4 Phasing

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4.1 Introduction

The SDZ lands are strategically located within the Metropolitan Area of Dublin City, adjoining the residential communities of Lucan and Clondalkin and in proximity to Grangecastle Business Park. The SDZ lands are considered to be relatively well served by existing infrastructure, including projects constructed relatively recently to accommodate the Strategic Development Zone (SDZ). The lands benefit from a wide range of existing infrastructure, including:

- Kildare-Cork Railway Line
- Operational railway station at Clondalkin-Fonthill
- Constructed railway station at Kishoge
- The Grand Canal
- Grand Canal pedestrian and cycling greenway
- Grange Castle Road (R126)
- Fonthill Road (R113)
- Lock Road (R120)
- Strategic Foul Drainage Connection to Ringsend Treatment System
- Strategic Water Network Supply

Notwithstanding the above, and having regard to the vision of the Planning Scheme the estimated population and the constraints of the lands, a carefully constructed and tight phasing programme is required to ensure the coordinated planning and delivery of essential strategic infrastructure, amenities and community facilities in advance of and in tandem with population growth in Clonburris and adjoining communities impacted by the development.

Key principles of the Phasing Programme:

- **Balanced delivery of infrastructure, urban centres and community services in tandem with population increase in order to ensure sustainable communities and place making is prioritised;**
- **A logical flexible schedule for development that ensures the coordinated and incremental development of the lands; and**
- **Identification of critical infrastructure with the delivery of such linked to the completion of individual phases.**

4.2 Phasing Programme

The phasing programme in the Planning Scheme comprises 3 main elements:

Table 4.1 | Summary of Phasing Programme

Summary of Phasing Programme		
Element of Phasing Approach	**Application**	**Description**
1. Phasing Table (See Section 4.3)	Applicable to all Planning Scheme development	Strategic Phasing Requirements
2. Place Making Requirements (See Section 4.4)	Applies to the construction of residential units within the catchments of Clonburris Retail Core and Kishoge Retail Core	Secondary Phasing Requirement – Place Making Requirement Table is a supporting table to Phasing Table
3. Local Level Infrastructure (See Section 4.5)	Local level physical infrastructure	Secondary Phasing Requirement – Local Level Infrastructure Table is a supporting table to Phasing Table

Table 4.2 | Infrastructure required to be linked to the delivery of residential development and phased in accordance with the construction of residential units

1.	Surface Water Management Plan measures*
2.	Undergrounding of the 220kv Power Lines
3.	Griffeen Valley Park Extension (includes upgrade of existing pedestrian bridge over railway to Green Bridge).
4.	Na Cluainte (North and South)
5.	Schools Sites
6.	Community Buildings (Provision of)
7.	District Park Hub (Provision of)
8.	Health Centre
9.	Childcare Facilities
10.	Retail floorspace
11.	Fire Station site
12.	Main Link Streets within scheme (See Section 2.2.4)
13.	Major Signal Junctions (new and upgrades between combinations of Arterial Streets and Link Streets) **
14.	Vehicular Railway overbridge
15.	New Pedestrian & Cycle Canal overbridges
16.	New Pedestrian & Cycle Railway overbridges
17.	Upgrade & realignment of R120 Lock Road
18.	Opening of Railway Station at Kishoge

*- Please read in conjunction with Section 2.9 of the Planning Scheme and the accompanying Surface Water Strategy prepared to inform a detailed Surface Water Management Plan for the SDZ.

** - Please read in conjunction with Transport Assessment

4.3 Phasing Table

The Phasing Table (Table 4.3) for the Planning Scheme details a schedule and programme to plan and deliver strategic infrastructure and amenities on a phased basis, in tandem with the development of residential units in the Planning Scheme.

The phasing programme is based on the premise that the number of dwelling units that may be constructed and occupied in each phase of development is dependent on a predetermined amount of works to provide infrastructure, services, facilities and amenities having been completed to serve each phase. As such, in the event that the minimum requirements of the Phasing Table are not delivered for a particular phase, a restriction on the construction and occupation of residential units in the next phase will apply.

A phasing band of 2,000 units is incorporated into the Phasing Programme for the Planning Scheme. This phasing band is considered to be the optimal band to achieve a balanced delivery of infrastructure and community services in tandem with proportionate population increase to create critical mass and economic headroom. Furthermore, the bands provide a flexible schedule to aid development sequencing and incorporate lead in time for infrastructure.

To ensure that increased public transport infrastructure is delivered according to the phasing programme and the needs of the existing and expanding community the Council will establish a monitoring group comprising of Council officials, elected members and the National Transport Authority that shall meet at a minimum twice a year.

Table 4.3 | Phasing Table

Phase	Residential Units constructed and occupied	Minimum delivery in Phase
	Prior to commencement of development	» Prior to the commencement of development, strategic district level measures and detailed design shall be prepared by the developer(s) and agreed with South Dublin County Council through a Surface Water Management Plan to implement the prepared Surface Water Strategy. » Prior to the commencement of development, a strategic level Parks and Landscape Strategy (incorporating a Biodiversity Management Plan) shall be prepared by the developer(s) and agreed in writing with South Dublin County Council. » Prior to the commencement of development, detailed Water and Wastewater plans for the Planning Scheme shall be prepared by the developers and agreed with Irish Water and South Dublin County Council.
1A	**0 – 1,000**	» Retail Core development in accordance with the Place Making Requirements. » Development shall accord with the Local Level Infrastructure Requirements in relation to agreeing timeline for the opening of Kishoge Train Station & completion of the realignment of Lock Road (R120). » Provision of Water and Wastewater infrastructure on a pro rata basis in accordance with detailed plans agreed with Irish Water and SDCC. » The planning of works for the provision of community floor space and the availability of childcare spaces.
1B	**1,001 – 2,000**	» Planning permission for appropriate elements of Clonburris Retail Core, including retail provision, employment, residential, community floorspace and urban hub. » Planning permission for Kishoge Retail Core, including retail provision, employment, community floorspace and residential. » Planning and commencement of works at Griffeen Valley Park Extension or Na Cluainte (North and South) in accordance with the prepared and agreed strategic Parks and Landscape Strategy. » Agree and make available a school site to the Department of Education (in accordance with requirement of the Department of Education and SDCC). » Provision of a minimum 1,000 sqm net convenience floorspace and 500 sqm net comparison/ retail services floorspace (As part of the Place Making Requirements for delivery of Kishoge). » Provision of a minimum of 500 sqm of community services floorspace (e.g. childcare or health centre) (At Kishoge or Clonburris – subject to location of residential units constructed). » Design and planning permission for District Park Hub at Clonburris Little. » Planning and commencement of Link Streets with associated undergrounded services in Development Areas where construction of residential units commences or commenced in Phase 1 (A or B). » Provide/demonstrate availability of childcare spaces in the catchment in accordance with Section 2.7.3. » District and catchment level measures from an agreed Surface Water Management Plan to accommodate construction within the subject development areas of construction. » Retail Core development in accordance with the Place Making Requirements. » Development shall accord with Local Infrastructure Requirements in relation to opening of Kishoge Railway Station. » Provision of Water and Wastewater infrastructure in accordance with detailed plans agreed with Irish Water and SDCC on a pro rata basis.

Phase	Residential Units constructed and occupied	Minimum delivery in Phase
2	2,001 – 4,000	» Provision of District Park Hub at Clonburris Little. » Completion of Link Streets and associated junctions with associated undergrounded in development areas where residential units are constructed (includes bridges where relevant). » Planning and commencement of works to Griffeen or Na Cluainte (alternate option to park commenced in Phase 1B) in accordance with the prepared and agreed strategic Parks and Landscape Strategy. » Completion of works to Park commenced in Phase 1B at Griffeen or Na Cluainte. » Agree and make available sites to the Department of Education for Schools (in accordance with requirement of the Department of Education and SDCC). » Provide/demonstrate availability of childcare spaces in the catchment in accordance with Section 2.7.3 including the delivery of a minimum of one purpose built facility in Kishoge or Clonburris Urban Centre. » Provision of strategic pedestrian/cycle links (including bridges) in development areas where residential units are constructed. » District and catchment level measures from the Surface Water Management Plan to accommodate construction within the subject development areas. » Retail Core development in accordance with the Place Making Requirements. » Provision of Water and Wastewater infrastructure in accordance with detailed plans agreed with Irish Water and SDCC on a pro rata basis.
3	4,001 – 6,000	» Agree and make available site(s) to the Department of Education for School(s). » Provide/demonstrate availability of childcare spaces in the catchment in accordance with Section 2.7.3. » District and catchment level measures from the Surface Water Management Plan to accommodate construction within the subject development areas. » Retail Core development in accordance with the Place Making Requirements table. » Provision of Water and Wastewater infrastructure in accordance with detailed plans agreed with Irish Water and SDCC on a pro rata basis. » Provision of strategic pedestrian/ cycle links (including bridges) in development areas where residential units are constructed.
4	6,001 – end	» Provide/demonstrate availability of childcare spaces in the catchment in accordance with Section 2.7.3. » Provide floorspace in Clonburris or Kishoge Urban Centres for a minimum of 1 health centre in consultation with the HSE. » District and catchment level measures from the Surface Water Management Plan to accommodate construction within the subject development areas of construction. » Retail Core development in accordance with the Place Making Requirements. » Development shall accord with Local Infrastructure Requirements in relation to making a site available for a Fire Station to Dublin Fire Brigade and Undergrounding of 220 kv line. » Provision of Water and Wastewater infrastructure in accordance with detailed plans agreed with Irish Water and SDCC on a pro rata basis.

Footnote: The Development Agency may set aside any phasing impediment where it is demonstrated that the infrastructure in question is not in itself essential for the development being proposed.

Provision of Water and Wastewater infrastructure in accordance with detailed plans agreed with Irish Water and SDCC on a pro rata basis.

4.4 Place Making

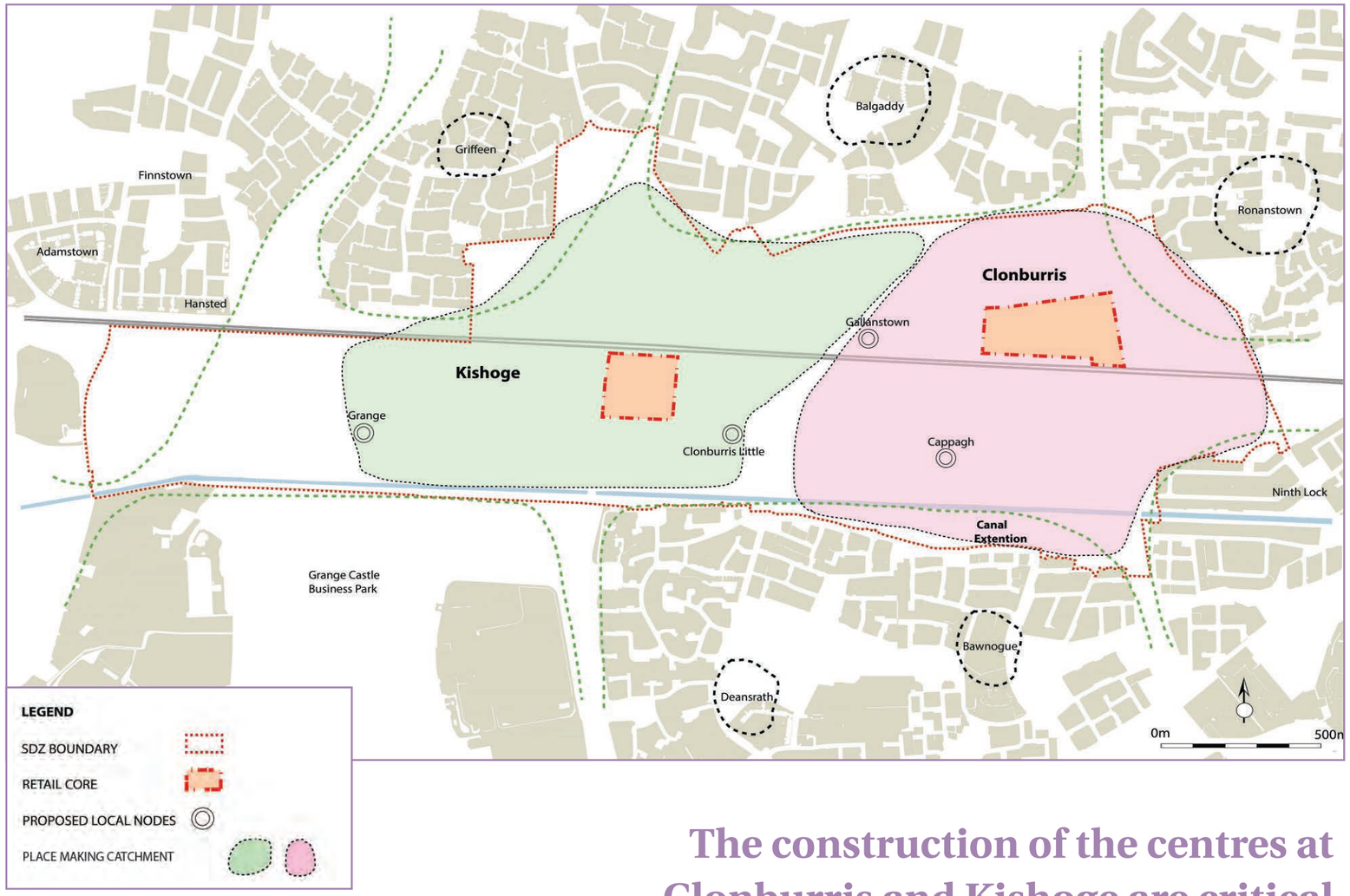
The construction of the centres at Clonburris and Kishoge are critical elements in achieving the vision of this Planning Scheme and providing a critical mass of facilities, amenities and services to enhance the quality of living for future and existing residents in the area. To ensure the development of the key urban centres in the Planning Scheme in tandem with the population growth and to achieve the vision for the Planning Scheme, residential units are required in the catchment of each of the Kishoge and Clonburris centres to be linked to the construction of the Retail Core of the relevant centre.

The Place Making Requirements Tables (Table 4.4 and Table 4.5) are supporting tables to the Phasing Table and links the construction of Kishoge and Clonburris Retail Cores with the construction of the residential units in each catchment.

The relevant catchments for the implementation of the Place Making requirements are outlined in Figure 4.1. The Retail Cores for each centre are coloured orange with a red dashed boundary. The Kishoge place making catchment is the area coloured green in Figure 4.1 and the Clonburris place making catchment is the area coloured red in Figure 4.1.

The Place Making Requirements shall be implemented on a flexible basis in relation to the sub sectors immediately adjacent to the place making catchment boundary between Kishoge and Clonburris, namely sub sectors in Kishoge North East, Clonburris North West, Kishoge South East and Clonburris South West Development Areas that can generally be considered to be within the catchment of both centres. In these areas, the residential units shall be interchangeable between the Kishoge and Clonburris catchments.

Figure 4.1 | Catchment Areas for the Place Making Requirements



The construction of the centres at Clonburris and Kishoge are critical elements in achieving the vision of the Planning Scheme and providing a critical mass of facilities, amenities and services.

4.4.1 Clonburris Retail Core

In tandem with the construction of residential units, the developers will be required to construct the Clonburris Retail Core on a pro rata basis. The Retail Core for Clonburris is defined in orange on Figure 4.1 and is further defined by the Sub Sector boundary of CUC-S1 and the associated public realm in Figure 4.2. The Planning Scheme provides for a target of 883 residential units, a minimum of 2,500 sqm of community floorspace, a minimum of 4,515 sqm of employment floorspace and a maximum of 12,920 sqm of retail floorspace in the Clonburris Retail Core area (CUC-S1).

The catchment for the implementation of the Place Making requirement for Clonburris Retail Core area is delineated in Figure 4.1 and corresponds with the Clonburris North West, Clonburris North East, Clonburris South East and Clonburris South West Development Areas (See Chapter 3). The cumulative target of dwellings units in the Clonburris Place Making catchment is 4,894. The Planning Scheme requires the proportionate construction of the Clonburris Retail Core in tandem with the residential units in the Clonburris catchment. As such, every 1,000 units constructed in the Clonburris catchment (Fig 4.1) requires the construction of a minimum of 25% of Clonburris Retail Core Area and associated public realm works. The 25% is a minimum and can be exceeded or completed sooner than required.

Figure 4.2 | Clonburris Retail Core Area as a Sub Sector

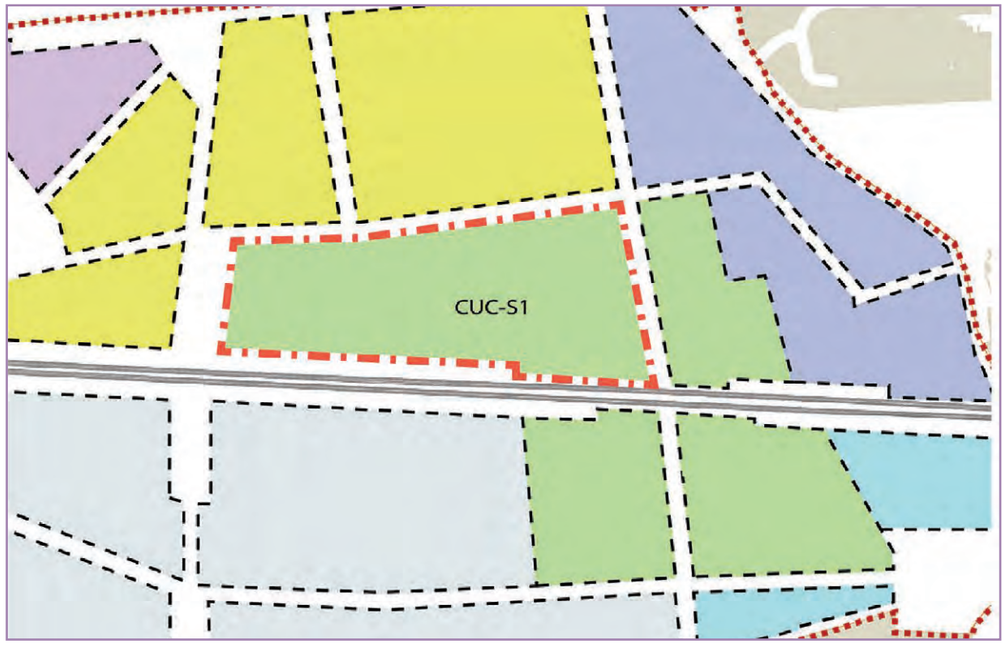


Table 4.4 | Place Making Requirement for Clonburris Catchment

Delivery of Clonburris Retail Core (Sub Sector CUC- S1)	**Every 1,000 units constructed in the catchment requires construction of a minimum of 25% of Clonburris Retail Core.**
- Linked to residential units constructed in Clonburris catchment (Figure 4.1). - Clonburris Retail Core is defined as Sub Sector CUC-S1 in Figure 4.2 and the Retail Core boundary delineated on the Figure 4.1	The percentage of the proposed/ completed development in the Retail Core will be assessed by the Planning Authority based on the number of blocks completed, the delivery of urban grain and the delivery of public realm works. Planning applications for residential development in the catchment shall include a Place Making Strategy to demonstrate compliance with this table. Proposals in the Retail Core are required to detail associated public realm works including for the urban square and pedestrian streets. Proposals in the Retail Core are required to be in accordance with the requirements of the Planning Scheme.

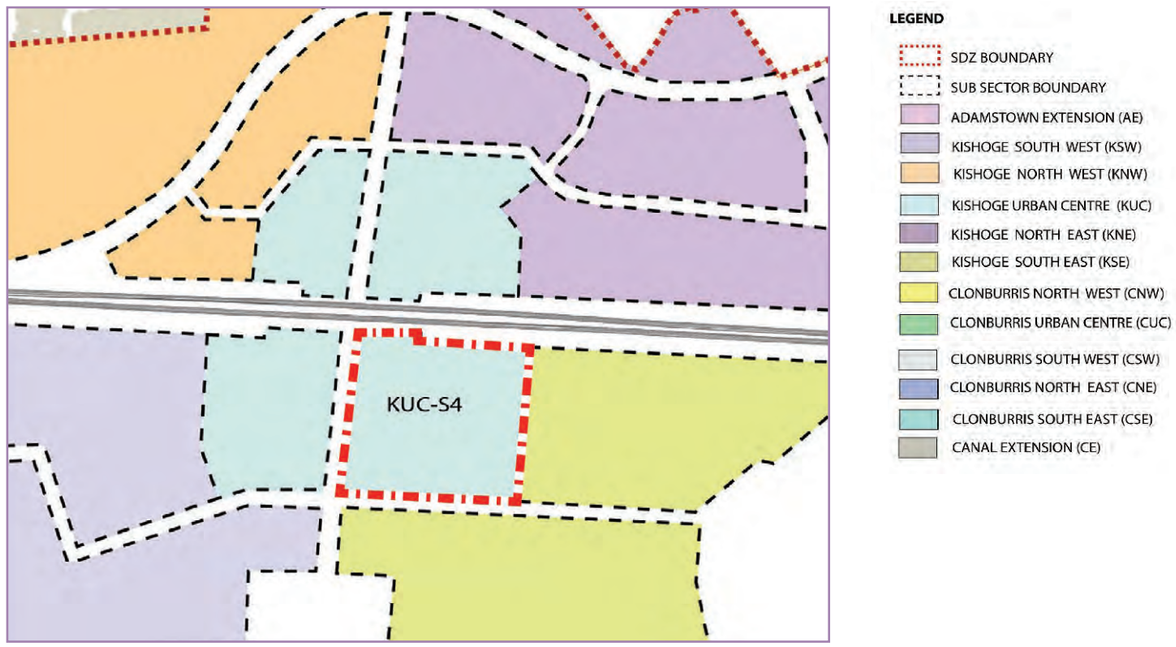
The percentage of the proposed/completed development in the Retail Core will be assessed on the blocks, urban grain, public realm works and land uses.

4.4.2 Kishoge Retail Core

In tandem with the construction of residential units, the developers will be required to construct the Kishoge Retail Core. The Retail Core for Kishoge is defined by Sub Sector KUC-S4 and the associated public realm. Figure 4.3 and the Retail Core area for the centre in Figure 4.1 delineate same. The Planning Scheme provides for a target of 365 residential units, a maximum of 2,600 sqm of retail floorspace, a minimum of 4,600 sqm of employment floorspace and a minimum of 1,500 sqm community floorspace in Kishoge Retail Core (KUC-S4).

The relevant catchment for the implementation of the Place Making requirement for Kishoge Retail Core area is delineated in Figure 4.1 and corresponds with the Kishoge North West, Kishoge North East, Kishoge South West & Kishoge South East Development Areas (See Chapter 3). The cumulative target units in the Kishoge Place Making catchment is 4,079 units. The Planning Scheme requires the proportionate construction of the Kishoge Retail Core in tandem with the residential units in the Kishoge catchment. As such, every 1,000 units constructed in the Kishoge catchment (Figure 4.1) requires the construction of a minimum of 33% of Kishoge Retail Core area and associated public realm works. The 33% is a minimum and can be exceeded or completed sooner than required.

Figure 4.3 | Kishoge Retail Core Area as a Sub Sector



The Planning Scheme requires the proportionate construction of the Kishoge Centre Retail Core in tandem with the residential units in the catchment.

Table 4.5 | Place Making Requirement for Kishoge Catchment

Delivery of Kishoge Centre (Core Area)	**Every 1,000 units constructed in the catchment requires construction of a minimum of 33% of Kishoge Centre Core.**
- Linked to unit construction in Kishoge catchment - Kishoge Centre Retail Core is defined as sub sector KUC-S4 (see Figure 4.3)	The percentage of the proposed/ completed development in the Retail Core will be assessed by the Planning Authority based on the number of blocks completed, the delivery of urban grain and the delivery of public realm works. Planning applications for residential development in the catchment shall include a Place Making Strategy to demonstrate compliance with this table. Proposals in the Retail Core are required to detail associated public realm works including for the urban square and pedestrian streets. Proposals in the Retail Core are required to be in accordance with the requirements of the Planning Scheme.

The percentage of the proposed/completed development in the Retail Core will be assessed on the blocks, urban grain, public realm works and land uses.

4.5 Local Level Requirements

The final element of the phasing programme relates to infrastructure delivery at a Development Area level. These physical infrastructure projects are required to overcome existing local infrastructure constraints to enable the construction of a number of residential units in the Development Areas.

The Planning Scheme requires the delivery of key physical infrastructure to ensure a coordinated build out of the masterplan. The strategic and district level infrastructure and amenities are included in the Phasing Table (Table 4.3).

The infrastructure listed in the Local Requirements Table (Table 4.6) are considered to be critical infrastructure for specific Development Areas in the Planning Scheme.

The construction of units in development areas impacted by infrastructure in the 'Local Level Requirements Table' shall be restricted, subject to the delivery of the related infrastructure. The general requirements of the Phasing Table and the Place Making table shall also be complied with.

Table 4.6 | Local Level Requirements Table

Infrastructure	Development Area Restricted	Phase
Kishoge Railway Station Required Actions: Agree timeframe for opening in Phase 1A. Railway Station opening in Phase 1B.	This phasing requirement is only applicable to development within the Kishoge catchment, namely Kishoge Urban Centre, Kishoge South East, Kishoge South West, Kishoge North West & Kishoge North East Development Areas.	1A & 1B
Lock Road (R120) Required Action: Completion of realignment works as permitted in Part 8.	This phasing requirement is only applicable to development within the Adamstown Extension (AE) Development Area.	1
Griffeen Avenue Upgrade Upgrade of existing link street at Griffeen Avenue and junctions as required.	This phasing requirement is only applicable to Kishoge North West Development Area.	3
Existing Power lines Required Action: Completion of undergrounding of 220 kv line from Grange Castle Road to the west (as approved by Strategic Infrastructure Development application).	This phasing requirement is only applicable to sections of Adamstown Extension, Kishoge South West & Kishoge North West Development Areas within the existing wayleave.	4
Existing Power Lines Required Action: Undergrounding of the 220 kv from Grange Castle Road eastwards.	This phasing requirement is only applicable to the section of Kishoge North East Development Area within the existing wayleave. This will be considered on an incremental, site by site basis, as appropriate to accommodate development and shall be agreed with South Dublin County Council, Eirgrid and other relevant stakeholders, as required.	4
Fire Station Site Required Action: Subject to Section 2.7.3 (v), make a site available to Dublin Fire Brigade for Fire Station.	This phasing requirement is only applicable to development in Clonburris North West Development Area.	4

4.6 Sequential Approach to Development

The Planning Scheme does not specify a commencement location for the construction of residential units for any phase of residential development. The location for commencing development in the Planning Scheme and within Development Areas is flexible. However, apart from exceptional circumstances, when development commences in a Development Area, subsequent permissions and development in the subject Development Area shall be required to integrate with the previous development in a sequential way.

As part of any planning application, the developer shall demonstrate a rationale for the site selection of the proposed development in relation to other constructed, permitted or proposed development. This should form part of a Design Statement (See Section 2.8.2). In general, integrated and adjoining development will be required to prevent piecemeal and isolated development. Developers are encouraged to sequence the delivery of the units radially from the Urban Centres.

4.7 Operation of Phasing Programme

The phasing programme excludes site level requirements and general ancillary works required within individual developments to accord with the Planning Scheme as set out throughout this document e.g. footpaths, cycle ways, private amenity space, local open space, landscaping etc.

Any required works may be brought forward and completed sooner than scheduled in the phasing programme. In general, unless all required works for a particular phase of residential development are completed, the total number of dwelling units that may be occupied will not increase beyond that phase. In exceptional circumstances, the Development Agency will consider the substitution of equivalent works from a later phase, subject to consideration of the rationale for the substitution. Any substitution must be demonstrated in writing to be equivalent in terms of residential amenity, be in accordance with the Planning Scheme, support sequential development and the proper planning and sustainable development of the area. For example, the substitution of physical infrastructure works in lieu of social infrastructure or place making requirements will generally not be accepted. The substitution clause is not relevant to the infrastructure in the Local Requirements Table or the Place Making Requirements Table. The Development Agency may set aside any phasing impediment where it is demonstrated that the infrastructure in question is not in itself essential for the development being proposed.

A 'Roll - Over' mechanism may operate between any two phases. In the event of the maximum permissible number of units being completed before the required facilities and infrastructure in any phase, a 'Roll - Over' of up to 250 dwelling units may be constructed in the following phase, subject to planning permission. These residential units may not be constructed until the developer demonstrates the provision of requirements from the previous phase is ongoing and the units may not be occupied until the requirements in the previous phase have been completed.

4.8 Planning Applications

There is no limit on the amount of works i.e. infrastructure, services, facilities and amenities that may be subject to any single planning application.

There is no limit on the number of dwellings that may be included in any single planning application. However, the implementation of permissions granted will be subject to the phasing programme of the Planning Scheme.

Certain required works may take longer than one phase of residential development to complete, in which case it may be necessary to seek planning permission for the works sooner than the phase of dwellings for which they are required.

All planning applications submitted for either works and/or dwellings within the Planning Scheme area shall provide a schedule and report on the phasing programme and shall include the following:

a). Designation of any residential development to a phase of the Phasing Table;

b). Details of the required works for the application i.e. infrastructure, services, facilities and amenities and number, type and location of dwellings completed to date;

c). Details of how the proposed development satisfies the quantitative parameters of the Planning Scheme for the relevant Development Area;

d). Details of compliance with the requirements of the Phasing Programme, including the designated phase, the previous phase and the Place Making Requirements; and

e). The schedule and report shall consider and provide cumulative details for the SDZ lands in relation to items a) to d).

The format of this report and schedule shall be agreed with the Development Agency and landowners.

4.9 Monitoring and Review

A review of the Phasing Programme and the Planning Scheme shall be undertaken by the Development Agency as part of Phase 2, i.e. before Phase three can commence, to ensure that the required infrastructure and facilities detailed in Phases 1-2 of the Planning Scheme have been provided and are operational and that the overall Scheme is progressing and continues to progress in a satisfactory manner.

The review shall include a Strategic Environmental Assessment monitoring report. SDCC shall collate the existing relevant monitored data and is responsible for the preparation of the monitoring and publication of the report.

4.10 Funding and Implementation

The development of the SDZ lands is subject to the SDCC Section 48 Development Contribution Scheme 2016-2022 and the Kildare Route Project Section 49 Contribution Scheme and any applicable superseding schemes.

The SDZ Order (S.I. No. 604 of 2015) states that the development agency specified for the purposes of section 168 of the Planning and Development Act 2000 (as amended) is South Dublin County Council. South Dublin County Council shall proactively manage and promote the integrated development of this Planning Scheme.

In some cases, the completion of works required to facilitate residential development in a phased manner within the Planning Scheme are outside the direct control of either SDCC, the SDZ landowners or the Development Agency. All measures and funding streams available for the release of funding to provide for the delivery of infrastructure and community facilities in Clonburris will be pursued in conjunction with landowners/ developers.