

2 Context

2.1 Introduction

Section 2 provides a description of the overall contextual analysis and an overview of the Plan area’s historical development. Details on the current land use zonings and population characteristics are also provided. These details help provide an understanding of the current status of the area and will assist the framing of a policy base to guide new development.

2.2 Contextual Analysis

Goatstown is a well-established suburb in Dún Laoghaire-Rathdown. The appeal of Goatstown as a place to live is significantly influenced by its location and its proximity to a well established range of facilities, services and transport links. On the ‘downside’, however, high volumes of extraneous through traffic and ongoing uncertainty in relation to the Dublin Eastern Bypass Corridor continue to impact negatively on the Plan area.

In terms of the road network, Goatstown is within easy reach of the N11 and the M50. The LUAS Green Line is also located in relatively close proximity. Dundrum LUAS stop is located

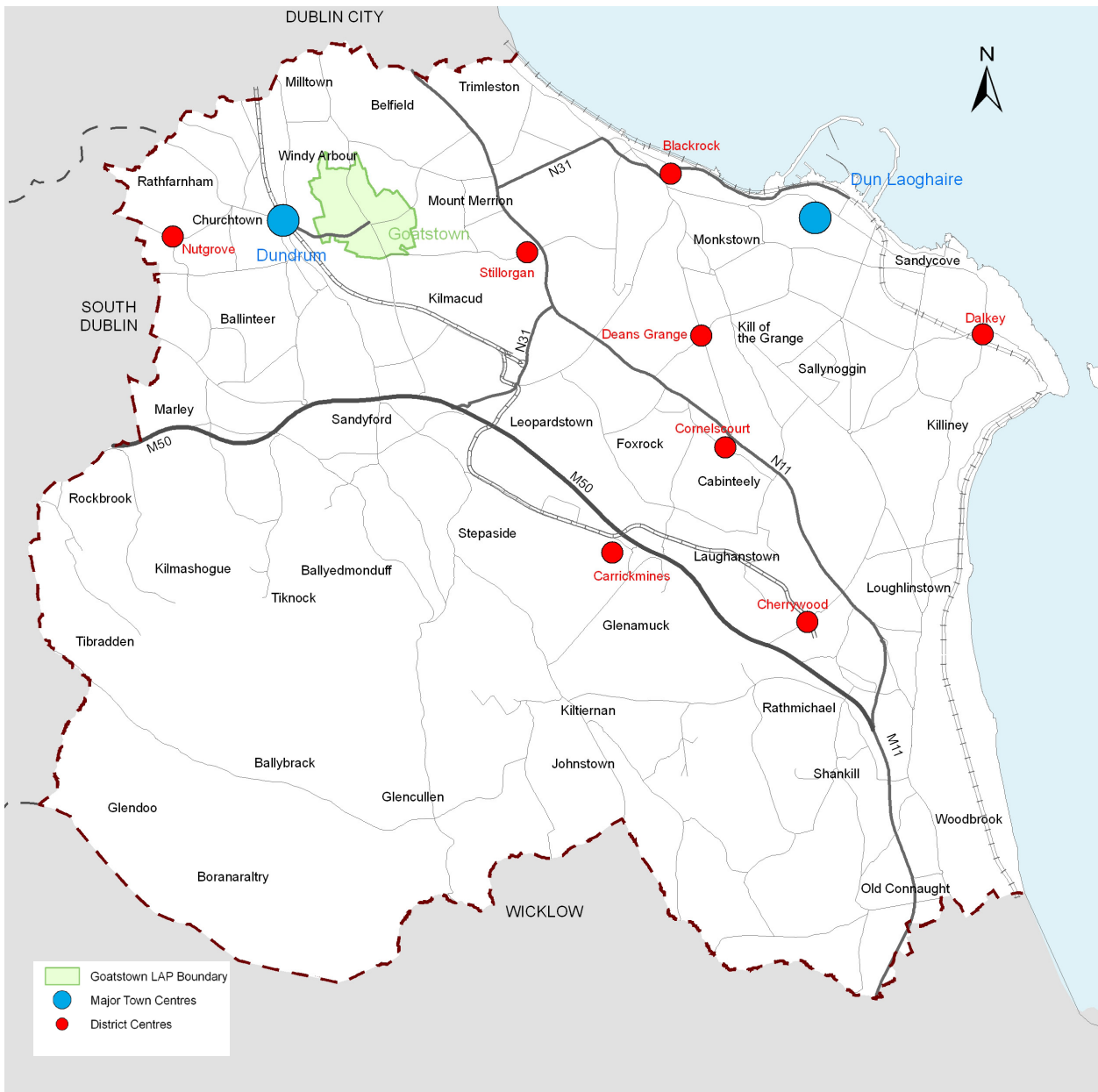


Figure : 1 Context Map

approximately 1.2 km west of Goatstown Cross. Goatstown is also served by the No. 11 Dublin Bus route.

Goatstown benefits from its proximity to a varied range of outdoor and indoor amenities including Deerpark Public Park, Airfield Farm and Gardens and University College Dublin.

Goatstown is located approximately 9 kilometres from Dublin city centre and adjacent to Dundrum Town Centre. Dundrum Town Centre, as one of only two designated Major Town Centres in Dún Laoghaire-Rathdown, provides a comprehensive range of facilities including cinema, theatre, restaurants and a very broad retail offering.

2.3 Historical Development

Goatstown (Bhaile na nGabhair) is located in the Barony of Rathdown and the parish of Taney. Until some 50 years ago the area remained traditionally rural. While the overall context has changed dramatically, in recent decades, the layout of Goatstown Cross remains virtually the same as it did approximately 200 years ago. This is illustrated in the 6" maps dating from 1837. (See Figure 2)

The name Goatstown is derived from the area's special historical excellence in its breed of goats. During the early nineteenth century people travelled to Dundrum and Goatstown to stay and drink the goat's milk, which was believed to have medicinal benefits.¹

A number of great houses remain within the Plan area some of which are now protected structures - including Cedarmount House and the Sacred Heart Convent at Mount Anville.

Many of the modern day suburban residential estates derive their names from the great houses that were located in the area in the 1800's, for example Eden Park, Mount Anville and Drummartin.

Unfortunately, some of the great houses that were located in the Goatstown area did not survive. Campfield House, an attractive late Georgian house, which was sited where the Birchfield estate now stands, was demolished in 1985. Similarly Drommartin Castle, which was located immediately east of Campfield Terrace, was demolished in 1984. Mountanville House, which was located on the Knockrabo lands, was demolished in 1984 to make way for the Bank of Ireland sports facilities. The Gate Lodge, although in a derelict condition, still stands and is a protected structure.

The suburbanisation of Dublin, involving the construction of residential estates characterised predominantly by semi-detached two-storey dwelling houses, radically changed the character and content of the Plan area from the 1960's onwards. The suburban estates constructed in the Plan area during the 1970s and to a lesser extent during the 1980s were almost ubiquitously rows of two-storey semi-detached dwelling houses. The absence of any variety in the residential

mix has resulted in a uniform building form. The estates lack any real identity and add little to the Plan area's overall sense of place.

The character and context of the area has been evolving, as evidenced by the recent construction of residential developments including Trimbleston and Goatstown Close. These developments, which cater for a variety of dwelling types and introduce a greater diversity in building form, have enhanced the built environment, added some vibrancy and generally made a positive contribution to the local area.

¹ Nolan, J. (1982) 'Changing Faces'.

2.4 Land Use – County Development Plan 2010 – 2016

The recently adopted County Development Plan 2010-2016 sets out the overall strategy for the future development of the County along with policies and objectives to guide that development.

The Vision for the County as set out in the County Development Plan 2010-2016 states :

'To plan for and facilitate appropriate levels of sustainable development in Dún Laoghaire-Rathdown based on high quality residential, employment and recreational environments allied to the delivery of enhanced sustainable transportation patterns. To create a high-quality physical environment that meets the growing needs of those living, working or visiting the County in an inclusive, balanced and integrated way to ensure communities can thrive in a socially, economically and environmentally sustainable manner – all within the parameters of the strategic framework laid down by the Regional Planning Guidelines for the Greater Dublin Area'.

Specifically in relation to the Goatstown LAP, Section 3.3.6 of the County Development Plan 2010-2016 states, *'The LAP will seek to introduce policies and initiatives to mitigate at least some of the negative factors impacting on the area, and to maintain and enhance Goatstown as a vibrant and sustainable urban village'.*

The land use zonings in the proposed Local Area Plan are fully consistent with those contained in the County Development Plan 2010-2016.

Lands in the Plan area are primarily zoned 'A' with a stated objective *'To protect and/or improve residential amenity'.* This zoning objective covers all long established and new residential areas including the, as yet, undeveloped sites at Knockrabo, Victor Motors, Trimbleston and lands located southwest of 'The Goat'. The zoning also includes the substantial site of Mount Anville School, the lands of which are also subject to an additional specific objective - *'To protect and/or provide for Institutional Use in open lands'.*



Figure : 2 Extract of Goatstown 6 Inch - 1837

There are three parcels of land within the Plan area which are zoned 'NC' with a stated objective 'To protect, provide for and/or improve mixed-use neighbourhood centre facilities'. The largest 'NC' zoning is located at Goatstown crossroads and includes 'The Goat' public house and associated surface car park, some neighbouring buildings and the lands located opposite and north of 'The Goat' on which the Topaz garage and some ancillary retail units are currently sited. The remaining two neighbourhood centre areas include the small terrace of shops at the entrance to Willowfield Park from the Goatstown Road and the terrace of shops located at the junction of Larchfield Road and Farmhill Road.

The Plan area also contains a number of open space areas, which are zoned 'F' with a stated objective 'To preserve and provide for open space with ancillary active recreational amenities'. These include the open space areas within the Trimbleston, Knocknashee, Birchfield and Taney estates and the site of the former Irish Glass Bottles recreational grounds located approximately 250 metres north of Goatstown Crossroads.

The road reservation for the proposed Dublin Eastern Bypass, which passes through the Plan area, effectively sterilises a large portion of land within the Goatstown environs. The lack of certainty as to the future development of this road

and its final layout has hampered prospective development opportunities on land neighbouring the corridor. The National Transport Authority's Draft 2030 Vision for the GDA indicates that the Eastern Bypass proposal is not recommended for development during the lifetime of the strategy but the retention of a route is recommended to facilitate the possible future use of the corridor for transport provision. This continuing uncertainty in relation to the corridor imposes a significant negative impact on the Plan area.

Other objectives contained in the County Development Plan and relevant to the Plan area include:

- Specific Local Objective 2 on Map 1 – To prepare a Local Area Plan for Goatstown to guide the future development of the area.
- Specific Local Objective 6 on Map 1 – To consider potential additional future uses of the Dublin Eastern Bypass reservation corridor, including public transport provision generally and Bus Rapid Transit services specifically, pending a decision from the National Roads Authority/ Central Government in relation to the future status of the Bypass.
- 6 Year Motorway Proposal.
- Proposed Quality Bus / Bus Priority Route along Goatstown Road, Lower Kilmacud Road, Taney Road and Mount Anville Road.
- To protect and preserve trees and woodlands (various locations).

2.5 Population / Demographics

The Plan area incorporates parts of five separate District Electoral Divisions (DEDs) – Clonskeagh-Roebuck, Dundrum-Taney, Dundrum-Kilmacud, Stillorgan-Deerpark and a very small portion of Clonskeagh-Windy Arbour. The total population for these five areas as recorded in the 2006 Census is circa 12,900.

However, the collective boundaries of these District Electoral Divisions extend well beyond the Plan area boundary itself and include substantial residential estates – Rosemount, Ardilea, Mount Anville and Mount Merrion etc which are not covered by this Plan. The current population of the Plan area is approximately 4,400 persons, estimated using housing counts (carried out by the Planning Department June 2008) and using an average household size of 2.8 (according to 2006 Census for this area).

The 2006 Census results for the 5 DEDs displayed an overall population increase of 5%. However, two of the DEDs – Dundrum / Taney and Stillorgan / Deerpark – experienced an overall decrease in population. The Central Statistics Office Commentary on the 2006 Census noted that low population

increases or population decreases were due to low levels of new housing and an ageing population. The majority of the DEDs comprise of built up areas and therefore there is limited scope for new residential development. The population statistics that collectively apply to the 5 DEDs are likely to be replicated in the Plan area.