

9.0 RETAIL AND COMMERCIAL DEVELOPMENT

9.1 Retail and Neighbourhood Centres

In addition to substantial zoned residential lands, the LAP also includes lands zoned Objective ‘E’ (To provide for economic development and employment) and Objective ‘NC’ (to protect, provide for and-or improve mixed-use neighbourhood centre facilities).

The two proposed ‘Neighbourhood Centres’ should function as ‘Local Centres’ – comprising a mix of local retail and retail services with associated community facilities. It is envisaged that the services to be provided at the Primary Neighbourhood Centre will comprise a balanced mix of retail, residential and commercial & community oriented facilities.

Full details on the proposals for the Neighbourhood Centres are contained in the ‘Neighbourhood Framework Plan’, included as an Appendix to the LAP. It is recommended that the ‘Neighbourhood Framework Plan’ should be read in conjunction with this Chapter. The primary objective of the Neighbourhood Framework Plan is to reinforce the node centred on Our Lady of the Wayside Church and to concentrate retail, commercial and community activities in one area focussed on a new ‘Green/ Civic Space’ that will become the heart of the Village.

It is envisaged that this Primary Neighbourhood Centre (Land Parcel No. 22) would include a large convenience store/small supermarket anchor tenant. This store would be designed into the integrated overall design for the centre. Other units suitable as individual shops and retail service outlets, such as newsagent, pharmacy, video store, doctor’s surgery or estate agency uses should be provided. Each Local Centre could also include a public house.

With regard to the provision of community facilities, it is required that accommodation for community meeting facilities and accommodation for youth activities be provided at the neighbourhood centre nodes. Additionally at or in the immediate vicinity of these Neighbourhood Centres, provision shall be made for the development of a playground area and Multi Use Games Area (M.U.G.A.) facility.

OBJECTIVES:

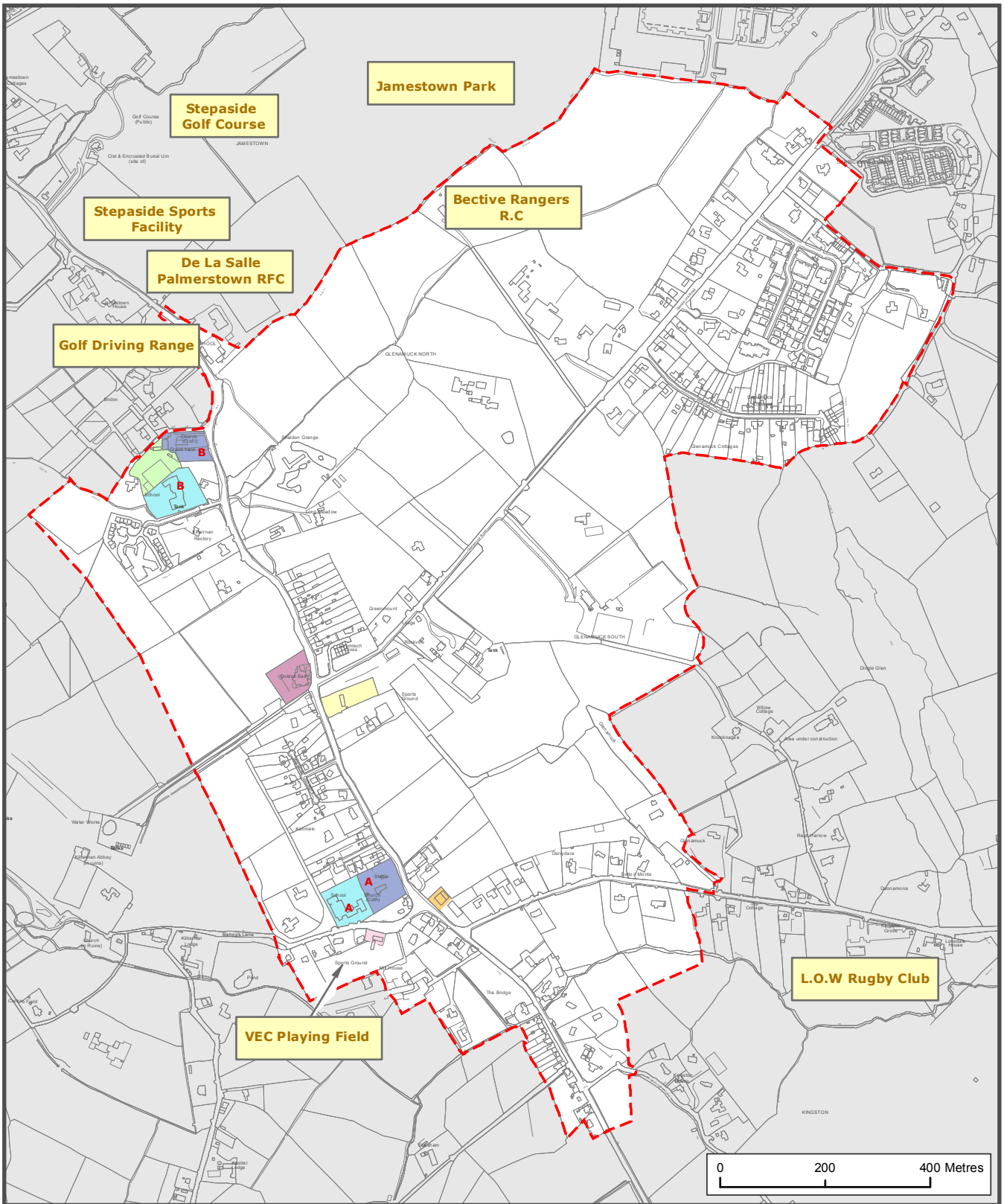
NC01	<i>To provide of an appropriate mix of residential/ commercial/ retail/ community services development in the new neighbourhood centres to ensure a high quality and attractive civic environment, a sense of both place and vitality, and which optimises access to public transport corridors.</i>
NC02	<i>To develop clear permeability and linkages between the neighbourhood centre/s and adjoining land uses.</i>
NC03	<i>To ensure that new development relates to the existing/ established perceived village core, and to respect any key views, landmarks and/or other features, if applicable</i>
NC04	<i>Provision should be made for civic recycling facilities at the Primary Neighbourhood Centre.</i>

9.2 Commercial/Employment Development

A relatively small parcel of the LAP area (approximately 8 hectares) is zoned Objective ‘E’ (To provide for economic development and employment) – Land Parcel No. 1a –in area.

It is proposed that these lands will form a commercial/ employment development to complement ‘The Park’ at Carrickmines. The lands in question also represent a transitional development between large scale employment uses to north and open space & residential landuses to the south. Any development proposals must, therefore, have regard to the amenity of adjoining lands zoned residential. Further details on the proposed development guidelines for this site are found in Chapter 11, “Planning Guidelines For The Development Land Parcels”.

Map 14:



<p>Legend</p> <p> Local Area Plan Boundary VEC Centre</p> <p> Church - A - Church of the Wayside B - Church of Ireland</p> <p> Schools - A - Our Lady National School B - Kiltiernan National School</p> <p> Palmers Pub / Restaurant</p> <p> Kiltiernan Country Market</p> <p> Kiltiernan Service Station</p> <p> Kiltiernan Parish Tennis Club</p>		<p>Adopted Kiltiernan/ Glenamuck Local Area Plan 2013</p>	<p>Planning and Enterprise Department G. Hayden Director of Planning</p>	
<p>Map 14 Social, Community & Recreational Facilities</p>		<p>Includes Ordnance Survey Ireland data reproduced under OSI Licence Number 2012/25 CCMA/ Dun Laoghaire-Rathdown County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © - Ordnance Survey Ireland, 2013.</p>		
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<p>Date: October 2013</p>		<p>Scale: 1:10000</p>		<p>Drawing No: PL-13-416</p>

10. PHASING AND MONITORING

10.1 Programming and Phasing

The programming and phasing of the area comprising the LAP will be determined by current and future service and road infrastructure projects and schemes. **Specifically, future development is heavily dependent on the construction of the GDDR Scheme comprising the two associated roads.**

At present, the area is serviced principally by Glenamuck Road and Enniskerry Road. The configuration, width and alignment of these Roads are not sufficient to accommodate the extensive areas of land available and zoned for development in the County Development Plan and the LAP. As identified in the LAP, new roads and, indeed, some upgrading of existing roads are required to facilitate the scale of development envisaged within the LAP area. These inter alia include the following:

- The new Glenamuck District Distributor Road.
- The new Link Distributor Road.
- Some upgrading of the existing Glenamuck Road – principally pedestrian/cycle facilities and the removal of the ‘pinch point’ at the Golden Ball end of the corridor.
- The upgrading of the Ballycorus Road from the Enniskerry Road to and including its junction with the Link Distributor Road.
- The upgrading of the Enniskerry Road from its junction with the Ballybetagh Road (and including a section of the Ballybetagh Road) to approximately, the Moss Cottages.
- The upgrading of the Enniskerry Road from its junction with the Glenamuck District Distributor Road to its junction with the Ballybetagh Road including changing it to a traffic calmed street to reflect the changed nature and function of the road in the context of the development of the Neighbourhood Centres. This will only be possible by the effective provision of a Bypass created by the Link Distributor Road.

10.2 Funding of Key Infrastructure

A Section 49 Supplementary Development Contribution Scheme for the Glenamuck District Distributor Road Scheme (including Surface Water Attenuation Ponds) was adopted by the Council in November 2008.

The Scheme covers two infrastructural projects - the Glenamuck District Distributor Road Scheme itself and the Surface Water Attenuation Ponds which are required to effect the SuDS scheme drainage both for the new roads and for the extensive development lands within the LAP area. The road project consists of the provision of a new district distributor road (DDR) and a new link distributor road (LDR). The DDR will be located to the north of the existing Glenamuck Road. It will function as a main collector / distributor route and connect the junction to the south of the Carrickmines interchange with the Enniskerry Road to the north of Kiltiernan Village. The LDR ‘bypass’ will connect the DDR with the Enniskerry Road well to the south of Kiltiernan Village.

The Scheme also consists of the provision of surface water attenuation ponds necessary to affect the Sustainable Urban Drainage Strategy (SuDS) for the area. The surface water attenuation ponds serve two purposes namely: to provide 100% primary attenuation and treatment of the surface water run-off from the proposed roads and to provide secondary/regional attenuation and treatment for the new development site areas. The primary attenuation and treatment will be provided within individual development sites.

10.3 Cost of Scheme

The existing Glenamuck District Distributor Road Scheme and the Surface Water Attenuation Ponds scheme were costed by the Council in 2008, as part of the 49 Supplementary Development Contribution Scheme. The full cost of the Scheme at that time was estimated at €143m, with land costs constituting €128m of that total. The resultant levy rates for the scheme were c.€43,000 per residential unit and €200 per square metre of retail/commercial floorspace.

10.4 Review of Section 49 Scheme

The Council proposes to revisit and review the provisions of the Supplementary Development Contribution Scheme for the Glenamuck District Distributor Road Scheme and the Surface Water Attenuation Ponds. The very significant estimates of cost for land acquisition, which were valued close to the peak of the property boom in 2007/2008, are clearly not applicable in the current market. Furthermore, the amended layout of the GDDR/

GLDR Scheme should entail a slightly reduced land-take overall, reducing the overall burden of land acquisition for the Scheme.

In conducting a review of the Supplementary Development Contribution Scheme for the Glenamuck District Distributor Road Scheme and the Surface Water Attenuation Ponds, the Council must have regard to the principle of ensuring that locally generated development activity makes a meaningful financial contribution to the cost of necessary infrastructure in the LAP area. The review must also have regard to the scale and cost of infrastructure and the potential impact that a high development contribution burden would have on the feasibility of future development activity in the LAP area.

10.5 Phasing – Development Permitted in Advance of the GDDR Scheme

It is acknowledged that in order to deliver the roads infrastructure in the area, Compulsory Purchase Orders will be required, along with an Environmental Impact Statement for the Glenamuck District Distributor Road Scheme. Each of these processes entails a considerable lead-in time for design and public consultation etc., with the final approval dependent upon An Bord Pleanála. It is probable that the complementary upgrades to the Glenamuck Road and to the Enniskerry Road, which may also require C.P.O.s, will be included in the overall Glenamuck District Distributor Road Scheme issued to An Bord Pleanála as all these infrastructure elements are intrinsically linked. It should be noted that in the event of the Glenamuck District Distributor Road Scheme being refused by An Bord Pleanála, it is imperative that any development which may be granted planning permission can be accommodated on the existing upgraded roads system and represents proper planning and sustainable development.

Notwithstanding the above, it is clearly desirable that some interim development be facilitated in order to begin to meet the central objectives of the Local Area Plan and the objectives of the wider County Development Plan.

10.6 Interim Proposal to Accommodate Development

Dun Laoghaire-Rathdown's Transportation Department considers that up to 700 dwelling units could be accommodated on an upgraded existing road network (Phase 1). The development of units additional units in excess of these 700 dwelling units would, however, require the construction

of the Glenamuck District Distributor Road Scheme roads. The possibility exists that the GDDR Scheme could possibly be further phased with the Main Distributor Road being constructed first to be followed by the construction of the Link Distributor Road.

Outlined below are the recommended planning criteria to be used in the assessment of planning applications for development of up to 700 dwelling units (Phase 1).

Precedence will be given to applications for planning permission which best achieve and satisfy the following criteria:

1. Conformity with the Kiltiernan / Glenamuck Local Area Plan, 2013-2019, and which promote and facilitate the achievement of its vision and objectives.
2. Demonstration of a high level of architectural quality and urban design and are sympathetic to the special character of Kiltiernan / Glenamuck.
3. Achievement of local road / footpath improvement and traffic management measures.
4. Consolidation of the existing development node at Glenamuck Road (northern section), including 'The Park' development at Carrickmines.
5. Consolidation of Kiltiernan village.
6. Planned within the context of an overall outline Master Plan for individual and affiliated land holdings (in order to prevent piecemeal development).
7. Compatibility with later phases of development.
8. Facilitation of the orderly development of adjoining property/land holdings.
9. Proximity to the Luas Line B1 and within the catchment area for the Section 49 Supplementary Development Contribution Scheme for Luas Line B1.
10. Availability of environmental services. Specifically, the Council will monitor and have regard to capacity at the Shanganagh Wastewater Treatment Works to ensure that wastewater from any proposed development in the LAP area can be accommodated in accordance with the Wastewater Discharge License for the Works.
11. Incorporation of acceptable Sustainable Drainage System (SUDS) measures on each development site.
12. Likelihood of early construction.
13. Provision of an appropriate level of active and passive open space and community facilities. Specifically, the Council, in conjunction with the Department of Education and Skills, will have regard to the capacity of local schools to

accommodate development, in accordance with the “Code of Practice on the Provision of Schools and the Planning System”

Applicants will be encouraged to discuss these specific planning criteria in relation to proposed applications for planning permission at pre-planning stage.

Given the above-mentioned overall/general criteria, the following locations would generally be considered as part of Phase 1:

PHASE 1 (a) to comprise c. 350 dwelling units:

A. GLENAMUCK ROAD UPPER/NORTH PORTION (c. 200 dwelling units)

This area encompasses the lands designated as ‘medium-higher density residential’ at the northern section of Glenamuck Road.

B. NODE AT JUNCTION OF ENNISKERRY AND GLENAMUCK ROADS (c. 150 dwelling units)

This area includes the lands designated as ‘medium density residential’ to the east of the Enniskerry Road. Any proposed developments must include the improvement of Glenamuck Road.

PHASE 1 (b) to comprise c. 350 dwelling units:

C. CONCENTRATED AT VILLAGE CORE / ALONG ENNISKERRY ROAD

These lands include the lands zoned as ‘Neighbourhood Centre’ and ‘Residential’ along the Enniskerry Road. Development is dependent on the delivery of the Traffic Calming Scheme and must include the improvement of the Enniskerry Road through the ‘Village Core.’

SURFACE WATER ATTENUATION

In advance of the construction of the Regional Surface Water Attenuation Ponds it will be necessary to incorporate stringent Sustainable Drainage Systems (SUDS) measures on each development site. In particular for all sites whose site plan area is greater than 0.5 hectares (ha) or where the number of residential units proposed exceeds twenty (20) or whose proposed commercial area exceeds 500 square metres it is proposed to require the preparation of Stormwater Impact Assessments and Stormwater Audits. Details of these requirements are available from the County Council’s Environmental Services Department. Note that a Stormwater Impact Assessment and a Stage I Audit must accompany any Planning Application that exceed the above parameters.

For smaller development sites, Sustainable Drainage Systems (SuDS) measures are to be agreed in advance with Dun Laoghaire - Rathdown County Council prior to submitting the planning applications.

It is an objective of the LAP to prepare a phasing map prior to the adoption of the LAP, to illustrate the phasing proposals described in this Section.

10.7 Monitoring and Review

The County Council is committed to reviewing and updating the Plan as necessary in response to changing circumstances. While the monitoring process itself will be ongoing, the need to alter or adjust the Plan will be informed by progress made in the implementation of social and physical infrastructure, any changes in Government policy and other externalities. With regard to Section 18(5) of the Planning and Development Act 2000, (as amended), a Planning Authority may at any time amend or revoke a LAP.

Phasing Map:

