

## Section 5.0: Plan Policies

### 5.1 Housing

**Note:** See **Table 1** for a synopsis of circumstances under which Residential Development may be considered in the Plan area.

#### Policy HSG1: Local housing need

Within zoning objective G “to protect and improve high amenity areas” (that applies to the entire Plan area) new dwelling houses, family flats and the re-use of derelict structures for residential purposes, will only be permitted for genuine local housing need (see definition below and as set out in Sustainable Rural Housing: Guidelines for Planning Authorities, DOELG April 2005) in compliance with the settlement location strategy (see HSG 2) on suitable sites (HSG3) and subject to other Plan policies.

Local housing need is where the applicant can demonstrate to the satisfaction of the Planning Authority a genuine need for housing in the area because their principal employment is in agriculture, hill farming or local industry and local crafts, directly related to the area’s amenity potential and where the applicant is a native of the area and has close family ties with the rural community. Applications for development should demonstrate how the development proposal is consistent with this policy. By definition multiple housing units are not permitted.

#### Policy HSG2: The village core and rural clusters

The settlement location strategy determines that new dwelling houses (for proposals that comply with policy HSG1) will only be permitted on suitable sites (HSG3) within:

- a) the village core; and,
- b) identified rural clusters;

as shown on the Proposals Map.

This Plan defines the **village core** as:

The area around Glencullen crossroads as shown on the Proposals Map.

This Plan identifies the following **rural clusters** as shown on the Proposals Map:

- Walsh’s Lane

- Fiery Lane
- Ballybrack Road (Lands to the South of the Golf Club House)
- The Moors
- Campbells Lane

Two of the above rural clusters (Walsh’s Lane and The Moors) include old clachan sites (as shown on the Proposals Map) and specific policies apply for these sites (e.g. see HSG7, CH4).

Residential development within the designated village core and the identified rural clusters is also subject to other plan policies and the Glencullen Design Guide (see Section 6).

Residential development in the form of new dwelling houses will not be permitted outside the designated village core and rural clusters (see HSG12).

#### Policy HSG3: Site suitability

Residential development (for proposals that comply with policies HSG1 and HSG2) will only be permitted on suitable sites within the village core and rural clusters. The suitability of sites is evaluated according to the following criteria.

In all cases new developments must demonstrate:

- Full compliance where relevant with the Source Protection Plan (see ENV2);
- Satisfactory disposal of waste water (see ENV4);
- No other adverse impact on the environment;
- Satisfactory capacity of the access road/lane;
- Adequate car parking and manoeuvring space on site;
- Satisfactory screening/shelter;
- Protection of residential amenity
- Satisfactory relationship to nearby dwellings;
- The adequacy of infrastructure to serve development;
- No adverse impact on heritage items, sites and areas;
- Acceptable visual impact of the development in relation to the sensitivity of the landscape to accommodate development;
- Satisfactory integration within the framework of the village core or rural cluster;
- Compliance with the Glencullen Design Guide (Section 6 and HSG 15).

Residential development within the Plan area is also subject to other plan policies.

#### Policy HSG4: New housing development (In-depth & In-fill development)

To accommodate local housing needs as defined by HSG1, new housing development in the form of single houses only is open for consideration within the identified village core and identified rural clusters as follows:

- (1) plots/sites must be a minimum of **0.5ha** in area and be capable of being served by individual proprietary water treatment plants (see ENV2 & ENV4) if the new development is located within the:
  - the Source Protection Plan Area in zones Moderate SI/SO (M) and Low SI/SO (L),
  - Campbells Lane Rural cluster,
  - the southern part of The Moors Rural Cluster,
- (2) plots/sites must be a minimum of **0.1ha** in area and development must be capable of being served by an individual proprietary water treatment plant (see ENV4) if the new development is located within:
  - any part of the Village Core outside the Source Protection Plan Area;
  - the northern section of the Moors Rural Cluster,
  - the remaining Rural Clusters (Walsh's Lane, Fiery Lane, Ballybrack Road)

**Inside the Source Protection Plan Area in zones Extreme SI/SO (E) and High SI/SO(H) in-depth and in-fill development is not permitted (see ENV2).**

In-fill development is defined here as the filling of an undeveloped plot in an otherwise built-up frontage of buildings by not more than one dwelling.

In-depth development is defined here as a development at the side and to the back of an existing residential plot. Where opportunities exist to develop more than one house on such lands, individual applications must demonstrate effective land use and full compliance with the Design Guide (clachan layout). This means that in-depth development will be supported only when such development can be satisfactorily integrated within the framework of the settlement / cluster, in that it must be sympathetically designed in harmony with the scale and character of the same.

It is important to emphasise that new development (in-fill and/or in-depth) must avoid imposing standard suburban design solutions. In-depth and in-fill developments are also subject to other plan policies and the Glencullen Design Guide.

#### Policy HSG5: Intensification of existing housing sites

To accommodate local housing needs, and in order to encourage clachan-like settlement forms, the intensification of existing housing sites will be considered favourably. These fall under the two general categories:

- (1) one new house within the curtilage (garden) of an existing house within certain rural clusters;
- (2) family flats i.e. separate living area with two bedrooms for a member of the immediate family already living in the house, attached to and incorporated into the built form of an existing dwelling.

#### (1) One new house within the curtilage (garden) of an existing house

The intensification of existing housing sites in the form of the provision of one new house within the curtilage of the existing house will be allowed within the following rural clusters only (see Proposals Map):-

- Walsh's Lane
- Fiery Lane
- Ballybrack Road Cluster (Lands to the South of the Golf Club House)
- The Moors (northern section only).

Such housing proposals shall be subject to the following criteria:

- the site must be suitable for development (see HSG3);
- the existing site must normally be at least 0.2ha in area;
- the proposed house must be satisfactorily integrated into the site and must relate well to the existing dwellinghouse / adjoining houses;
- both the existing and the new house must be capable of being served by separate wastewater treatment systems and percolation areas;
- the site must be served by a mains water supply as must any adjacent houses.
- development proposals must include an assessment of the functioning of existing treatment system on the site and where this is found to be inadequate (not sufficiently sized or operating efficiently), said system must be capable of being replaced by a proprietary wastewater treatment system.
- development must not result in inadequate car parking or manoeuvring space on the site and not result in obvious suburban tandem development;

the proposal must comply with the policy requirements of Policy LAN7 (Environmental Enhancement Initiatives).

## (2) Family Flats

Family Flats i.e. separate living area with two bedrooms for a member of the immediate family already living in the house, attached to and incorporated into the built form of an existing dwelling are open for consideration anywhere in the Plan area outside of the:

- Source Protection Plan Area (see Proposals Map);
- Glencullen River Protection Area (see Proposals Map);

Proposals for family flats shall be subject to the following criteria:

- the flat does not exceed 100 sq m in floorspace;
- the site must be suitable for development (see HSG3);
- comply with the occupancy provisions (see HSG13);
- comply with HSG9 extensions;
- remain as an inseparable part of the existing planning unit (see HSG13);
- be capable of being connected to the existing wastewater treatment system on the site; where such a system is not sufficiently sized or operating efficiently it must be capable of being replaced with a proprietary wastewater treatment plant to serve both the existing house and family flat;
- the proposal must comply with the policy requirements of Policy LAN7 (Environmental Enhancement Initiatives).

All intensifications of existing housing sites are also subject to other plan policies and the Glencullen Design Guide.

### **Policy HSG6:** Granny flats

A Granny flat refers to a sub-division and/or extension of a single dwelling unit to accommodate a member of the immediate family for a temporary period (e.g. elderly parent). The Council will favourably consider such sub-division where satisfied that there is a valid case, provided the proposal does not otherwise detract from the residential amenity of the area. Any development proposal for a granny flat must not exceed 55 sq m in floorspace and must comply with the provisions of HSG9. A grant of permission will normally be conditioned that the premises be returned to a single dwelling unit when the flat is no longer required for the family member.

### **Policy HSG7:** Reuse and replacement of derelict structures

The Plan area contains a number of derelict structures. These fall under the two general categories:

- 1) derelict structures within the identified rural clusters and the village core;
- 2) derelict structures outside the identified rural clusters and the village core.

#### **1) Derelict structures within the identified rural clusters and the village core:**

Derelict structures within the identified rural clusters and the village core include:

- a) derelict structures within old clachans (see Proposals Map);
- b) other derelict structures of special local historic or architectural interest;
- c) derelict structures of no special local historic or architectural interest;

Different policies apply to these categories:

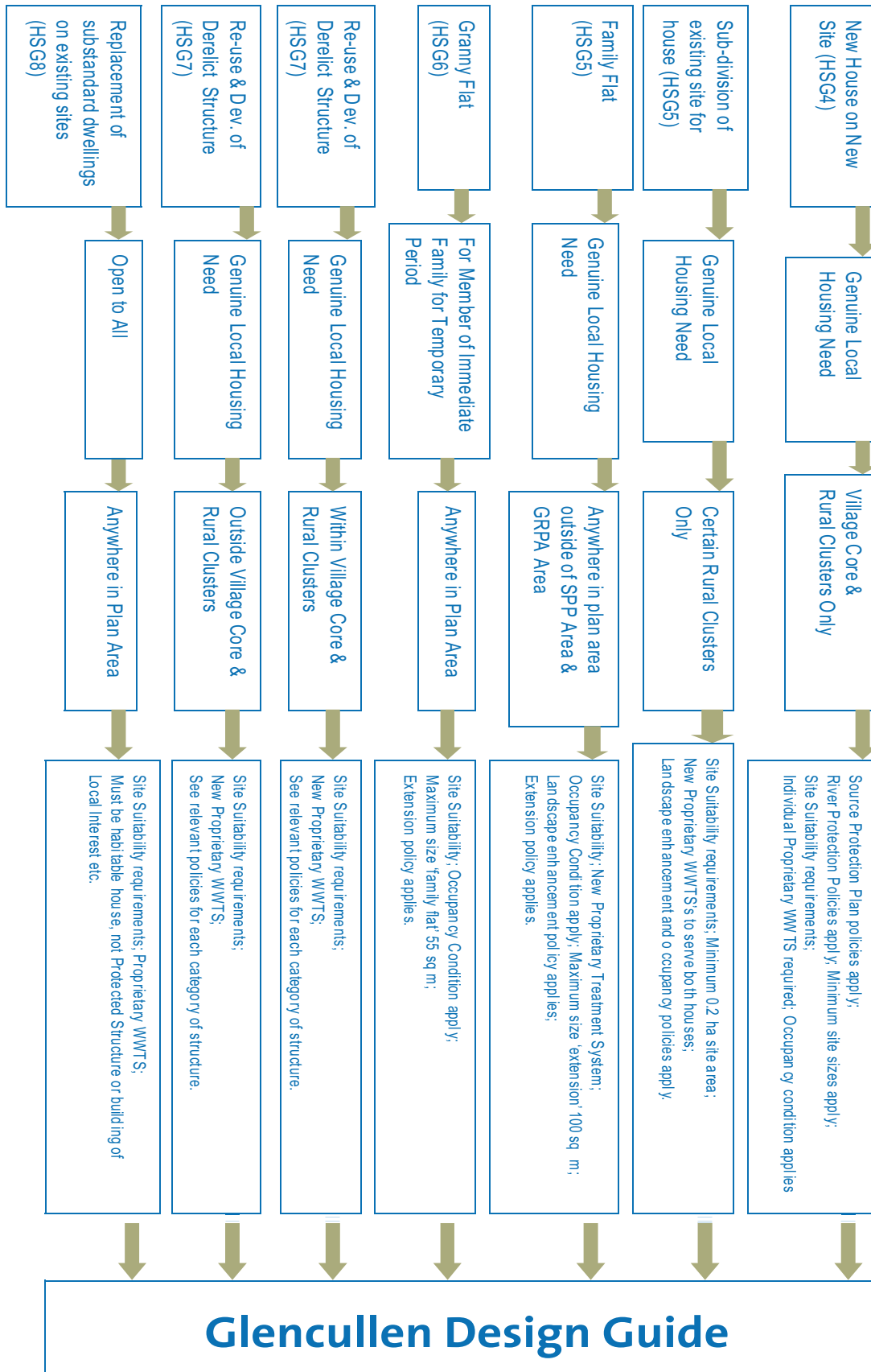
#### *a) Derelict structures within old clachans:*

Derelict structures within old clachans must be retained and their sustainable reinstatement for residential/tourism related development purposes is encouraged. The reinstatement of these derelict structures will be encouraged, as appropriate, over the provision of new housing on the relevant landholding. All developments are also subject to other plan policies (e.g. see CH3 and CH4) and the Design Guide, where special provisions with regard to old clachans apply.

#### *b) Other derelict structures of special local historic or architectural interest:*

Other derelict structures of special local historic or architectural interest within the identified rural clusters and the village core must be retained (see Proposals Map for all structures of special local historic or architectural interest). The refurbishment/reuse of these derelict structures for residential purposes and tourism related development will be encouraged. Extensions are allowed but should be sympathetic to the original structure in term of scale, massing and materials. All developments are also subject to other plan policies (e.g. see CH3) and the Design Guide, where special provisions with regard to structures of special local historic or architectural interest apply.

**Table 1:** Circumstances under which residential development may be considered.



*c) Derelict structures within the identified rural clusters and the village core of no local historic or architectural interest:*

Where the potential exists, especially with regard to site suitability (HSG3), these structures can be replaced by a new-build residential development. All developments are also subject to other plan policies and the Design Guide.

**2) Derelict structures outside the identified rural clusters and the village core:**

Derelict structures outside the identified rural clusters and the village core include:

- a) derelict structures of special local historic or architectural interest;
- b) derelict structures of no local historic or architectural interest;

Different policies apply to these categories:

*a) Derelict structures of special local historic or architectural interest*

The reuse and/or replacement of these structures for residential purposes and tourism related development is subject to the assessment of the Planning Authority as to the desirability of their use/reuse for residential purposes and tourism related development. Permission for replacement dwellings will not be granted (see also HSG8).

*b) Derelict structures of no local historic or architectural interest*

The reuse and/or replacement of these structures for residential purposes is not allowed. Permission for replacement dwellings will not be granted (see also HSG8).

**Policy HSG8:  
Replacement sub-standard dwellings**

The rebuilding and replacement of existing sub-standard dwellings within the plan area will be permitted provided that:

- the dwellings in question are not derelict houses (see HSG7) and are habitable houses;
- the dwellings in question are not protected structures and have not been identified as buildings of special local historic and architectural interest (as shown on the Proposals Map);
- the replacement house is integrated satisfactorily into the surrounding landscape (see LAN 5) and is built in accordance with the Design Guide;
- its demolition can be justified on sustainability grounds

Where replacement of a substandard house is considered appropriate and a more appropriate site is identified, the

Planning Authority will seek to enter into a legal agreement requiring that the original dwelling is demolished.

**Policy HSG9:  
Extensions**

Extensions to existing dwellings will be permitted provided that:

- a) the proposal respects the character, scale, and proportion of the existing or, where appropriate, the original dwelling;
- b) the detailed design reflects or compliments the design and materials of the existing dwelling;
- c) the proposal does not result in inadequate car parking or manoeuvring space;
- d) the proposal does not have an unacceptable impact on adjacent property and the protection of residential amenity in terms of bulk, massing and scale;
- e) the proposal respects the character and appearance of surrounding development;

Where an extension is capable of being occupied as a separate residential unit, the provisions of Policy HSG5 will apply and any grant of planning permission will normally be subject to a condition restricting its use to being ancillary to the main dwelling.

**Policy HSG10:  
Frontage development exclusion areas**

Frontage development along designated sections of roads (see Proposals Map) will not be permitted. The frontage development exclusion zone can apply to either one or both sides of the road. The frontage development exclusion areas refer to both residential and other development.

Frontage development exclusion areas are designed to avoid the linear elongation of the existing village (ribbon development) and to protect designated views and prospects and the wider landscape as appropriate.

**Policy HSG11:  
Suburban Tandem Development**

Suburban tandem development will not be permitted within the Plan area. Tandem development is defined as follows: Tandem development consists of one house immediately behind another *within* the same residential plot (and sharing the same access).

Under certain conditions the intensification of existing housing sites is open for consideration under Policy HSG5.

**Policy HSG12: Housing Development outside the village core and the designated rural clusters**

It is Council policy to concentrate all new housing development within the village core and identified rural clusters. Outside the village core and the designated rural clusters new residential development will not be granted planning permission.

Only in exceptional circumstances, will consideration be given to an isolated new house, which relates to the essential need for a full time farmer to live permanently at or near their place of work in the countryside. In such instances the development proposal must meet policy HSG1 and not conflict with the other policies and objectives of the Plan.

**Policy HSG13: Occupancy conditions**

Where permission is granted for residential development within the Plan area the applicant shall enter into a legal agreement under the Section 47 of the Planning and Development Act (as amended) restricting occupation of the dwelling for a minimum period of 15 years to the applicant or other such persons as agreed by the Planning Authority.

Where permission is granted for residential development under the policy HSG5 (Intensification of existing housing sites – family flats) the above residential condition will apply to both the existing and the new unit on the site. In addition to this, the landowner of the site in question shall enter into a legal agreement with the Planning Authority that the site will remain one planning unit and that the units cannot be sold independently of each other.

**Policy HSG14: Development levy**

The Planning Authority will impose a development levy as permitted by Section 48 of the Planning and Development Act (as amended) on all newly constructed dwellings. This levy will reflect the full environmental and economic cost of such development.

**Policy HSG15: Settlement Pattern and Design Guidelines**

It is the aim of the plan to revive/recreate the traditional rural settlement pattern and house design characteristic of the area, while minimising the impact on the landscape.

All new developments within the Plan area must demonstrate compliance with the Design Guide (see Section 6), namely:

- good integration within the wider landscape;
- good integration within the existing settlement pattern;

- positive visual impact of the development in terms of design;
- good site landscaping.

The Planning Authority requires that the adherence to each of the above principles will be demonstrated at the Planning Application stage using appropriate visualisation and other evidence as appropriate. The above principles are further specified in the Design Guide.

## 5.2 Environmental protection

**Policy ENV1: Energy**

The Council encourages more sustainable development through energy use efficiency, increasing the use of renewable energy, and improved energy performance for all building development throughout the county. This policy objective will be achieved by:

- (1) Encouraging responsible environmental management in construction;
- (2) Promoting sustainable approaches to housing developments by spatial planning, layout, design and detailed specification;
- (3) Encouraging high standards of energy efficiency in all housing developments and encouraging developers, owners and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy.

The Planning Authority will require that applicants demonstrate compliance with the above, in all planning applications.

The use of renewable energy within the Plan area is encouraged. All renewable energy installations should be organically integrated with existing or new development, paying regard to the Design Guidelines and complying with existing legislation and Council policies on the matter.

**Policy ENV2: Groundwater protection**

### New development in Source Protection Plan Area

New development will not be permitted which could damage groundwater resources or prevent use of these resources. It is Council Policy to prohibit development which would conflict with the recommendations and policies of the Source Protection Plan for Glencullen.

Development requiring additional effluent discharge will not be permitted in zones E and H of the Source Protection Plan (see Proposals Map).

Development requiring additional effluent discharge may be allowed in zones M and L of the Source Protection Plan (see Proposals Map) provided that the location, scale and density of any such new development will comply with all and each of the following conditions:

- Only single dwelling unit developments;
- Only adequately maintained treatment systems other than conventional septic tank systems, as described by the EPA (EPA 2000), are installed;
- In moderately large sites of at least 0.5ha in area and where all of the percolation area boundaries are at least 25m from the site boundaries. This condition is required due to the low permeability of the subsoils in the area, to protect surface waters and ensure attenuation takes place within the development area.
- The boundaries of the proposed development sites should be located at least 200m upgradient or 100m downgradient of the two wellfields.
- That site investigations be undertaken to confirm that there is at least 6m of low permeability subsoils beneath the site and that the ground is suitable for a percolation area. The required investigations must be supervised by a hydrogeologist or geotechnical engineer with professional accreditation in Ireland.

### **Nutrient application (agriculture/recreational) within the Source Protection Plan Area**

Intensification of current agricultural practice or animal grazing is prohibited in zones E and H of the Source Protection Plan (see Proposals Map).

Within zones M and L of the Source Protection Plan (see Proposals Map) agricultural/recreational practices are subject to the following conditions:

- No landspreading or nutrient application within 50m of a groundwater source other than that deposited by grazing animals;
- Landspreading or nutrient application must be restricted to the growing season in this area;
- Landspreading or nutrient application must be avoided when soil conditions prevent infiltration or when heavy rain is forecast within 48 hours.

### **New development in Campbells Lane and The Moors (southern section)**

New development will not be permitted which could damage groundwater resources or prevent use of these resources. It is Council Policy to prohibit development which would conflict with the recommendations of Eugene Daly Associates, July 2007.

- Only single dwelling unit developments;
- Only adequately maintained treatment systems other than conventional septic tank systems, as described by the EPA (Wastewater Treatment Manual – Treatment Systems for Single Houses, EPA (2000) as amended) are installed;
- In moderately large sites of at least 0.5 ha in area and where all of the percolation area boundaries are at least 25m from the site boundaries. This condition is required due to the low permeability of the subsoils in the area, to protect surface waters and ensure attenuation takes place within the development area.
- No landspreading or nutrient application within 50 m of a groundwater source other than that deposited by grazing animals.
- Any new percolation areas should be located at least 75 m up gradient (60 m in the case of Campbells Lane) or 45m down gradient (30m in the case of Campbells Lane) of existing water supply wells.
- That site investigations be undertaken to confirm that there is at least 3m of low permeability subsoils beneath the site and that the ground is suitable for a percolation area. The required investigations should be supervised by a hydrogeologist or geotechnical engineer with professional accreditation in Ireland.

### **Policy ENV3: Glencullen River Protection Area**

The Glencullen River Protection Area is defined on the Proposals Map. This constitutes a horizontal setback of 200m from any part of Glencullen River and Brockey tributary and a horizontal setback of 100m from any part of its tributaries at Boranaraltry and The Alleys up stream of the water intake locations for the Enniskerry Potable Water Supply. In the interests of protecting Enniskerry's water supply, the locating of new septic tanks and other wastewater treatment plants and associated percolation areas, and extra loading on existing systems catering for single-houses or any other developments, will not be permitted in the Glencullen River Protection Area.

**Policy ENV4:**  
Water pollution

Planning permission will not be granted for development which would damage the quality and ecology of rivers, watercourses and other bodies of water. Wastewater discharge to surface water will not be allowed. Wastewater must be appropriately treated before it is discharged to the ground. New development will be served by individual wastewater treatment systems such as proprietary wastewater treatment systems and the conditions outlined in the EPA's 'Wastewater Treatment Systems for Single Houses 2000 (or as subsequently amended) shall be complied with, and;

- (i) All new and upgraded wastewater treatment systems be installed as per the EPA's (2000) Wastewater Treatment Manual – Treatment Systems for Single Houses. Site investigations, system design and system installation must be carried out and supervised, as appropriate, by a hydrogeologist with professional accreditation in Ireland;
- (ii) Applicants must submit a site suitability report alongside the planning application which outlines the likely effects on water quality which will be caused as a result of the relevant single wastewater treatment system on site by a hydrogeologist with professional accreditation in Ireland.
- (iii) A condition will be attached to any grant of permission requiring the applicant / developer to submit to the Planning Authority: a copy of an installation certificate to Dún Laoghaire Rathdown County Council stating that the treatment system was installed in line with the EPA's Wastewater Treatment Manual Treatment Systems for Single House; photographic images of the installation; a copy of a maintenance contract (minimum of 10 years of maintenance, including desludging, for the waste water treatment system).

**Policy ENV5:**  
Water supply

Planning permission will not be granted for development which cannot adequately demonstrate a connection to a secure water supply. New development will normally be served by the existing mains water supply in the area. All alternative water supply proposals must be agreed by the Planning Authority before permission is granted. Any application for planning permission which would not be connected to mains water must adequately demonstrate:

- (i) the location of the proposed / existing potable water supply;
- (ii) that the proposed well can provide an adequate supply for the development with respect to water quality and quantity; to this effect the results of yield, chemical and

bacteriological tests on the well shall be lodged for the agreement of the Council.

Any new water supply wells drilled in the area shall be constructed in accordance with the appropriate standards.

**Policy ENV6:**  
Culverting of streams

It is Council policy to prohibit the culverting of watercourses and all open and natural channels shall be retained.

**Policy ENV7:**  
Protection of Sites of Conservation Sensitivity

There are two sites of Conservation Sensitivity within the Plan area – Knocksink Wood (a candidate Special Area of Conservation, Site code 000725) and Ballybetagh Bog (a proposed Natural Heritage Area, Site code 001202). It is Council policy to protect and preserve areas designated as Special Area of Conservation and Natural Heritage Areas.

Where the Council decides (in consultation with the National Parks and Wildlife Service) that development may be likely to have direct or indirect effects on either of these two sites, it will require an ecological assessment which complies with Section 18 of the European Communities (natural Habitats) Regulations 1997 (as amended) to be submitted, before planning permission is granted.

Any development, which would have adverse effects on either of these two sites of Conservation Sensitivity, shall be refused planning permission.

**Policy ENV8:**  
Flora and fauna, wildlife and eco habitats

It is Council policy to conserve the existing wide range of flora, fauna and wildlife in the Plan area through the protection of wildlife habitats.

**Policy ENV9:**  
Trees and hedgerows

It is Council policy that trees, groups of trees or hedgerows which form a significant feature in the landscape or, are important in setting the character or ecology shall be preserved. Significant tree belts (in the village core) and tree lines (around fields and along the main road axes in the Plan area) are identified for protection as shown on the Proposals Map.



**Policy ENV10:**  
Light pollution

The Planning Authority will seek to minimise light pollution resulting from new development proposals.

## 5.3 Landscape Preservation and Enhancement

**Policy LAN1:**  
Preservation of Landscape Character

Glencullen consists of a landscape of special value where inappropriate development would contribute to a significant diminution of the landscape setting of this part of the County. It is a policy objective of this Council to preserve and enhance the character of the landscape in the Plan area in accordance with the following recommended strategies (see County Development Plan 2004-2010, p.121):

- This is a highly sensitive landscape in which any development must be handled with care. Linear elongation of the existing village shall be avoided. Instead consolidation shall be encouraged;
- Building – any new development shall respect the vernacular in design, mass and scale. Development on ridges shall be avoided;
- Encouragement of tree planting of native species in low lying area and on hills;
- Existing stone walls shall be restored and maintained;
- Possible road improvement schemes shall not remove hedgerows and walls;
- The nature of this valley landscape render it a sensitive landscape. Extensive planting of forestry would be detrimental to this landscape;
- Field patterns and stonewalls shall be conserved;
- Pylons and masts – careful consideration shall be taken of any proposals for pylon schemes to traverse the valley.

**Policy LAN2:**  
High Amenity Zone

All the Plan area falls within a 'High Amenity Area' (see County Development Plan 2004-2010, p.116). It is Council policy to conserve and enhance existing high amenity zones and to seek to expand these and other areas to absorb further recreational use without damaging their amenities. Within this high amenity area any development not related directly to the area's

amenity potential or its existing use for agriculture, mountain or hill farming shall not be permitted.

**Policy LAN3:**  
Views and Prospects

It is Council policy to protect and encourage enjoyment of views and prospects of special amenity value or special interest (see County Development Plan 2004-2010, p.126).

The Plan area contains many sites, areas and vantage points from which views over Glencullen River Valley and the surrounding mountains can be obtained. Roads or other public areas from which there is a view of special amenity value or special interest are shown on the Proposals Map, and these refer in the main to Ballyedmonduff Road, Ballybetagh Road, Bridge Road and Ballybrack (Pineforest) Road and Boranaraltry Lane.

In addition to scenic views, the Plan area also contains important prospects, i.e. prominent landscapes or areas of special amenity value or special interest which are visible from the surrounding area. The following prospects are protected under this Plan and are shown on the Proposals Map:

- Three Rock Mountain from the Ballybrack (Pineforest) Road;
- Two Rock Mountain from the Ballybrack (Pineforest) Road;
- Glencullen Mountain and Valley from the Ballybrack Road;
- Glendoo Mountain from the Ballybrack Road.

In the implementation of this policy it is the intention of the Council to:

- Prevent development which would block or otherwise interfere with a view which is designated for protection;
- Preserve the prospects listed for protection.

When evaluating planning applications for development in the foreground of identified views and prospects, consideration will be given to the effect such development may have on the view or prospect. In addition the Council will take into account the views and prospects of Wicklow in assessing planning applications for development.

**Policy LAN4:**  
Retention of Existing Landscape Features

In assessing proposals for development (including road improvement / widening schemes) the Council will ensure that proposed schemes retain trees, hedgerows, stonewalls and other natural and historical landscaping features which contribute to the character of the area. Where the loss of such features is unavoidable, the Council will require suitable replacement / reinstatement of such features.

### Policy LAN5:

#### Landscaping Schemes and Landscape Appraisal

Given the importance of the landscape, new development proposals will require the provision of a high quality landscaping scheme which will form an integral part of the overall development proposal. The Council will require landscaping schemes to be submitted in support of applications for development to demonstrate:

- the impact of the proposal on the surrounding landscape;
- the character and appearance of the spaces to be created in the layout and design of the proposed development;
- existing features to be retained;
- new planting;
- surface materials and means of enclosure;
- new boundaries and vehicular entrances.

The landscaping scheme should reflect the landscape character of the location / and where appropriate enhance existing landscape features and should link new development with existing landscape features. In order to arrive at an informed assessment of a development proposal as a whole, landscape impact must be addressed in the case of outline applications. Boundary planting programmes will be implemented before or simultaneously with the building works.

In addition to the landscaping scheme the Council will require applicants to prepare a detailed landscape appraisal. This should demonstrate with reference to photographs, drawings and other evidence the impact of the development on the surrounding landscape. Schemes, which fail to satisfactorily integrate the development with the landscape, will be refused planning permission.

### Policy LAN6: New Planting (Hedgerows, Ditches and Shelter Belts)

Landscaping Schemes should include proposals for planting, including proposals for the formation of new hedgerows, dry ditches and shelter belts. The planting of native species is important particularly as they play an important role in maintaining local wildlife and ecology. Table 2 in the Design Guide (see Section 6) sets out a number of indigenous and naturalised species which occur in the area, which are commercially available and which can be appropriately used in planting schemes. A variety of these trees and shrubs should be provided in new planting schemes. The use of suburban ornamental specimen shrubs / trees should be avoided.

### Policy LAN7:

#### Environmental Enhancement Initiatives

Proposals for intensification (under HSG5) of existing housing sites in the designated rural clusters is subject to environmental enhancement initiatives. New development proposals (under HSG5) will require the applicant to submit proposals for the enhancement of the visual/landscape quality of the entire site (i.e. the curtilage of the existing house) as part of the Landscaping Scheme. This may include:

- Plantation of new trees;
- Plantation of new hedgerows;
- Erection of new stone walls (using locally sourced stone);
- Erection of new vehicular accesses;
- and other such measures, all in accordance with the Design Guide.

Schemes, which fail to submit satisfactory proposals for the enhancement of the visual/landscape quality of the entire site will be refused planning permission.

### Policy LAN8:

#### Landscape Protection Zone

A Landscape Protection Zone is identified within the Glencullen River Valley (see the Proposals Map). Within the Landscape Protection Zone special protection is given to the undisturbed architectural landscape as a whole, which includes the 'clachan village', the field structure and the natural setting.

In order to preserve ecological, historical and visual amenity of the area, development will not be permitted which has a detrimental effect on the character of the matrix of small fields, hedges and stonewalls, examples of vernacular architecture, sites of nature conservation interest, all of which contribute to the overall landscape quality and character of the area.

## 5.4 Cultural Heritage

### Policy CH1:

#### Protection of Archaeological Heritage

It is Council policy to protect the archaeological heritage, including hitherto unrecorded sites of the County. In securing such preservation the Council will have regard to the advice and recommendations of the Heritage and Planning division of the Department of the Environment, Heritage and Local Government, with respect to planning applications and with respect to conditions of planning permission."

**Policy CH2:**  
Protection of Architectural Heritage

It is Council policy to protect the architectural heritage of the County (County Development Plan 2004-2010, p.146). Protected structures within the Plan area (from the Record of Protected Structures (RPS)) are listed below:

Location	Description
<b>Ballyedmonduff Road:</b> <b>Glencullen Bridge</b>	Bridge
<b>Glencullen village core:</b> <b>Carnegie Library</b> <b>St. Patrick's Church</b> <b>Original Catholic Church</b> <b>Glencullen House</b>	Library/ Community Hall, Wall & Gates Church, front Boundary, Walls, Railings and Gates Church Ruin, Entrance, Piers, Railings and Gates House, Outbuildings Entrance Piers and Gates

**Policy CH3:** Protection of Buildings of Special Local Historic or Architectural Interest

Buildings of Special Local Historic or Architectural Interest are shown on the Proposals Map and include farm complexes, Victorian buildings, 19th century vernacular farmhouses, etc. These buildings, despite not being of sufficient interest to warrant inclusion on the Record of Protected Structures (RPS), are highly valued by the community for their local architectural and historic interest and their value in the villagescape/ landscape. Therefore these buildings will be protected where this is practicable. Where it appears to the Council that a Building of Special Local Historic or Architectural Interest may be appropriate for addition to the RPS, the protection procedure may be initiated by the Council.

Proposals which involve the demolition, removal of, or alteration harmful to the character of Buildings of Special Local Historic or Architectural Interest will not be permitted.

However, in line with Council policy on *Rehabilitation, Renovation and Re-Use of existing older buildings* (County Development Plan 2004-2010, p.147) the rehabilitation, renovation and re-use of existing older Buildings of Special Local Historic or Architectural Interest is encouraged where appropriate.

In the cases where Buildings of Special Local Historic or Architectural Interest are in derelict condition, policy HSG7 applies.

In the cases where Buildings of Special Local Historic or Architectural Interest form part of an identified clachan settlement, policy CH4 applies in addition to the above.

All developments related to Buildings of Special Local Historic or Architectural Interest are also subject to other Plan policies and the Design Guide.

**Policy CH4:**  
Protection of clachan settlement pattern

The clachan settlement pattern forms an important part of the cultural heritage of Glencullen. All identified clachan settlements (The Alleys; Walsh's Lane; The Moors; see Proposals Map) are therefore protected.

Two of these clachans (Walsh's Lane and The Moors) represent opportunities for reinstatement and development in a sustainable manner. Rehabilitation, renovation and re-use of existing buildings or re-instatement of derelict buildings within these two clachans is encouraged where appropriate. Reinstated/renovated structures can be used for residential, recreational or tourism purposes. In all cases, however, development will have to preserve/reinstate typical clachan settlement pattern, while preserving/reinstating their character. In all cases, high quality proposals for the (re)development of clachans will be required by the Council.

A detailed survey of the site including documentary evidence (drawings and photographs) of the original settlement pattern and existing structural, architectural and landscape features must be submitted with any application for planning permission. Any development proposal must clearly demonstrate how the morphology of the cluster and its features will be protected and enhanced in the proposed development and this includes the use of existing masonry work as a base. Minor extensions may be added where necessary although such extensions must be in harmony with the original structures in terms of scale, massing and materials.

All developments within clachans are also subject to other Plan policies and the Design Guide.

**Policy CH5:** Conservation of Street Furniture Features / Industrial Archaeology

It is Council policy to protect historic items of street furniture (County Development Plan 2004-2010, p.147). In Glencullen, there are number of items of street furniture that must be protected. These include:

- Victorian wall letter box (listed as No. 575 in Dún Laoghaire Rathdown Industrial Heritage Survey, 2005 – 2006);

- Roadside water pump, Glencullen Bridge Road (listed as No. 576 in Dún Laoghaire Rathdown Industrial Heritage Survey, 2005 – 2006);
- Roadside water pump, Ballybrack Road (listed as No. 986 in Dún Laoghaire Rathdown Industrial Heritage Survey, 2005 – 2006);
- Three roadside water pumps, Ballybetagh Road.

#### Policy CH6: Stonecutters

Stonecutters and quarrymen have played an important role in Glencullen’s heritage. The provision of a plaque/monument acknowledging the contribution of quarrymen/stonecutters to the local heritage is encouraged.

## 5.5 Local Economic and Community Development

#### Policy DEV1: General policy

The Plan area falls within a ‘High Amenity Area’ (see County Development Plan 2004-2010, p.116). It is Council policy to conserve and enhance existing high amenity zones and to seek to expand these and other areas to absorb further recreational use without damaging their amenities. Within this high amenity area any development not related directly to the area’s amenity potential or its existing use for agriculture, mountain or hill farming shall not be permitted.

While the County Development Plan lists (Table No. 15.11) the following uses as ‘Open for Consideration’ in High Amenity Areas in the whole County, this is not to indicate a preference for such uses within the Plan area:

- agricultural buildings, bed & breakfast, boarding kennels, caravan park-holiday, car park, cemetery, church, community facility, concrete/asphalt (etc.) plant in or adjacent to a quarry, cultural use, doctor/dentist etc. (in existing premises), education, garden centre, guest house (in existing premises), home based economic activities, hospital, hotel/motel, industry-extractive, public services, recreational facility/sports club, refuse landfill/tip, residential (in accordance with Council policy for development in rural areas), residential institution (in an existing premises), restaurant, rural industry-cottage, rural industry-food, shop-local, veterinary surgery (in existing premises).

It is considered that new commercial and community development will only be accommodated on suitable sites

(HSG3) within the village core and that agricultural and tourism related development elsewhere.

#### Policy DEV2: Agriculture

It is Council policy to facilitate the growth of the agricultural and horticultural industries in the Plan area. Through the zoning and development control objectives of the Plan it is the intention of the Council to protect valuable agricultural land from pressure for development not associated with these industries. The Council recognises that the future viability of agriculture depends on diversification of land-use and will take cognisance of this during the development management process.

#### Policy DEV3: Rural development

It is Council policy to facilitate the development of acceptable rural enterprises and to minimise pollution from agriculture by means of development management and water pollution legislation.

#### Policy DEV4: Agri-tourism

Proposals for agri-tourism on existing farm units will be supported only where the scale and use are appropriate to the rural environment and maximise the use of existing buildings and structures. Where new buildings or extensions are proposed these should be small scale, well related to existing structures and essential to the new use. Haulage uses, commercial storage of cars (or other vehicles) and commercial waste facilities are not considered to be appropriate uses. Tourism projects such as holiday lets, farmhouse accommodation, farm parks, small scale tent and caravan sites, educational uses such as farm and nature trails, farm visits and open days, small scale rural industry-cottage and recreational uses such as equine related activities, may be considered as appropriate. These are examples only and do not indicate a preference for such schemes or preclude other schemes.

Agri-tourism on existing farm units is also subject to other plan policies and the Design Guide.

#### Policy DEV5: New agricultural buildings

Proposals for the erection of agricultural buildings will be permitted provided that:

- (a) The proposed development is well sited in relation to existing buildings, ancillary structures and works and

landscape features in order to minimise adverse impact on the visual amenity of the locality paying particular regard to more visually vulnerable areas;

- (b) The proposed development is sympathetically designed in terms of heights, mass, materials, colour and landscaping where appropriate;
- (c) Adequate operational access is available for vehicles, machinery and stock;
- (d) Where appropriate suitable provision is made for the disposal of all waste products without risk of water pollution;

#### **Policy DEV6:** Glencullen House

Glencullen House is a protected structure and a residential property which is currently in a derelict state. The Council will encourage its continuing use as a residential property. The Council will also consider other appropriate and sympathetic uses which seek to ensure the buildings retention in keeping with this High Amenity Area and the property's demesne landscape. Any alternative use of Glencullen House must comply with requirements related to the Source Protection Plan.

#### **Policy DEV7:** GAA Club House

It is Council policy to support the development of a small scale club house and ancillary parking area at the 'Stars of Erin' GAA pitch. The development has to be sympathetically designed to minimise visual impact. An innovative high quality design to achieve this will be sought. The design should exploit the existing topography (level differential between road and pitch) and integrate the new development with the slope and therefore:

- Will not block or interfere with views of the valley and mountain landscape from the Ballybrack Road (see LAN 3);
- Will not adversely impact on views from the far side of the valley;
- Will not result in large tracts of artificial hardstanding / turning areas;
- Will respect and incorporate existing site and landscaping features and incorporate new appropriate boundary treatment (where applicable);

Such a development must be capable of being served by a proprietary waste water treatment plant.

#### **Policy DEV8:** Glencullen Library Centre

It is Council policy to support the continuing use of Glencullen Library Centre as a library/community facility and/or its development as a cultural/community centre in the event that its current use as a library ceases.

## 5.6 Transport

#### **Policy TRP1:** Roads objectives

It is a Council objective (County Development Plan 2004-2010, p.169) to facilitate road improvement works along Ballybetagh and Ballybrack Roads.

#### **Policy TRP2:** Access for development

Development proposals shall include, where appropriate, arrangements for their safe access to and from roads. Access proposals should not cause an unacceptable loss of amenity to users of adjacent land and landscape features and regard must be had to section 6 design guide (6.7).

#### **Policy TRP3:** Traffic Calming and Improvement works

It is the policy of the Plan to facilitate traffic calming within the plan area and to facilitate improvement works at the crossroads junction adjacent to Johnnie Fox's public house. Any such works shall be sensitively designed and should not injure the existing vernacular/villagescape/existing boundary features worthy of preservation.