of this process is to prepare a new Clonburris Planning Scheme having regard to the new Government Order and relevant key issues.
- The vision is to develop Clonburris to provide a mixed use urban area with supporting infrastructure and facilities that reflects public transport delivery, the amenities of the site and the creation of a sustainable community.

## KEY ISSUES

### Development

Clonburris lands are zoned for a mix of uses, how would you like to see this happen?

### Residential

There is a shortage of housing in South Dublin County. How can Clonburris help to solve this issue?

### Employment

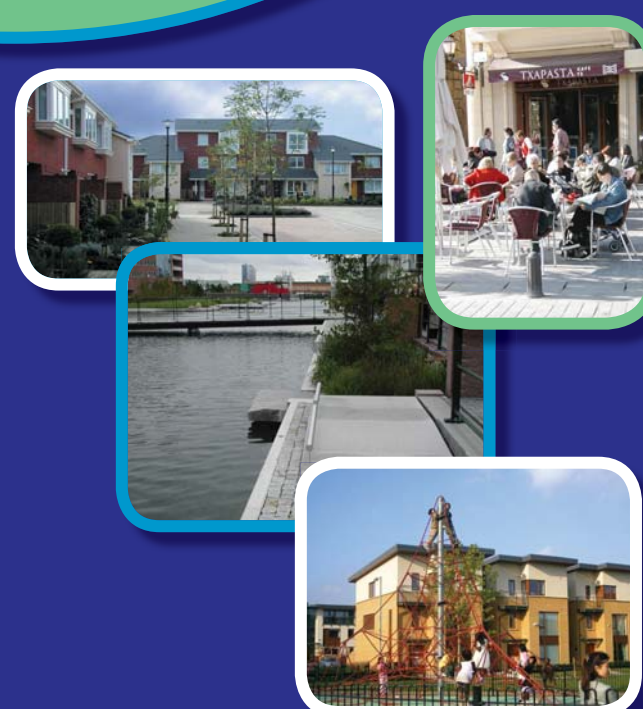
South Dublin needs to provide employment for its growing population. How can Clonburris help to meet this need?

### Services

How can Clonburris facilitate the provision of practical and appropriately designed community facilities?

### Grand Canal & Biodiversity

How might Clonburris make best use of this amenity and maximise biodiversity opportunities?



What's next for



**Clonburris**



# Clonburris SDZ Fact Sheet

## What are Strategic Development Zones (SDZ's)?

Strategic Development Zones (SDZ's) are an innovative type of development designation introduced in the Planning and Development Act 2000 (as amended). Such zones facilitate specified development of areas of economic or social importance to the State. Once a site is designated by the Government for the establishment of an SDZ, a development agency is required to prepare a Draft Planning Scheme within two years. SDZ Planning Schemes in Ireland to date include (inter alia) Adamstown (2003), Clonburris (2008) and North Lotts and Grand Canal Dock, Dublin City (2014).

## What is a Draft Planning Scheme?

A Draft Planning Scheme consists of a written statement and a plan indicating the manner in which a site to which the scheme relates is to be developed, including;

- The types of development which may be permitted to establish on the site.
- The extent of any such proposed development.
- Overall design criteria proposals including maximum heights, the external finishes of structures and their general appearance and design.
- Transportation proposals including public transportation, the roads layout, the provision of parking spaces and traffic management.
- Service provision proposals including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipeline.
- Proposals relating to minimising any adverse effects on the environment including the natural and built environment and on amenities of the area,
- Where the scheme provides for residential development, proposals relating to the provision of amenities, facilities and services for the community, including schools, crèches, and other education and childcare facilities.

The Planning Scheme is made either by elected members of the Planning Authority or after an appeal process to An Bord Pleanála.

Development within an SDZ requires planning permission from the Planning Authority and the Planning Authority has to grant permission where the proposed development is consistent with the Planning Scheme. There is no appeal to An Bord Pleanála against the decision of the Planning Authority on an application for development within an SDZ.

## Why is the Balgaddy-Clonburris area designated an SDZ?

The Balgaddy-Clonburris area was designated an SDZ by Government Order in December 2015. South Dublin County Council (SDCC), as the specified Development Agency, must now prepare a Draft Planning Scheme for the SDZ lands.

The Balgaddy-Clonburris area has been designated an SDZ for the following reasons;

- The deficiency in the supply of housing nationally and in the Greater Dublin Area,
- The number and phasing of the housing units which would be delivered by the inclusion of the lands within a SDZ.
- The potential for comprehensive planning and development of the site due to its scale and configuration.
- The efficient use of public investment in infrastructural facilities, including public transport, water, waste water and roads,
- That development of the site will help give effect to the policies in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

## What is the process of making the Balgaddy-Clonburris Draft Planning Scheme?

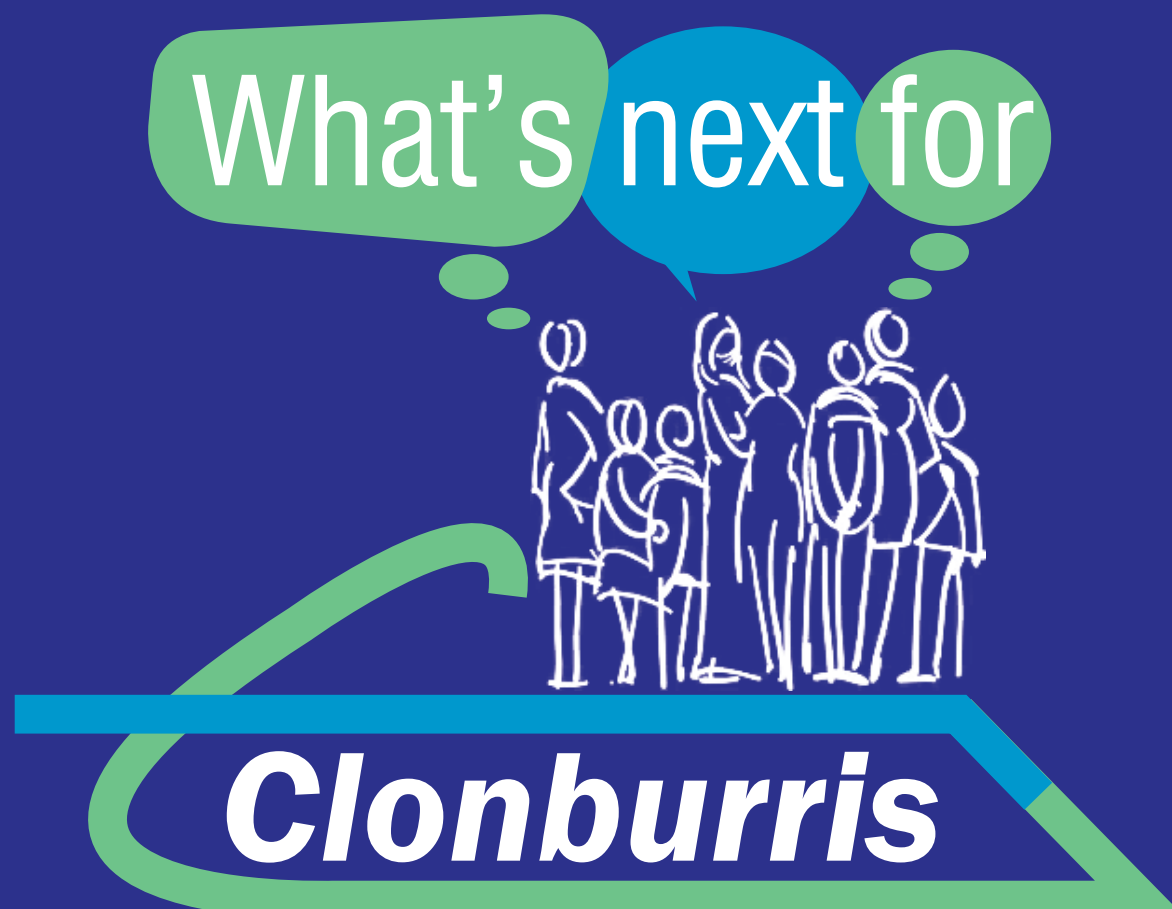
Below is a summary of the process of the making of the Balgaddy-Clonburris Draft Planning Scheme.

- Pre-Draft consultation (non-statutory) - SDCC advertises its intention to prepare a Draft Planning Scheme and invites submissions (4 weeks).
- After the closing date for receipt of submissions SDCC prepares a Chief Executive (CE) report and submits to the elected members.
- SDCC prepares a Draft Planning Scheme.
- Draft Consultation - SDCC advertises the Draft Planning Scheme, puts the plan on display and invites submission (6 weeks).
- After the closing date for receipt of submissions SDCC prepares a CE report and submits to the elected members within 6 weeks.
- The Draft Planning Scheme and CE report are considered by the elected members who can make or materially alter the Draft Planning Scheme, within 6 weeks.
- The Draft Planning Scheme may then be appealed to An Bord Pleanála by any person who made a submission within 4 weeks of the decision (which may include an Oral Hearing).
- Following consideration of the appeal, An Bord Pleanála may approve the making of the Planning Scheme or may refuse to approve it.

## How do I make a Submission / Observation?

Pre-Draft consultation submissions or observations in relation to the preparation of the Draft Planning Scheme may be made from Monday 14th March to Monday 11th April 2016 at 4pm through the following:

- Council's Public Consultation Portal website: <http://consult.sdublincoco.ie>
- By Post: Senior Executive Officer, Forward Planning Section, Land Use Planning & Transportation Department, South Dublin County Council.



## **PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED).**

### **NOTICE OF THE PREPARATION OF A DRAFT PLANNING SCHEME FOR THE DESIGNATION OF STRATEGIC DEVELOPMENT ZONE BALGADDY-CLONBURRIS, SOUTH DUBLIN COUNTY, ORDER 2015.**

Notice is hereby given that South Dublin County Council intends to prepare a Planning Scheme for the Designation of Strategic Development Zone: Balgaddy-Clonburris, South Dublin County, pursuant to Planning and Development Act 2000, Order 2015.

An Environmental Report will be prepared as part of a Strategic Environmental Assessment of the Draft Planning Scheme. The Planning Scheme will also be subject to Appropriate Assessment Screening under the Habitats Directive (92/43/EEC).

#### **Information**

Pre-Draft Planning Scheme public consultation will take place from **Monday 14th March to Monday 11th April 2016 at 4pm inclusive**. Information material can be viewed on the Council's Public Consultation Portal website <http://consult.sdublincoco.ie> Information can also be viewed at Lucan Library, Mill Centre, Clondalkin, the Civic Offices Clondalkin and County Hall Tallaght, during normal opening hours [excluding public holidays].

Public information sessions where staff will be available to answer questions and to assist in making a submission will take place at both **Lucan Public Library** and **Clondalkin Civic Offices** on Wednesday 23rd of March between 4pm and 7pm.

If you have further questions on the Pre-Draft Public Consultation, please call 01-4149000.

#### **Submissions**

Submissions and observations in relation to the Pre-Draft Public Consultation can be made online and in writing to the addresses below from **Monday 14th March to Monday 11th April 2016 at 4pm inclusive**.

Submissions and observations should state the name, address, and where relevant the body represented. All comments including the names and addresses of those making the comments, submitted to the Council in regard to this planning scheme will form part of a report to be presented to South Dublin County Council, and will form part of a public document.

Children, or groups or associations representing children, are entitled to make submissions or observations. Submissions and observations will be taken into consideration in deciding upon the Draft Planning Scheme.

**Only submissions received by 4.00pm on the 11th April 2016, and addressed as set out below, will be considered. Submissions cannot be accepted in any other format or to any other postal address.**

**Online:** <http://consult.sdublincoco.ie> or

**By Post:** Senior Executive Officer, Forward Planning Section, Land Use Planning & Transportation Department, South Dublin County Council, County Hall, Tallaght, Dublin 24.