

SANDYFORD

Urban Framework Plan

PROPOSED VARIATION NO. 2

PROPOSED MATERIAL ALTERATIONS

Dún Laoghaire-Rathdown County Development Plan 2010-2016



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Proposed Material Alterations
May 2011

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Part

1. Outlines the Purpose of the Document and relevant legislative requirements.
2. Proposed Material Alterations to text document: Sandyford Urban Framework Plan, by Section Heading.
3. Proposed Material Alterations to Maps and Drawings.
4. Strategic Environmental Assessment and Appropriate Assessment (Addendum II addressing material alterations).

PART 1

PURPOSE OF THE DOCUMENT

Introduction

Background to the Manager's Report

Variation No.2 to the County Development Plan 2010-2016, including: The Sandyford Urban Framework Plan; The Amendments to The County Development Plan; the Environmental Report; the Appendices to the Environmental Report and the Draft Appropriate Assessment, were put on public display on Monday 10th January 2011. In addition, a series of Background Working Papers prepared by the Council, were also available for public viewing on the Council's website. Written submissions and/or observations were invited for a 4 week period ending Monday 7th February 2011. During the 4-week consultation period a total of 77 no. submissions were received by the Planning Authority.

Having considered proposed Variation No.2 and the Manager's Report on submissions received, it was resolved by the Elected Members at the Council meeting on 11th April 2011 to amend the proposed Variation. The proposed modifications were considered to be material alterations to the proposed Variation and therefore, in accordance with Section 13 (6) (ac) of the Planning and Development Act 2000-2010, the proposed material alterations shall be placed on public display for a period of not less than 4 weeks.

This document focuses on those proposed material alterations.

Purpose of this Document

The function of this document is to help inform and assist the public and other interested parties in the consideration of the proposed material alterations to proposed Variation No.2 to the County Development Plan 2010-2016.

Written submissions or observations with respect to the proposed material alterations and the Strategic Environmental Assessment and Appropriate Assessment, made to the Planning Authority, shall be taken into account by the authority before the variation to the Development Plan is made, in accordance with Section 13 (6) (ad) (ii) of the Planning and Development Act 2000-2010. Written submissions and observations shall be received between Friday 13th May and Monday 13th June 2011.

Strategic Environmental Assessment (SEA) and Appropriate Assessment

A Strategic Environmental Assessment (SEA) Environmental Report and Appropriate Assessment (AA) accompany Variation No.2 to the County Development Plan 2010-2016. The SEA Environmental Report contains a detailed analysis of the Sandyford Urban Framework Plan and how the implementation of the Plan would impact on its receiving environment while the AA examines potential effects upon the Natura 2000 network.

The Planning Authority determined that an SEA and an AA are required to be carried out with respect to the proposed modifications that would, if made, be a material alteration. The Manager, not later than 2 weeks after this determination, specified a period that was considered appropriate to undertake these assessments. The assessments have been carried out.

The SEA and AA which were carried out with respect to the material alterations have been integrated into Part 4 of this document. The assessments identify that the material alterations would not have any significant adverse effect on the environment. Potential significant adverse effects will be avoided, reduced or offset through: adherence to measures which have been integrated into the Proposed Variation; and/or adherence to relevant mitigation measures which are currently in force through the existing County Development Plan.

A submission or observation in relation to the SEA and/or AA made to the Planning Authority within the period of 13th May to 13th June will be taken into consideration before the making of any amendment.

How this Document is Organised

The proposed alterations to Variation No.2 are set out in Part 2 and Part 3 of this document. Part 2 identifies the alterations to the text and Appendices and Part 3 the alterations to the Maps and Drawings. Part 4 comprises the Addendum to the Environmental Report and Appropriate Assessment, which assesses the significance of the environmental impacts (if any) of the proposed material alterations.

Deletions to the text are shown in blue print with ~~strikethrough~~. Additions to text are shown in red print. The Amendments document is accompanied by Map 6 of the County Development Plan 2010-2016 and Map 1, Map 2, Map 3, Drawing 10, 11 and 14 of the Sandyford Urban Framework Plan.

PART 2

**PROPOSED MATERIAL ALTERATIONS TO TEXT
DOCUMENT: SANDYFORD URBAN FRAMEWORK PLAN**

SANDYFORD
Urban Framework Plan 2011-2016

PROPOSED VARIATION NO.2
Dún Laoghaire-Rathdown County Development Plan 2010-2016

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Maps and Drawings (Appendix 3)

The Sandyford Urban Framework Plan consists of a written statement accompanied by a series of Maps and Drawings. The Maps have a statutory basis within the County Development Plan 2010-2016. The Drawings are provided for reference and as a guidance for development.

List of Maps

1. Land Use Zoning
2. Plot Ratios and Residential Densities
3. Building Height

List of Drawings

10. Amenity Open Space
11. Urban Form
14. Site References

List of abbreviations

SUFP	Sandyford Urban Framework Plan
SEA	Strategic Environmental Assessment
SBD	Sandyford Business District
SBE's	Sandyford Business Estates
CDP	County Development Plan
IDA	Industrial Development Agency
ESB	Electricity Supply Board
UCD	University College Dublin
IADT	Institute of Art, Design and Technology
GDSDS	Greater Dublin Strategic Drainage Study
SUDs	Sustainable Urban Drainage solutions
MMP	Mobility Management Plan
SLO	Specific Local Objective
Plot Ratio	This is calculated as follows: plot ratio is the plot size to the ratio of gross external floor area (plot size includes open space provision but excludes road schemes identified as Roads Objectives TAM 18, TAM 19, TAM 20) and units to the hectare in the case of residential.

Section 1 Introduction

1.2 The Legal Status of the Plan

It is an objective of the County Development Plan 2010-2016 that an Urban Framework Plan be prepared for Sandyford.

The Sandyford Urban Framework Plan forms part of the County Development Plan 2010-2016 (CDP) by way of a Variation to the Plan. **This Plan shall be referred to as the Sandyford Urban Framework Plan 2011-2016.** The policies and objectives of the County Development Plan shall apply when applications for planning permission are being considered within the Sandyford Urban Framework Plan boundary, where matters are not directly covered in the Urban Framework Plan itself.

1.7 The Existing Built Form

(d) The Legionaries of Christ Site

The Legionaries property is a large holding in single ownership. It currently provides accommodation for the religious order, ~~a small-scale international school and a pre-school~~. Its current form is open in character with low-density development and use. There is an existing objective in the County Development Plan 2010-2016, to protect and/or provide for Institutional Uses on this site.

Section 2 Future Land Uses

2.3 Land Use Policies and Objectives

2.3.1 Policy SUFP 1 Land Use Zoning

It is Council policy to determine appropriate land uses within Sandyford Business District.

This Plan assigns land uses having regard to;

- Multi-modal¹ access points
- Mixed-use core areas
- Existing built form and the setting

The different land uses are set out below. The land use zoning objectives, that is; the uses permitted in principle and open for consideration are set out in Appendix 1. In addition specific Local Objectives are identified at site specific locations (Appendix 2 and Map 1 SUFP and Map 6 CDP). Within Sandyford Business District, in cases where the Land Use Zoning Objectives appear to conflict with the requirements of a Specific Local Objective, the uses promoted under the Specific Local Objective will be allowed for in addition to the uses permitted in principle and open for consideration.

2.3.2 Objectives Mixed Use Core Areas Zone 1 and Zone 2

Objectives within Zones 1 and 2 (MIC and MOC)

MC7

It is an objective of the Council to require, enterprise and employment development (including retail) to provide 10-15% of the site as outdoor amenity space for the passive enjoyment of the employees (Class 2 open space), **excluding suitable boundary treatments, which may take the form of suitable set back, tree planting /boundary landscaping.** In Zones 1 (MIC) and 2 (MOC) due to high plot ratios and the creation of streets it may not be feasible or appropriate to provide outdoor amenity space accessible to all employees. In this case the amenity associated with Class 2 open space shall be provided: by way of investment in quality public realm; the provision of set backs; roof gardens, balconies for use by employees and where a specific objective requires the provision of an urban plaza. Where Class 2 open space becomes part of the public realm e.g. street set back or urban plaza, the Council may take this in charge.

2.3.3 Objective OE Office Based Employment Zone 3

Objectives within Zone 3

OE1

It is an objective of the Council to require within Zone 3, 10-15% Class 2 communal open space for all developments, **excluding suitable boundary treatments, which may take the form of suitable set back, tree planting /boundary landscaping,** this shall be provided primarily at ground level. Where pocket parks are identified on Map 1 the 10-15% shall be used to deliver these amenity spaces; the Council may take these in charge.

¹ Multi-modal – all forms of transport (e.g., private car, public transport, cycle and walking)

2.3.4 Objective LIW Light Industrial / Warehousing Zone 4

Objectives in Zone 4

LIW1

It is an objective of the Council to assess, in Zone 4, Class 2 communal open space based on the nature of the land use proposed. Due to the expected low ratio of workers to floor area, planning applications for warehousing and light industrial development, may on agreement with the Planning Authority not be required to provide 10/15% of their site for Class 2 open space. Developments within this area will, however, be required to provide quality boundary treatments and achieve a comprehensive scheme of tree planting along streets and or adjacent to open space. **However, if 10-15% (excluding suitable boundary treatments, which may take the form of suitable set back, tree planting /boundary landscaping), of Class 2 open space is deemed to be required this shall be provided primarily at ground level.**

2.3.6 Objective MH Medical Zone 6

Objectives in Zone 6

MH1

It is an objective of the Council to require in Zone 6 that Class 2 open space shall be provided at the rate of 10-15% open space, **excluding suitable boundary treatments, which may take the form of suitable set back, tree planting /boundary landscaping.** Due to the sensitive nature of the use of these sites the open space shall be best designed to cater for the passive recreational needs of patients, visitors and staff

2.3.7 Objective F Open Space Zone 7

Objectives in Zone 7

F1

It is an objective of the Council to expand on the existing public open space provision by the inclusion of St Benildus sports facilities on the southern side of St. Benildus Avenue to provide Class 1 Public Open Space for active recreational use. **This will include play ground space and other play opportunities, playing pitches, a dogs off leash area, a network of paths, park style boundary treatment and soft and hard landscape elements”.**

F3

It is an objective of the Council to develop a Sandyford Business District Civic Park (circa 0.8ha of Class 1 Open Space). A balance will be struck in the design and layout of this park between the smart, civic quality of an urban square, and the casual, spontaneous nature of a residential area. **This will include significant water features, a high degree of sculptural influence, play opportunities, including those for childrens play, hard & soft landscape features and extensive tree planting. (SLO 119)**

2.3.8 Existing Non-Conforming Uses Areas in Transition

Within the Sandyford Business ~~Estates~~ District there are uses that do not conform to the Zoning Objectives of the area. The Council will support the expansion and / or improvement of existing non-conforming uses that are not considered likely to **impact negatively on the development potential of adjoining sites in accordance with the policies and objectives as set out in the Sandyford Urban Framework Plan.** ~~or to the amenities of the surrounding properties.~~

2.3.9 Unfinished Estates

Dún Laoghaire-Rathdown County Council will accord with the Department of the Environment, Heritage and Local Government Guidance manual, 'Managing and Resolving Unfinished Housing Developments'. Site Resolutions Plans shall be developed by the developers or receivers and agreed with the Local Authority. Dún Laoghaire-Rathdown County Council will therefore, take a central and facilitating role in this process as set down in the Government Guidelines.

Dún Laoghaire-Rathdown County Council will ensure that unfinished estates in Sandyford Business District are appropriately resolved.

2.4 Future scale and density of development of the different land uses

2.5 Density and Scale Policies and Objectives

2.5.1 Policy SUFP 2 Density and Scale

It is Council policy to ensure that Sandyford Business District develops in an orderly manner in accordance with the increase in uses set out in the objectives of this Plan and the Density and plot ratio set out in Map 2.

Density of development across the Plan area is calculated as follows; This is calculated as follows: ~~the gross external floor area to plot size~~ plot ratio is the plot size to the ratio of gross external floor area (plot size includes open space provision but excludes road schemes identified as Roads Objectives TAM 18, TAM 19, TAM 20) and units to the hectare in the case of residential.

Objectives Density and Scale

DS4

It is an objective of the Council to ensure where the plot ratio is equal to or less than 1:2, the form of development should be looser, allowing for views between buildings and landscaped areas between buildings. (Drawing 11)

DS5

It is an objective of the Council to ensure that unfinished estates in Sandyford Business District are appropriately resolved.

DS6

No development within Objective 'LIW' Light Industrial/Warehousing, Zone 4, shall be refused planning permission for reason of plot ratio alone.

Section 3 Urban Form, Public Realm, Linkages and Building Height

3.2 Building Height Policies and Objectives

3.2.1 Policy SUFF 3 Building Height in Sandyford Business District

It is Council Policy that building height in Sandyford Business District accords with the height limits indicated on Building Height Map 3.

Building height refers to the number of storeys within a building including ground level. This Plan sets building height limits across Sandyford Business District. The building height limits have been established through an assessment of location and character of an area and proposed land use. The Building Height Policy allows for the design of buildings or elements of buildings to exceed the building height limit at appropriately identified locations.

There is a presumption that development shall be constructed to the building height limits. However, it is essential that a building makes a positive contribution to the built form of the area **and shall have particular regard to the need to minimise adverse impact on residential properties.** Building height shall therefore, be determined by how it responds to its surrounding environment and be informed by:

- Location
- The function of the building in informing the streetscape
- Impact on open space and public realm, in particular shadow impact
- Impact on adjoining properties and
- Views into the area

Objectives Building Heights

BH1

It is an objective of the Council to ensure that Sandyford Business District is developed in accordance with height limits set out in Map 3 Building Height subject to the building making a positive contribution to the built form as set out above.

BH2

It is an objective of the Council to require applicants to include with their proposals an analysis of the impact of the height and positioning of buildings on:

- Immediate and surrounding environment
- Adjoining structures
- Open spaces
- Public realm (including impact on streets, spaces, pedestrian and cycle routes, identified green routes, and with particular emphasis on shadow impact)
- Views and Vistas
- Impact on micro climates (such as wind funnels and overshadowing)

BH3

It is an objective of the Council to consider additional heights over the height limits ~~as indicated in locations~~ as identified on Map 3 **annotated by a star symbol, on site no.6 (Drawing no.14).** ~~On sites other than the Blackthorn Road site, increase in~~

~~building height shall be limited to one to two storeys above the height limit.~~ Increase in building height shall be limited to an element of the building at this location and only where it does not have a significant adverse impact on adjacent residential properties.

BH4

Buildings at locations identified on Map 3 with a triangle symbol shall be of notable design to mark its prominent location. Height limits shall accord with those shown on Map 3 and Building Height Objectives in Section 3.2 of the Plan.

3.4 Way Finding Policies and Objectives

3.4.1 Policy SUFF 5 Way Finding

Objectives Way Finding

WF1

It is an objective of the Council to provide pleasant and safe pedestrian routes from origin to destination. Key destinations are identified as the transport interchange, mixed use core areas, Luas stops, hospitals and schools. Clear routes from work and homes to these destinations have been provided for (Drawings 6, 7, 10 and 12). To facilitate wayfinding and to encourage a sense of place within Sandyford Business District, it is an objective of the Council to promote the erection of maps of the district for pedestrians, and to promote the erection of signs informing pedestrians, cyclists and users of vehicles that they are entering Sandyford Business District.

WF2

It is an objective of the Council to ensure that street design gives appropriate priority to the needs of pedestrians, cyclists and users of public transport.

WF3

It is an objective of the Council to provide Green Routes that will link the open space network (in particular the pocket parks and urban plazas), along streets within the Sandyford Business District. These routes will cater for pedestrians and cyclists. The routes shall provide the connectivity identified in Drawing 10.

3.5 Design Principles and Character Areas (Drawing 11 and 14)

3.5.1 Zone 1 and 2: Mixed Use Core Area

Zone 1 & 2, the L-shaped area between Blackthorn Drive and Blackthorn Avenue, contains developments including Beacon South Quarter and Rockbrook. These developments which provide high density and high quality architectural finishes, sit uncomfortably against neighbouring underdeveloped and underutilised sites which reinforces the transitional nature of the area. It is the intention of the Plan to promote development of these sites, to consolidate the area by repairing edges and promoting a coherent street pattern and skyline.

The following principles for key sites in Zones 1 and 2 have been identified. (Drawing 14)

Site 2: Corner site at the junction of Corrig Road and Carmanhall Road shall:

- Reinforce the corner by providing a high quality building creating in plan a wedge shaped built form. This 'diagonal set back' building line would both provide a connection with the Beacon South Quarter / Rockbrook sites and also a sense of presence by setting the building within its own hard landscaped civic plaza.
- Screen the existing Beacon South Quarter decked car parking without restricting daylight to the apartments over.
- Provide ground floor uses which would animate and provide extended life to the plaza.

Site 3: Sites at the North end of Ballymoss Road shall:

- Have building lines sculpted to provide a civic plaza and an entrance to the estate.
- On the site adjacent to Rockbrook site – provide a building form, which would serve as a visual reference or orientation marker within the estate.
- Provide ground floor uses, which would animate and provide extended life to the plaza.
- Be modelled to minimise impact upon neighbours and step with the sloping land.

Section 4 Infrastructure

Infrastructure and services can be broken down into three main types.

1. Environmental infrastructure: water and drainage.
2. Multi Modal Transport infrastructure; public transport, cycling, walking and private car.
3. Community infrastructure: open space, community facilities, education and communication.

The fact that Sandyford Business District is part of a larger catchment area for primary infrastructure needs to be considered when developing specific growth plans for the District. As a baseline to plan for future growth, an analysis was undertaken of the existing situation. The issues identified were assessed and a way forward established. (This work was carried out by the Water and Waste Services Department with White Young and Green Consultants, by the Transportation Department with Mott Mac Donald Consultants and by the Environment Culture and Community Department. These technical reports have been incorporated into background non-technical papers and are available to be viewed by the public on the Council's website www.dlrco.ie).

It is critical that infrastructural issues both environmental and community are considered and designed in at the earliest stage of developing proposals for sites and not as follow on issues. Therefore, pre planning meetings with the Planning Authority regarding these issues are encouraged at the early stage of preparing the design concept.

4.1 Environmental Infrastructure Policies and Objectives

4.1.1 Policy SUFF 6 Environmental Infrastructure

It is Council Policy to upgrade existing environmental infrastructure to cater for the planned future development of Sandyford Business District.

The Plan sets out key provisions for infrastructure and services in Sandyford Business District including foul drainage, surface water drainage and water supply.

4.2 Multi Modal Transport Infrastructure – Public Transport, Cycling, Walking and Private Car Policies and Objectives

4.2.1 Policy SUFF 7 Multi Modal Transport infrastructure; public transport, cycling, walking and private car.

Objective Cycling and Walking

TAM6

It is an objective of the Council to implement the following cycling and walking access routes by upgrading existing routes and as part of the provision of new road proposals: (Drawing No 6)

Six-year objectives Cycling and Walking

- Old Harcourt Street Railway Line, (Leopardstown Road to Brewery Road), to be upgraded to provide a pedestrian / cycle link into Sandyford including a pedestrian crossing at Brewery Road to connect to the Sandyford Luas stop.

- Road Proposal (2a) – Leopardstown Link Road from South County Business Park.
- Pedestrian / Toucan Crossing, on Leopardstown Road, linking Burton Hall Drive with Central Park.
- Upgrading the existing signalised junction on Leopardstown Road, at the entrance to Central Park, to improve cycle and pedestrian facilities.
- Road Proposal (5) – Extension of Burton Hall Drive onto Leopardstown Road.
- Road Proposal (6) – E.S.B. Roundabout, on Leopardstown Road to Arena Road and Blackthorn Road.
- Road Proposal (7) – Leopardstown Roundabout Re-configuration to a signalised junction.
- Cycle / Pedestrian bridge from Leopardstown Road West, over the M50 Motorway, to Sandyford Business Estate, via Heather Road.

Objective Mobility Management Planning

TAM9

It is an objective of the Council to prepare an area wide Mobility Management Plan for Sandyford Business District in conjunction with ~~businesses and other~~ stakeholders in the area **and in consultation with the National Transport Authority.**

Objective Parking

TAM17

It is an objective of the Council to require applicants to explore the potential to share access points with adjoining properties so as to limit the number of entrances- and exits.

TAM18

It is an objective of the Council that the maximum car parking standards for the entire Sandyford Business District will not exceed the Dún Laoghaire-Rathdown County Development Plan 2010-2016 car parking standards for designated areas along public transport corridors and more restrictive standards may apply at appropriate locations.

Objective Roads

TAM ~~18~~ 19 : Six-Year Roads Objectives (Drawing No. 8)

It is an objective of the Council to implement the following six-year roads objectives. This combination of schemes represents the road infrastructure configuration required to facilitate traffic growth (based on implementing a significant modal shift to more sustainable travel modes) that will result from the future development of Sandyford Business District. (The phasing of the development of these schemes is set out in Section 5)

- M50 Junction 14 Diverge ramp access to Sandyford (provided via a freeflow slip to the ESB Link Road (preferred option) or Heather Road)
- Revised Access to South County Business Park (No.2a) including an access to the car parks within Central Park.(SLO 122)
- Bracken Road Extension to the Drummartin Link Road (No.3)
- Burton Hall Road Extension to Leopardstown Road (No.5)
- ESB Link Road and Link to Arena Road (No.6)
- Reconfiguration of the Leopardstown Roundabout (No.7)
- Quality Bus Corridors (No.9)

TAM19 20

It is an objective of the Council to facilitate the following long term road objectives. (Drawing 9):

- A link road connecting the South County Business Park to the Central Park junction on the Leopardstown Road (No.2b).
- M50 southbound on-ramp from the N31 Leopardstown Road (No.4).
- Grade Separation at the Junction between Blackthorn Drive and the Drummartin Link Road (No.8).
- Leopardstown Road (East) to Murphystown Road (No.10).

TAM20 21

Within the boundary of the Sandyford Urban Framework Plan, it is an objective of the Council to preserve the route corridor for the Dublin Eastern Bypass that is identified by the National Roads Authority in the Dublin Eastern Bypass Corridor Protection Study, March 2009. (Map 1)

4.3 Community Infrastructure Policies and Objectives

Community Infrastructure includes spaces, buildings, and facilities to serve the needs of the local community. For the purpose of the Sandyford Urban Framework Plan, Community Infrastructure will address: Green Infrastructure, with particular attention on the provision of a hierarchy of open spaces and green networks connecting these spaces; community facilities such as community centres; school provision; and communication networks.

4.3.1 Policy SUFP 8 Open Space

Objectives Green Infrastructure/Open Space

OS4

It is an objective of the Council to retain the sylvan setting within South County Business Park. This area currently provides visual amenity both within the business estate and from surrounding areas. The scale of development, positioning and landscape treatment within this area will be required to demonstrate that it maintains this sylvan setting.

OS5

It is an objective of the Council to actively pursue the use of the existing reservoir site as active open space (Class 1) when the use of part of this area as a reservoir is abandoned and the remaining part is covered over. **Due regard will be given in the design of the open space to insure there will be no over looking of houses.** This space will compensate for any future loss of the parklands at St. Benildus associated with the construction of the Eastern Bypass. (Drawing 10, A2)

Section 5 Phasing and Funding

5.1 Phasing ~~and Funding~~ Policies and Objectives

5.1.1 Policy SUIP12 Phasing

It is Council policy to ensure the orderly development of Sandyford Business District by the phasing of future development around the delivery of infrastructure.

The area of land zoned in Sandyford Business District has the potential, subject to compliance with the policies and objectives of this Plan, to provide space for approximately 17,500 office employees as well as complementary retail, residential and industrial/warehouse development and ancillary uses. It is unlikely in the current economic climate, however, that there will be a demand for that level of growth over the life of the Plan to 2016. In an ideal plan-led environment, development should extend out from the core but this is not realistic in an area that is evolving. The breakdown in this Plan of the employment land use objective into the different types of employment has the benefit of ensuring that, even if it takes a number of plan cycles for the area to fully develop, this plan-led layout ensures the growth of a coherent district.

Objectives Phasing

P3

It is an objective of the Council that the planning approval process for the following road schemes shall be complete and planning permission granted prior to further development being permitted for office based employment within Sandyford Business District that exceeds 70,000 sqm of the potential 350,000 sqm identified.

- ESB Link Road, M50 Diverge ramp free-flow lane and Link to Arena Road (No.6)

Prior to the implementation of these road schemes, that consultation and review will be carried out with the National Transportation Authority based on their adopted Transport Strategy for the Greater Dublin Area.

P4

It is an objective of the Council that the planning approval process for the following road schemes shall be complete and planning permission granted prior to further development being permitted for office based employment within Sandyford Business District that exceeds 164,000 sqm of the potential 350,000 sqm identified.

- Bracken Road Extension to the Drummartin Link Road (No.3)
- M50 Junction 14 Diverge Ramp access to Heather Road (No.1) [Only included if not provided as part of the ESB Link Road]

Prior to the implementation of these road schemes, that consultation and review will be carried out with the National Transportation Authority based on their adopted Transport Strategy for the Greater Dublin Area.

P9

It is an objective of the Council to ensure the orderly development of the area and accordingly the following restrictions will apply:

- No additional development will be permitted off Arena Road or the ESB roundabout until the link between the ESB Road and Arena Road and the link to Blackthorn Road is facilitated⁶. (Drawing 8 Scheme No. 6)

- No additional development will be permitted off the Burton Hall Road until the Burton Hall Road has been upgraded and a junction with Leopardstown Road facilitated². (Drawing 8 Scheme No. 5)
- No additional development will be permitted in South County Business Park or at Leopardstown Race Course until a new entry point for South County Business Park has been facilitated⁶. (Drawing 8 Scheme No. 2A)
- No additional development or new permission will be permitted in Central Park or lands accessed from Central Park until a vehicular link is provided from Central Park to South County Business Park accessing a new entrance off Leopardstown Road. (Map 1 SLO 122)
- No additional development will be permitted on the medical zoned lands adjacent to Bracken Road and Blackthorn Road until the Bracken Road extension is facilitated⁶. (Drawing 8 Scheme No. 3)

P10

It is an objective of the Council that satisfactory progress should be made with the implementation of the Public Transport, Walking & Cycling and Mobility Management Planning Objectives in tandem with phasing objectives P2, P3 and P4.

⁶ For the purpose of this plan facilitated means: An applicant for planning permission in respect to their land holding will ~~land owners~~ have entered a Section 47 Agreement under the Planning and Development Act 2000-2010 (as amended), with the Planning Authority, that accommodates the realisation of the road.

Appendix 1 Land Use Zoning Objectives (Map 1 Ref: PI-10-154)

Zone 1: Mixed Use Inner Core (MIC)

Objective 'MIC' To consolidate and complete the development of the mixed use inner core to enhance and reinforce sustainable development.

Permitted In Principle

Advertisements and Advertising Structures, Betting Office, Craft Centre/Craft Shop, Community Facility, Crèche/Nursery School, Cultural Use, Nightclub, Discount Food Store, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Guest House, Health Centre, Home Based Economic Activities, Hotel/Motel, Leisure Facility, Off-License, Offices*¹, Open Space, Place of Public Worship, Public House, Public Services, Residential*², Restaurant, Retirement Home, Shop-Specialist, Tea Room/Café, Veterinary Surgery, Convenience (inc. supermarkets) and Comparison shops*³.

*¹ Any office development shall accord with the policy for office based employment in Mixed Use Core Areas.

*² Any residential development shall accord with the Policy for residential within the mixed use core areas.

*³ Any retail development shall accord with the Policy for retail within mixed use core areas

Open For Consideration

Industry-Light, Office Based Industry, Retail Warehouse, Carpark.

Zone 2: Mixed use Outer Core (MOC)

Objective 'MOC' To provide for a mix of uses which complements the inner core, but with less retail and residential and more emphasis on employment and services.

Permitted in Principle

Advertisements and Advertising Structures, Betting Office, Community Facility, Crèche/Nursery School, Cultural Use, Nightclub, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Guest House, Health Centre, Hotel/Motel, Leisure Facility, Off License, Offices*¹, Open Space, Place of Public Worship, Public House, Public Services, Restaurant, Shop-Specialist, Local Shop*², Sports Facility, Tea Room/Café.

*¹ Any office development shall accord with the policy for office based employment in Mixed Use Core Areas.

*² Local shop and services primarily serving the local/walk in community with basic day to day needs. Typically these comprise convenience stores and services such as newsagents, butchers, vegetable shop, hairdresser, Beauty salon and other similar basic retail services.

Open For Consideration

Craft Centre/Craft Shop, Garden Centre/Plant Nursery, Home Based Economic Activities, Motor Sales Outlet, Office Based Industry, Residential*, Residential Institution, Carpark.

*Residential development shall accord with the policy for residential within the mixed use core areas.

Zone 3: Office based employment

Objective 'OE' 'To provide for office and enterprise development' in Zone 3 of the Sandyford Business District.

Permitted In Principle

Advertisements and Advertising Structures, Craft Centre/Craft Shop, Crèche/Nursery School, Education, Enterprise Centre, Office Based Industry, Offices, Office based industry, Open Space, Petrol Station, Public Services, Retail Warehouse*, Science and Technology Based Industry, Tea Room/Café, Transport Depot, Travellers Accommodation.

~~*Retail warehousing shall be in accordance with policy RET12.~~

Open For Consideration

Carpark, Cash and Carry/Wholesale Outlet, Community Facility, Cultural Use, Doctor/Dentist etc., Funeral Home, Garden Centre/Plant Nursery, Health Centre, Hotel/Motel, Household Fuel Depot, Motor Sales Outlet, Place of Public Worship, Public House, Restaurant, Rural Industry-Cottage, Small scale convenience Shop (<300m²), Sports Facility, Veterinary Surgery.

Zone 7: Open Space

Objective 'F' 'To preserve and provide for open space with ancillary recreational amenities'.

Permitted In Principle

Community Facility², Cultural Use², Open Space², Play Grounds, Sports Facility², Travellers Accommodation.

Open For Consideration

Carpark², Cemetery, Craft Centre/Craft Shop¹, Crèche¹, Crematorium², Education², Garden Centre/Plant Nursery², Golf facility², Guest House¹, Place of Public Worship², Public Services, Tea Room/Café².

1 : In existing premises

2 : Where lands zoned F are to be developed then:

Not more than 40% of the land in terms of the built form and surface car parking combined shall be developed upon. Any built form to be developed shall be of a high standard of design including quality finishes and materials. The owner shall enter into agreement with the Planning Authority pursuant to Section 47 of the Planning and Development Acts 2000 as amended or some alternative legally binding agreement restricting the further development of the remaining area (i.e. 60% of the site) which shall be set aside for publicly accessible passive open space or playing fields. Said space shall be provided and laid out in a manner designed to optimise public patronage of the residual open space and/or to protect existing sporting and recreational facilities which may be available for community use.

Existing Non-Conforming Uses Areas in Transition

Within the Sandyford Business Estates District there are uses that do not conform to the Zoning Objectives of the area. The Council will support the expansion and / or improvement of existing non-conforming uses that are not considered likely to impact negatively on the development potential of adjoining sites in accordance with the policies and objectives as set out in the Sandyford Urban Framework Plan. ~~or to the amenities of the surrounding properties.~~

Appendix 2 Specific Local Objectives

109	To seek the provision of a use that animates the street corners e.g. Hotel/Apart Hotel at north western end of Ballymoss Road at the junction with Blackthorn Avenue.
110	To provide for/improve or preserve a hotel at Central Park.
111	To protect and or improve travellers accommodation adjacent to Burton Hall.
112	To provide for primary and post primary education facilities at Legionaries of Christ lands and at Stillorgan Industrial Estate/Benildus Avenue.
113	To facilitate the provision of community infrastructure at ground floor along the eastern outer edge of the Carmanhall residential neighbourhood along Blackthorn Road, to create active street frontage and to ensure the appropriate provision of social and community infrastructure to serve the needs of the resident and employee population.
114	To provide a Public Transport Interchange along Blackthorn Drive.
115	To retain and enhance the Sylvan character at South County Business Park.
116	To facilitate the provision of, uses that will create an active street frontage and provide a transition between the residential neighbourhood and the opposing employment based areas along Blackthorn Road (where Blackthorn Road runs parallel with Carmanhall Road only). It is anticipated that these will be provided as own door units for small business.
117	To provide for the expansion of the existing use at Burton Hall in accordance with the Institutional Lands Objective.
118	To provide for a pedestrian link and cycle way along the former Harcourt Street Railway line.
119	To develop a Sandyford Business District Civic Park at the corner of Corrig Road and Carmanhall Road.
120	To facilitate the further development of Sandyford Business Estates in accordance with the policies and objectives of the Sandyford Urban Framework Plan.
121	To ensure the provision of pocket parks and urban plazas in accordance with locations specified on Map 1 and Drawing no.10.
122	To facilitate the provision of an access from South County Business Park to the Car Parks within Central Park.
123	To facilitate the IDA in attracting internationally trading businesses, Office Based Employment will be considered on these lands to a similar plot ratio to that of the remainder of the South County Business Park. In preparing a Masterplan for the area, regard should be given to providing activity along the route to the Luas and to the residential amenity of the adjoining residents.

PART 3

**PROPOSED MATERIAL ALTERATIONS TO MAPS AND
DRAWINGS**

Map 6 County Development Plan 2010-2016

1. Change 'LIW' to 'MH'
2. Change 'LIW' to 'OE'
3. Change 'F' to 'OE'
4. Amend text to Specific Local Objective No.116
5. Add new Specific Local Objective No.123

Map 1 Sandyford Urban Framework Plan

Ref: 154-1

Zone lands from 'LIW' (Light Industrial/Warehousing) to 'MH' (Medical/hospital Uses).

Ref 154-2

Zone from 'LIW' (Light Industrial/Warehousing) to 'OE' (Office Based Employment).

Ref: 154-3

Zone from 'F' (Open Space) to 'OE' (Office Based Employment).

Ref: 154-4

Amend text of SLO 116 to read: "To facilitate the provision of uses that will create an active street frontage and provide a transition between the residential neighbourhood and the opposing employment based areas along Blackthorn Road (where Blackthorn Road runs parallel with Carmanhall Road only). It is anticipated that these will be provided as own door units for small business."

Ref: 154-5

Include a new Specific Local Objective SLO123 "To facilitate the IDA in attracting internationally trading businesses office based employment will be considered on these lands to a similar plot ratio to that of the remainder of the South County Business Park. In preparing a Masterplan for the area regard should be given to providing activity along the route to the Luas and to the residential amenity of adjoining residents".

Map 2 Sandyford Urban Framework Plan

Ref: 108-1

Change plot ratio from 1:0.5 to 1:2.5.

Ref: 108-2

Change plot ratio from 1:0.5 to 1:2.

Ref: 108-3

Change plot ratio from 1:0.5 to 1:2.

Ref: 108-4

Change plot ratio from 1:1 to 1:1.5.

Ref: 108-5

Change plot ratio from 1:1.5 to 1:0.5.

Ref: 108-6

Change Open Space Zoning 'F' to plot ratio 1:1.5.

Map 3 Sandyford Urban Framework Plan

- 350-1** Delete Symbol - additional Heights over Building Height Limit
- 350-2** Delete Symbol - additional Heights over Building Height Limit
- 350-3** Delete Symbol - additional Heights over Building Height Limit
- 350-4** Delete Symbol - additional Heights over Building Height Limit
- 350-5** Add Symbol - Building to be of Notable Design
- 350-6** Add Symbol - Building to be of Notable Design
- 350-7** Add Symbol - Building to be of Notable Design
- 350-8** Add Symbol - Building to be of Notable Design
- 350-9** Add Symbol - Building to be of Notable Design
- 350-10** Change from 5-10 storey Height Permitted Developed Building Height Limit to 6 storey Height Proposed Building Height Limit.
- 350-11** Change from 5 storey Height Proposed Building Height Limit to 4 storey Height Proposed Building Height Limit.
- 350-12** Change from 2 storey Height Proposed Building Height Limit to 6 storey Height Proposed Building Height Limit.
- 350-13** Change from 2 storey Height Proposed Building Height Limit to 5 storey Height Proposed Building Height Limit.
- 350-14** Change from 6 storey Height Proposed Building Height Limit to 5 storey Height Proposed Building Height Limit.
- 350-15** Change from 2-3 storey Height Proposed Building Height Limit to 5 storey Height Proposed Building Height Limit.

350-16 Change from 2-3 storey Height Proposed Building Height Limit to 5 storey Height Proposed Building Height Limit.

350-17 Change from Open Space Zoning 'F' to 2-5 Storey Height Proposed Building Height Limit.

Drawing 10 Sandyford Urban Framework Plan

- Amend Drawing no.10 to represent alterations to Map 1 Land Use Zoning – **Ref 154-3**

Drawing 11 Sandyford Urban Framework Plan

- Amend Drawing no. 11 to represent alterations to Map 1 Land Use Zoning - Reference numbers:
Ref 154-2, Ref: 154-5
- Amend Drawing 11 to represent alterations to Map 2 Plot Ratio/Residential Density- Reference numbers:
Ref: 108-2, Ref: 108-3, Ref: 108-4, Ref: 108-5
- Amend Drawing 11 to represent alterations to Map 3 Building Height - Reference numbers:
Ref: 350-11, 350-13, ref: 350-14, Ref: 350-15, Ref: 350-16

Drawing 14 Sandyford Urban Framework Plan

- Extend site no.12 to represent alterations to Map 3 Building Height Reference numbers:
Ref: 350-15 and Ref: 350-16

PART 4

**STRATEGIC ENVIRONMENTAL ASSESSMENT AND
APPROPRIATE ASSESSMENT**

**(ADDENDUM II ADDRESSING MATERIAL
ALTERATIONS)**

Introduction

A Strategic Environmental Assessment (SEA) Environmental Report and Appropriate Assessment (AA) accompany Variation No.2 to the County Development Plan 2010-2016. The Environmental Report contains a detailed analysis of the Sandymount Urban Framework Plan and how the implementation of the Plan would impact on its receiving environment while the AA examines potential effects upon Natura 2000 sites.

The planning Authority determined that an SEA and an AA are required to be carried out with respect to the proposed modifications that would, if made, be a material alteration.

The SEA and AA which were carried out with respect to the alterations have been integrated into this part of the Material Alterations document.

It should be noted that changes are not made to the original SEA Environmental Report or Draft AA at this stage; this Addendum forms part of the documentation of the ongoing SEA/AA/Variation-making process. It supplements and should be read in conjunction with the Environmental Report and Addendum I¹.

If and when the Variation is made, the findings of this Addendum, Addendum I and any subsequent evaluation of proposed modifications will be used to update the ER and AA. The final SEA Environmental Report and AA together with an SEA Statement³ will be made available to the public alongside the adopted Proposed Variation.

Summary

The alterations would not have any significant adverse effect on the environment.

Potential significant adverse effects will be avoided, reduced or offset through: adherence to measures which have been integrated into the Proposed Variation; and/or, adherence to relevant mitigation measures which are currently in force through the existing County Development Plan.

The alterations do not change the conclusion of the assessment provided in the Appropriate Assessment that accompanied the Proposed Variation - that the Proposed Variation will have no significant effects on the integrity of the Natura 2000 network.

Note

Content of the Proposed Variation which does not comprise policies or objectives is not within the scope of the SEA and therefore was not evaluated in the initial SEA Environmental Report or Draft AA. Consequently proposed amendments to such content are generally not considered by this Addendum. Where supporting text, referred to in policies is being amended and where such amendments would change

¹ The SEA Statement will detail, inter alia, how environmental considerations have been integrated into the Proposed Variation.

the evaluation provided in the SEA Environmental Report and Draft AA, then such amendments are considered.

As is the case in Part 2 of this document, deletions to the text are shown in blue print with ~~strikethrough~~. Additions to text are shown in red print.

Responses to the Proposed Amendments with regard to the SEA Environmental Report are shown in green text.

Responses to the Proposed Amendments with regard to the AA are shown in underlined orange text.

Relevant Alterations to: Section 2 Future Land Uses

2.3.2 Objectives Mixed Use Core Areas Zone 1 and Zone 2

Objectives within Zones 1 and 2 (MIC and MOC)

MC7

It is an objective of the Council to require, enterprise and employment development (including retail) to provide 10-15% of the site as outdoor amenity space for the passive enjoyment of the employees (Class 2 open space), ~~excluding suitable boundary treatments, which may take the form of suitable set back, tree planting /boundary landscaping~~. In Zones 1 (MIC) and 2 (MOC) due to high plot ratios and the creation of streets it may not be feasible or appropriate to provide outdoor amenity space accessible to all employees. In this case the amenity associated with Class 2 open space shall be provided: by way of investment in quality public realm; the provision of set backs; roof gardens, balconies for use by employees and where a specific objective requires the provision of an urban plaza. Where Class 2 open space becomes part of the public realm e.g. street set back or urban plaza, the Council may take this in charge.

This alteration would not be likely to have significant environmental effects.

This alteration does not change the conclusion provided in the Appropriate Assessment.

2.3.3 Objective OE Office Based Employment Zone 3

Objectives within Zone 3

OE1

It is an objective of the Council to require within Zone 3, 10-15% Class 2 communal open space for all developments, ~~excluding suitable boundary treatments, which may take the form of suitable set back, tree planting /boundary landscaping~~, this shall be provided primarily at ground level. Where pocket parks are identified on Map 1 the 10-15% shall be used to deliver these amenity spaces; the Council may take these in charge.

This alteration would not be likely to have significant environmental effects.

This material alteration does not change the conclusion provided in the Appropriate Assessment.

2.3.4 Objective LIW Light Industrial / Warehousing Zone 4

Objectives in Zone 4

LIW1

It is an objective of the Council to assess, in Zone 4, Class 2 communal open space based on the nature of the land use proposed. Due to the expected low ratio of workers to floor area, planning applications for warehousing and light industrial development, may on agreement with the Planning Authority not be required to provide 10-15% of their site for Class 2 open space. Developments within this area will, however, be required to provide quality boundary treatments and achieve a comprehensive scheme of tree planting along streets and or adjacent to open space. **However, in circumstances where 10-15% of class 2 open space is required then this shall be provided in addition to the requirement for suitable boundary treatments (which may take the form of suitable set back, tree planting /boundary landscaping).**

This alteration would not be likely to have significant environmental effects.

This alteration does not change the conclusion provided in the Appropriate Assessment.

2.3.6 Objective MH Medical Zone 6

Objectives in Zone 6

MH1

It is an objective of the Council to require in Zone 6 that Class 2 open space shall be provided at the rate of 10-15% open space, **excluding suitable boundary treatments, which may take the form of suitable set back, tree planting /boundary landscaping.** Due to the sensitive nature of the use of these sites the open space shall be best designed to cater for the passive recreational needs of patients, visitors and staff

This alteration would not be likely to have significant environmental effects.

This material alteration does not change the conclusion provided in the Appropriate Assessment.

2.3.7 Objective F Open Space Zone 7

Objectives in Zone 7

F1

It is an objective of the Council to expand on the existing public open space provision by the inclusion of St Benildus sports facilities on the southern side of St. Benildus Avenue to provide Class 1 Public Open Space for active recreational use. **This will include play ground space and other play opportunities, playing pitches, a dogs off leash area, a network of paths, park style boundary treatment and soft and hard landscape elements”.**

This alteration would not be likely to have significant environmental effects.

This alteration does not change the conclusion provided in the Appropriate Assessment.

F3

It is an objective of the Council to develop a Sandyford Business District Civic Park (circa 0.8ha of Class 1 Open Space). A balance will be struck in the design and layout of this park between the smart, civic quality of an urban square, and the casual, spontaneous nature of a residential area. **This will include significant water features, a high degree of sculptural influence, play opportunities, including those for childrens play, hard & soft landscape features and extensive tree planting.** (SLO 119)

This alteration would not be likely to have significant environmental effects.

[This alteration does not change the conclusion provided in the Appropriate Assessment.](#)

2.5 Density and Scale Policies and Objectives

Objectives Density and Scale

DS5

It is an objective of the Council to ensure that unfinished estates in Sandyford Business District are appropriately resolved.

By helping to achieve appropriate resolution to unfinished estates, close to public transport access points, this alteration could contribute towards maximising the uptake in smarter, more sustainable modes of transport, reducing travel related greenhouse gas emissions to air and encouraging a modal change from car to more sustainable forms of transport. This would contribute towards protecting human health with regard to air quality and noise.

[This alteration does not change the conclusion provided in the Appropriate Assessment.](#)

DS6

No development within Objective 'LIW' Light Industrial/Warehousing, Zone 4, shall be refused planning permission for reason of plot ratio alone.

This alteration would not be likely to have significant environmental effects.

[This alteration does not change the conclusion provided in the Appropriate Assessment.](#)

Relevant Alterations to: Section 3 Urban Form, Public Realm, Linkages and Building Height

3.2 Building Height Policies and Objectives

3.2.1 Policy SUFF 3 Building Height in Sandyford Business District

It is Council Policy that building height in Sandyford Business District accords with the height limits indicated on Building Height Map 3.

Building height refers to the number of storeys within a building including ground level. This Plan sets building height limits across Sandyford Business District. The building height limits have been established through an assessment of location and character of an area and proposed land use. The Building Height Policy allows for the design of buildings or elements of buildings to exceed the building height limit at appropriately identified locations.

There is a presumption that development shall be constructed to the building height limits. However, it is essential that a building makes a positive contribution to the built form of the area **and shall have particular regard to the need to minimise adverse impact on residential properties**. Building height shall therefore, be determined by how it responds to its surrounding environment and be informed by:

- Location
- The function of the building in informing the streetscape
- Impact on open space and public realm, in particular shadow impact
- Impact on adjoining properties and
- Views into the area

This alteration would contribute towards the protection residential amenity which is already contributed towards by the Proposed Variation.

This alteration does not change the conclusion provided in the Appropriate Assessment.

Objectives Building Heights

BH3

It is an objective of the Council to consider additional heights over the height limits ~~as indicated in locations~~ as identified on Map 3 ~~annotated by a star symbol, on site no.6 (Drawing no.14)~~. ~~On sites other than the Blackthorn Road site, increase in building height shall be limited to one to two storeys above the height limit.~~ **Increase in building height shall be limited to an element of the building at this location and only where it does not have a significant adverse impact on adjacent residential properties.**

By removing the application of this Objective to a number of sites within the SUFP area, this alteration would:

- Reduce potential conflict with residential amenity and the context of architectural heritage (Note that potential significant adverse effects on residential amenity and the context of architectural heritage will be avoided, reduced or offset through: adherence to measures which have been integrated into the Proposed Variation; and/or, adherence to relevant mitigation measures which are currently in force through the existing County Development Plan).
- Potentially reduce the contribution made by the SUFP towards efforts to reduce car dependency, minimise increases in greenhouse gas emissions and maximise brownfield development (Note that the SUFP would still be likely to significantly benefit efforts to reduce car dependency, minimise increases in greenhouse gas emissions and maximise brownfield development).

By including new text regarding residential properties, this alteration would also contribute towards the protection residential amenity which is already contributed towards by the Proposed Variation.

This alteration does not change the conclusion provided in the Appropriate Assessment.

BH4

Buildings at locations identified on Map 3 with a triangle symbol shall be of notable design to mark its prominent location. Height limits shall accord with those shown on Map 3 and Building Height Objectives in Section 3.2 of the Plan.

The building heights would - in combination with the provisions relating to land use and density - contribute towards maximising the uptake in smarter, more sustainable modes of transport, reducing travel related greenhouse gas emissions to air and encouraging a modal change from car to more sustainable forms of transport. This would contribute towards protecting human health with regard to air quality and noise. The height limits would also contribute towards the maximisation of brownfield development.

Potential conflicts with residential amenity and architectural heritage will be mitigated by application of the building height limits that have been established through assessment of location and character of an area and proposed land use. The effects of buildings of notable design upon residential amenity and architectural heritage are uncertain however potential conflicts will be mitigated by other measures included in the Proposed Variation or the current County Development Plan.

This alteration does not change the conclusion provided in the Appropriate Assessment.

3.4 Way Finding Policies and Objectives

3.4.1 Policy SUFP 5 Way Finding

Objectives Way Finding

WF1

It is an objective of the Council to provide pleasant and safe pedestrian routes from origin to destination. Key destinations are identified as the transport interchange, mixed use core areas, Luas stops, hospitals and schools. Clear routes from work and homes to these destinations have been provided for (Drawings 6, 7, 10 and 12). **To facilitate wayfinding and to encourage a sense of place within Sandyford Business District, it is an objective of the Council to promote the erection of maps of the district for pedestrians, and to promote the erection of signs informing pedestrians, cyclists and users of vehicles that they are entering Sandyford Business District.**

This alteration would further contribute towards efforts to reduce car dependency and emissions of greenhouse gas emission to air - and consequently contribute towards the protection of human health.

This alteration does not change the conclusion provided in the Appropriate Assessment.

Relevant Alterations to: Section 4 Infrastructure

4.2 Multi Modal Transport Infrastructure – Public Transport, Cycling, Walking and Private Car Policies and Objectives

4.2.1 Policy SUFP 7 Multi Modal Transport infrastructure; public transport, cycling, walking and private car.

Objective Cycling and Walking

TAM6

It is an objective of the Council to implement the following cycling and walking access routes by upgrading existing routes and as part of the provision of new road proposals: (Drawing No 6)

Six-year objectives Cycling and Walking

- Old Harcourt Street Railway Line, (Leopardstown Road to Brewery Road), to be upgraded to provide a pedestrian / cycle link into Sandyford **including a pedestrian crossing at Brewery Road to connect to the Sandyford Luas stop.**
- Road Proposal (2a) – Leopardstown Link Road from South County Business Park.
- Pedestrian / Toucan Crossing, on Leopardstown Road, linking Burton Hall Drive with Central Park.
- Upgrading the existing signalised junction on Leopardstown Road, at the entrance to Central Park, to improve cycle and pedestrian facilities.
- Road Proposal (5) – Extension of Burton Hall Drive onto Leopardstown Road.
- Road Proposal (6) – E.S.B. Roundabout, on Leopardstown Road to Arena Road and Blackthorn Road.
- Road Proposal (7) – Leopardstown Roundabout Re-configuration to a signalised junction.
- Cycle / Pedestrian bridge from Leopardstown Road West, over the M50 Motorway, to Sandyford Business Estate, via Heather Road.

This alteration would further contribute towards efforts to reduce car dependency and emissions of greenhouse gas emission to air - and consequently contribute towards the protection of human health.

This alteration does not change the conclusion provided in the Appropriate Assessment.

Objective Mobility Management Planning

TAM9

It is an objective of the Council to prepare an area wide Mobility Management Plan for Sandyford Business District in conjunction with ~~businesses and other~~ stakeholders in the area **and in consultation with the National Transport Authority.**

This alteration would not be likely to have significant environmental effects.

This alteration does not change the conclusion provided in the Appropriate Assessment.

Objective Parking

TAM18

It is an objective of the Council that the maximum car parking standards for the entire Sandyford Business District will not exceed the Dún Laoghaire-Rathdown County Development Plan 2010-2016 car parking standards for designated areas along public transport corridors and more restrictive standards may apply at appropriate locations.

This alteration would further contribute towards efforts to reduce car dependency and emissions of greenhouse gas emission to air - and consequently contribute towards the protection of human health.

This alteration does not change the conclusion provided in the Appropriate Assessment.

4.3 Community Infrastructure Policies and Objectives

Objectives Green Infrastructure/Open Space

OS5

It is an objective of the Council to actively pursue the use of the existing reservoir site as active open space (Class 1) when the use of part of this area as a reservoir is abandoned and the remaining part is covered over. **Due regard will be given in the design of the open space to ensure there will be no over looking of houses.** This space will compensate for any future loss of the parklands at St. Benildus associated with the construction of the Eastern Bypass. (Drawing 10, A2)

This alteration would contribute towards the protection residential amenity which is already contributed towards by the Proposed Variation.

This alteration does not change the conclusion provided in the Appropriate Assessment.

Relevant Alterations to: Section 5 Phasing and Funding

5.1 Phasing ~~and Funding~~ Policies and Objectives

Objectives Phasing

P3

It is an objective of the Council that the planning approval process for the following road schemes shall be complete and planning permission granted prior to further development being permitted for office based employment within Sandyford Business District that exceeds 70,000 sqm of the potential 350,000 sqm identified.

- ESB Link Road, M50 Diverge ramp free-flow lane and Link to Arena Road (No.6)

Prior to the implementation of these road schemes, that consultation and review will be carried out with the National Transportation Authority based on their adopted Transport Strategy for the Greater Dublin Area.

This Strategy has undergone SEA and AA and is due to be considered by central government. In the absence of any change to the road schemes, this alteration would not be likely to have significant environmental effects. If the County Development Plan had to be varied as a result of this measure such a variation would need to undergo separate assessment.

This alteration does not change the conclusion provided in the Appropriate Assessment.

P4

It is an objective of the Council that the planning approval process for the following road schemes shall be complete and planning permission granted prior to further development being permitted for office based employment within Sandyford Business District that exceeds 164,000 sqm of the potential 350,000 sqm identified.

- Bracken Road Extension to the Drummartin Link Road (No.3)
- M50 Junction 14 Diverge Ramp access to Heather Road (No.1) [Only included if not provided as part of the ESB Link Road]

Prior to the implementation of these road schemes, that consultation and review will be carried out with the National Transportation Authority based on their adopted Transport Strategy for the Greater Dublin Area.

This Strategy has undergone SEA and AA and is due to be considered by central government. In the absence of any change to the road schemes, this alteration would not be likely to have significant environmental effects. If the County Development Plan had to be varied as a result of this measure such a variation would need to undergo separate assessment.

This alteration does not change the conclusion provided in the Appropriate Assessment.

P10

It is an objective of the Council that satisfactory progress should be made with the implementation of the Public Transport, Walking & Cycling and Mobility Management Planning Objectives in tandem with phasing objectives P2, P3 and P4.

Such progress as identified by this alteration would reduce travel related greenhouse gas emissions to air and encourage a modal change from car to more sustainable forms of transport. This would contribute towards protecting human health with regard to air quality and noise.

The construction of infrastructure has the potential to conflict with a number of environmental components including water bodies, local habitats, flood risk, the landscape and cultural heritage. Potential significant adverse effects arising from such conflicts will be avoided, reduced or offset through: adherence to measures which have been integrated into the Proposed Variation; and/or, adherence to relevant mitigation measures which are currently in force through the existing County Development Plan.

This alteration does not change the conclusion provided in the Appropriate Assessment.

Relevant Alterations to: Appendix 1 Land Use Zoning Objectives

Zone 7: Open Space

Objective 'F' 'To preserve and provide for open space with ancillary recreational amenities'.

Permitted In Principle

Community Facility², Cultural Use², Open Space², Play Grounds, Sports Facility², Travellers Accommodation.

Open For Consideration

Carpark², Cemetery, Craft Centre/Craft Shop¹, Crèche¹, Crematorium², Education², Garden Centre/Plant Nursery², Golf facility², Guest House¹, Place of Public Worship², Public Services, Tea Room/Café².

1 : In existing premises

2 : Where lands zoned F are to be developed then:

Not more than 40% of the land in terms of the built form and surface car parking combined shall be developed upon. Any built form to be developed shall be of a high standard of design including quality finishes and materials. The owner shall enter into agreement with the Planning Authority pursuant to Section 47 of the Planning and Development Acts 2000 - 2006 or some alternative legally binding agreement restricting the further development of the remaining area (i.e. 60% of the site) which shall be set aside for publicly accessible passive open space or playing fields. Said space shall be provided and laid out in a manner designed to optimise public patronage of the residual open space and/or to protect existing sporting and recreational facilities which may be available for community use.

This alteration would contribute towards the protection of local habitats and residential amenity and the provision of increased options for flood risk management which are already contributed towards by the Proposed Variation.

This alteration does not change the conclusion provided in the Appropriate Assessment.

Relevant Alterations to: Appendix 2 Specific Local Objectives

116	To facilitate the provision of, uses that will create an active street frontage and provide a transition between the residential neighbourhood and the opposing employment based areas along Blackthorn Road (where Blackthorn Road runs parallel with Carmanhall Road only). It is anticipated that these will be provided as own door units for small business.
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This alteration would not be likely to have significant environmental effects.

This alteration does not change the conclusion provided in the Appropriate Assessment.

123	To facilitate the IDA in attracting internationally trading businesses, Office Based Employment will be considered on these lands to a similar plot ratio to that of the remainder of the South County Business Park. In preparing a Masterplan for the area, regard should be given to providing activity along the route to the Luas and to the residential amenity of the adjoining residents.
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This alteration could contribute towards maximising the uptake in smarter, more sustainable modes of transport, reducing travel related greenhouse gas emissions to air and encouraging a modal change from car to more sustainable forms of transport. This would contribute towards protecting human health with regard to air quality and noise.

Development in this area could potentially conflict with residential amenity and the context of architectural heritage. Potential significant adverse effects arising from such conflicts will be avoided, reduced or offset through: adherence to measures which have been integrated into the Proposed Variation; and/or, adherence to relevant mitigation measures which are currently in force through the existing County Development Plan.

This alteration does not change the conclusion provided in the Appropriate Assessment.

Relevant Alterations to: Maps and Drawings

Map 1

154-1 Change 'LIW' To 'MH'

This alteration would not be likely to have significant environmental effects.

This alteration does not change the conclusion provided in the Appropriate Assessment.

154-2 Change 'LIW' To 'OE'

This alteration would not be likely to have significant environmental effects.

This alteration does not change the conclusion provided in the Appropriate Assessment.

154-3 Change 'F' To 'OE'

This alteration would potentially conflict with the protection of local habitats, however; potential significant adverse effects arising from such conflicts will be avoided, reduced or offset through: adherence to measures which have been integrated into the Proposed Variation; and/or, adherence to relevant mitigation measures which are currently in force through the existing County Development Plan.

This alteration does not change the conclusion provided in the Appropriate Assessment.

Map 2

- 108-1** Change Plot Ratio from 1:0.5 to 1:2.5
- 108-2** Change Plot Ratio from 1:0.5 to 1:2
- 108-3** Change Plot Ratio from 1:0.5 to 1:2
- 108-4** Change Plot Ratio from 1:1 to 1:1.5
- 108-6** Change Open Space Zoning 'F' To Plot Ratio 1:1.5

The increasing of plot ratios by these alterations could contribute towards maximising the uptake in smarter, more sustainable modes of transport, reducing travel related greenhouse gas emissions to air and encouraging a modal change from car to more sustainable forms of transport. This would contribute towards protecting human health with regard to air quality and noise.

Increasing plot ratios could also potentially conflict with the protection of local habitats, the context of architectural heritage and residential amenity and the provision of increased options for flood risk management. Potential significant adverse effects arising from such conflicts will be avoided, reduced or offset through: adherence to measures which have been integrated into the Proposed Variation; and/or, adherence to relevant mitigation measures which are currently in force through the existing County Development Plan.

These alterations do not change the conclusion provided in the Appropriate Assessment.

- 108-5** Change Plot Ratio from 1:1.5 to 1:0.5

In the case of the ESB land holdings, that is covered by proposed alterations 108-4 and 108-5, the plot ratio for one part of the holding has been increased while that for another part has been decreased. Considered together, such changes largely compensate for each other for SEA purposes.

While the decreasing of plot ratios by this specific alteration has potential to slightly reduce the contribution made by the SUFP towards efforts to reduce car dependency, minimise increases in greenhouse gas emissions, the SUFP would still be likely to significantly benefit efforts to reduce car dependency, minimise increases in greenhouse gas emissions and maximise brownfield development. Decreasing plot ratios could also contribute towards the protection of local habitats at this site.

This alteration does not change the conclusion provided in the Appropriate Assessment.

Map 3

350-1 Delete Symbol - additional Heights over Building Height Limit.

350-2 Delete Symbol - additional Heights over Building Height Limit.

350-3 Delete Symbol - additional Heights over Building Height Limit.

350-4 Delete Symbol - additional Heights over Building Height Limit.

By removing the application of these provisions, these alterations would:

- Reduce potential conflict with residential amenity and the context of architectural heritage (Note that potential significant adverse effects on residential amenity and the context of architectural heritage will be avoided, reduced or offset through: adherence to measures which have been integrated into the Proposed Variation; and/or, adherence to relevant mitigation measures which are currently in force through the existing County Development Plan).
- Potentially reduce the contribution made by the SUFP towards efforts to reduce car dependency, minimise increases in greenhouse gas emissions and maximise brownfield development. (Note that the SUFP would still be likely to significantly benefit efforts to reduce car dependency, minimise increases in greenhouse gas emissions and maximise brownfield development).

These alterations do not change the conclusion provided in the Appropriate Assessment.

350-5 Add Symbol - Building to be of Notable Design

350-6 Add Symbol - Building to be of Notable Design

350-7 Add Symbol - Building to be of Notable Design

350-8 Add Symbol - Building to be of Notable Design

350-9 Add Symbol - Building to be of Notable Design

The effects of buildings of notable design upon residential amenity and architectural heritage are uncertain however potential conflicts will be mitigated by other measures included in the Proposed Variation or the current County Development Plan.

These alterations do not change the conclusion provided in the Appropriate Assessment.

350-10 Change from 5-10 Storey Height Permitted-Developed Building Height Limit To 6 Storey Height Proposed Building Height Limit.

350-11 Change from 5 Storey Height Proposed Building Height Limit To 4 Storey Height Proposed Building Height Limit.

350-14 Change from 6 Storey Height Proposed Building Height Limit To 5 Storey Height Proposed Building Height Limit.

By decreasing the building limit height, these alterations would:

- Reduce potential conflict with residential amenity and the context of architectural heritage (Note that potential significant adverse effects on residential amenity and the context of architectural heritage will be avoided, reduced or offset through: adherence to measures which have been integrated into the Proposed Variation; and/or, adherence to relevant mitigation measures which are currently in force through the existing County Development Plan).
- Potentially reduce the contribution made by the SUFP towards efforts to reduce car dependency, minimise increases in greenhouse gas emissions and maximise brownfield development. (Note that the SUFP would still be likely to significantly benefit efforts to reduce car dependency, minimise increases in greenhouse gas emissions and maximise brownfield development).

These alterations do not change the conclusion provided in the Appropriate Assessment.

350-12 Change from 2 Storey Height Proposed Building Height Limit To 6 Storey Height Proposed Building Height Limit.

350-13 Change from 2 Storey Height Proposed Building Height Limit To 5 Storey Height Proposed Building Height Limit.

350-15 Change from 2-3 Storey Height Proposed Building Height Limit To 5 Storey Height Proposed Building Height Limit.

350-16 Change from 2 Storey Height Permitted-Developed Building Height Limit To 5 Storey Height Proposed Building Height Limit.

350-17 Change from Open Space Zoning 'F' To 2-5 Storey Height Proposed Building Height Limit.

By increasing the building limit height, these alterations would:

- Potentially increase the potential conflict with residential amenity and the context of architectural heritage (Note that potential significant adverse effects on residential amenity and the context of architectural heritage will be avoided, reduced or offset through: adherence to measures which have been integrated into the Proposed Variation; and/or, adherence to relevant mitigation measures which are currently in force through the existing County Development Plan).
- Potentially increase the contribution made by the SUFP towards efforts to reduce car dependency, minimise increases in greenhouse gas emissions and maximise brownfield development. (Note that the SUFP would still be likely to significantly benefit efforts to reduce car dependency, minimise increases in greenhouse gas emissions and maximise brownfield development).

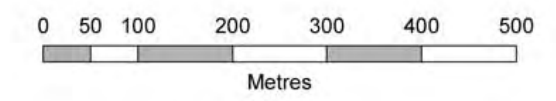
These alterations do not change the conclusion provided in the Appropriate Assessment.

DRAWINGS

PROPOSED SANDYFORD URBAN FRAMEWORK PLAN

LEGEND

- Zone 1 : Mixed Core Area -Inner Core
- Zone 2 : Mixed Use Core Area -Outer Core
- Zone 3 : Officed based Employment Uses
- Zone 4 : Light Industrial/Warehousing
- Zone 5 : Residential
- Zone 6 : Medical/Hospital Uses
- Zone 7 : Open Space
- Protected Structure
- INST To protect and/or provide for Institutional Use in open lands
- 6 Year Road Proposal
- 6 Year Motorway Proposal
- Long Term Road Proposal
- To protect and preserve Trees and Woodlands
- Boundary of Specific Local Objective
- Urban Framework Plan Boundary
- A - C Sustainable Neighbourhood
- 109 - 123 See Appendix 2 of Sandyford Urban Framework Plan Document for Proposed Specific Local Objectives



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Planning Department

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Director of Planning



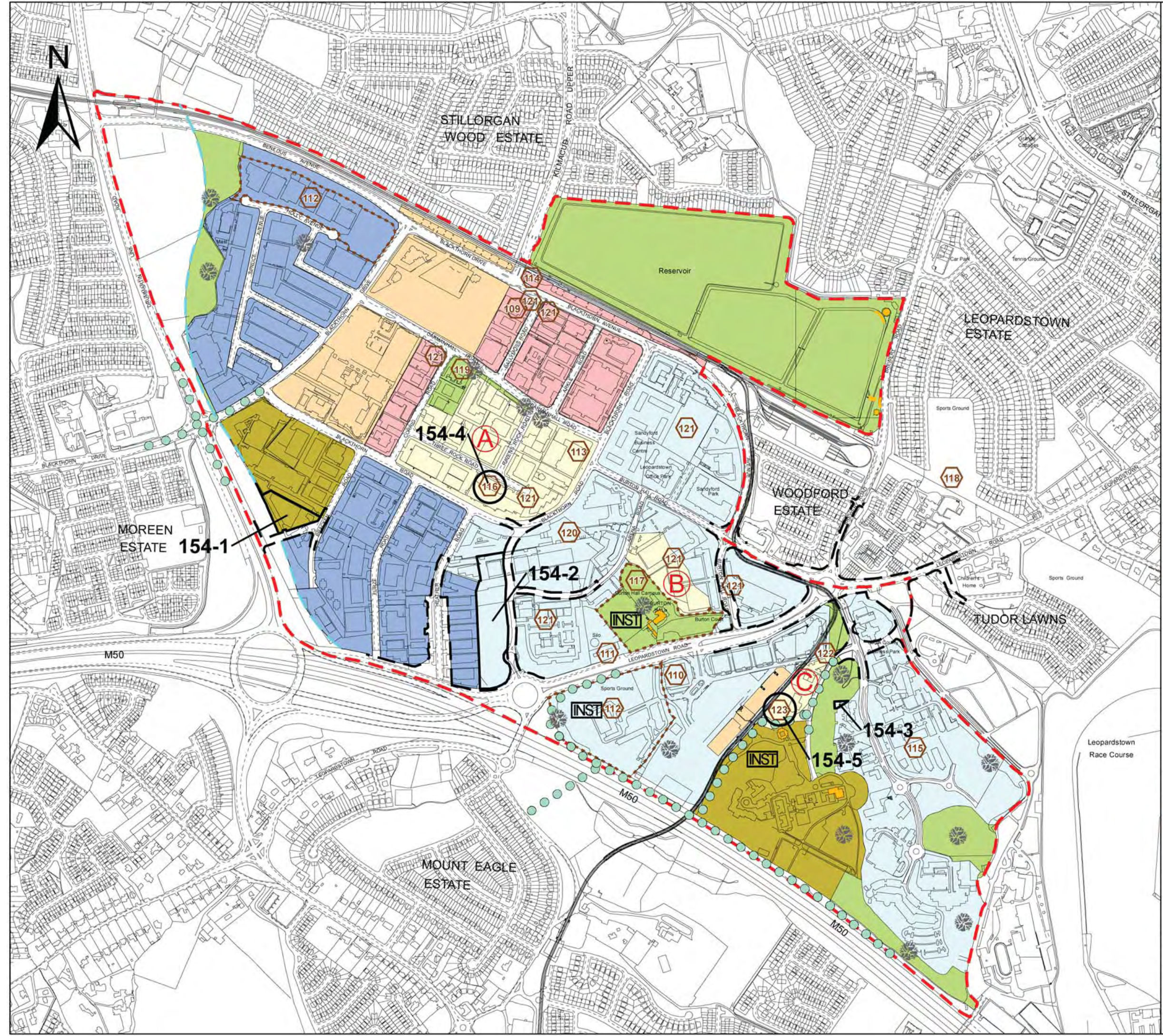
MAP No. 1 LAND USE ZONING

PROPOSED MATERIAL ALTERATIONS MAY 2011

Senior Planner: M. Henchy ICT Design: D. Daly

Prepared By: T. Flanagan Drawn By: A. Ayeni

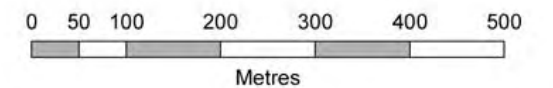
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PROPOSED SANDYFORD URBAN FRAMEWORK PLAN

LEGEND

- PLOT RATIO 1:4
- PLOT RATIO 1:3
- PLOT RATIO 1:2.5
- PLOT RATIO 1:2
- PLOT RATIO 1:1.5
- PLOT RATIO 1:1
- PLOT RATIO 1:0.5
- Residential Density = 175 Units/ Ha
- Residential Density = 150 Units/ Ha
- Residential Density = 120 Units/ Ha
- Residential Density = 95 Units/ Ha
- Residential Density = 70 Units/ Ha
- Residential Density = 55 Units/ Ha
- Hospital/Medical Campus
- 6 Year Road Proposal
- 6 Year Motorway Proposal
- Urban Framework Plan Boundary



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Director of Planning



MAP No. 2 PLOT RATIOS/RESIDENTIAL DENSITIES PROPOSED MATERIAL ALTERATIONS MAY 2011

Senior Planner: M. Henchy

ICT Design: D. Daly

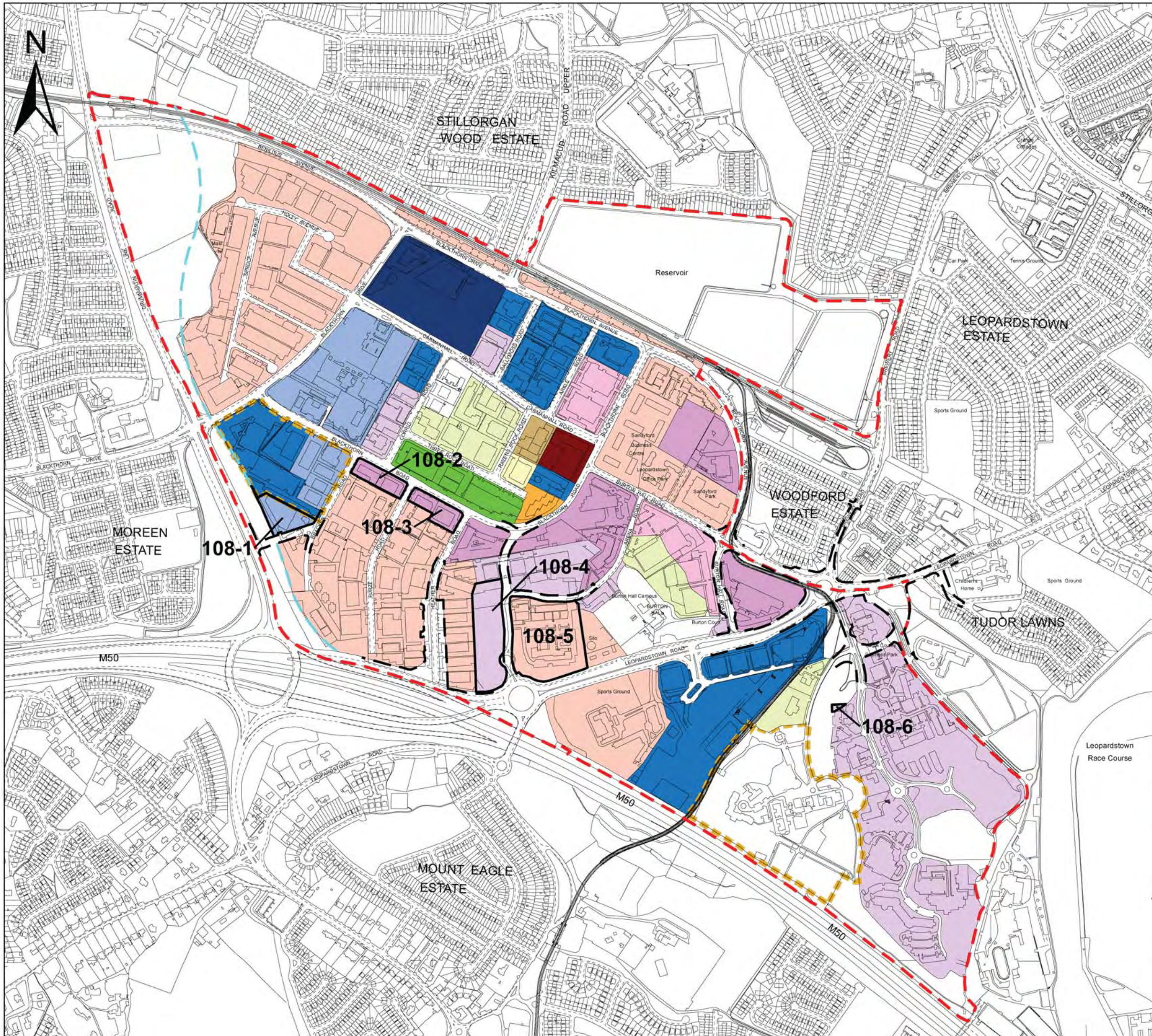
Prepared By: T. Flanagan

Drawn By: A. Ayeni

Date:
December 2010

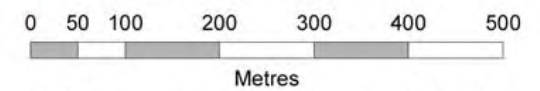
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1:8000
PRINT ON A3 PAPER

Drawing No:
PL - 10 - 108



PROPOSED SANDYFORD URBAN FRAMEWORK PLAN

- LEGEND**
- PROPOSED BUILDING HEIGHT LIMIT**
- 2 Storey Height
 - 2-3 Storey Height
 - 3-5 Storey Height
 - 4 Storey Height
 - 5 Storey Height
 - 6 Storey Height
 - 8 Storey Height
- PERMITTED/DEVELOPED BUILDING HEIGHT LIMIT**
- 1 Storey Height
 - 2 Storey Height
 - 3 Storey Height
 - 4 Storey Height
 - 5 Storey Height
 - 6 Storey Height
 - 7 Storey Height
 - 8 Storey Height
 - 9 Storey Height
 - 2 - 5 Storey Height
 - 3 - 5 Storey Height
 - 4 - 9 Storey Height
 - 5 - 10 Storey Height
 - 5 - 14 Storey Height
 - 6 - 9 Storey Height
 - 7 - 10 Storey Height
 - 10 - 17 Storey Height
- Additional Heights Over Building Height Limit
 - Building to be of Notable Design
 - 6 Year Road Proposal
 - Long Term Road Proposal
 - 6 Year Motorway Proposal
 - Open Space
 - Urban Framework Plan Boundary

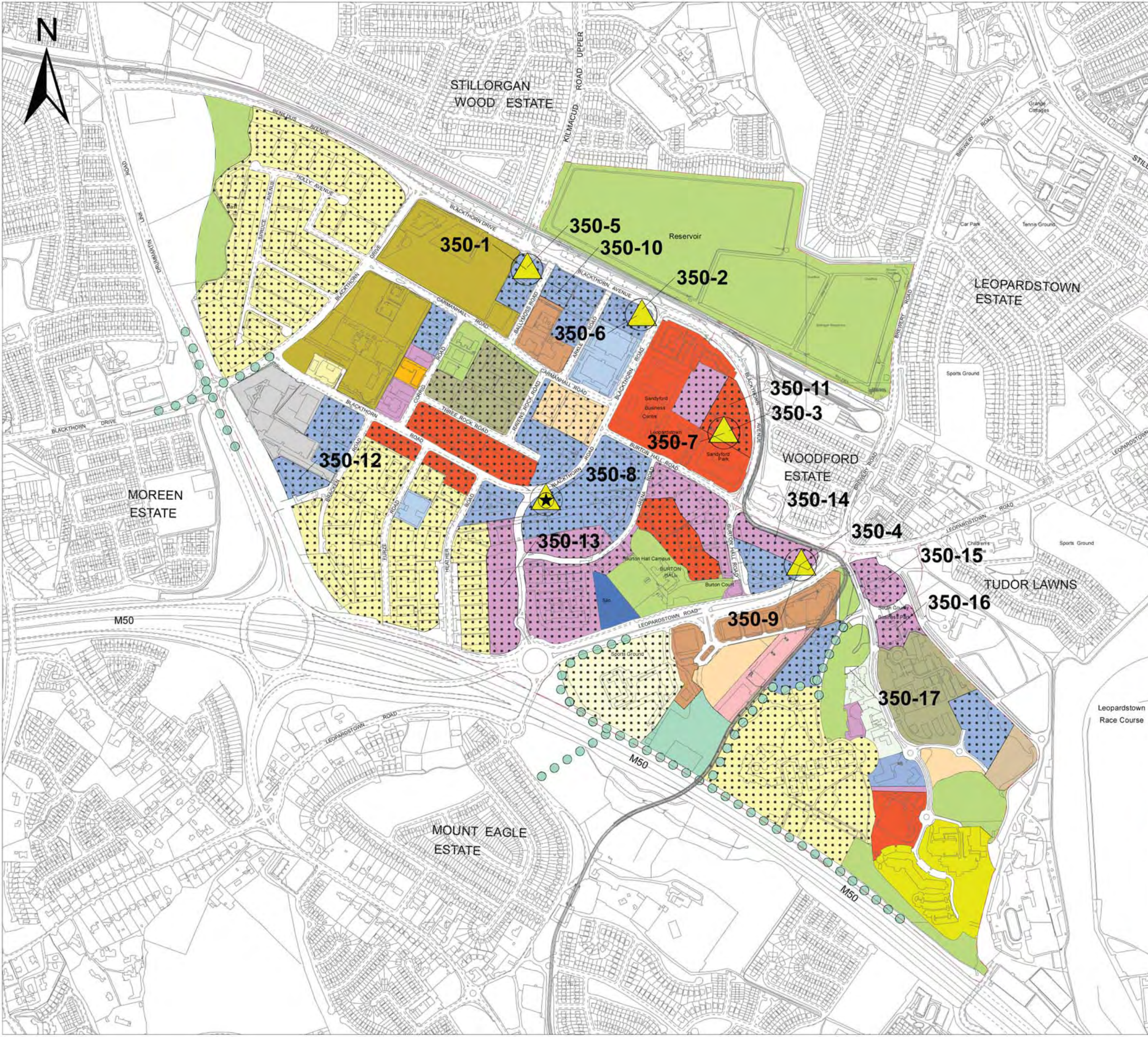


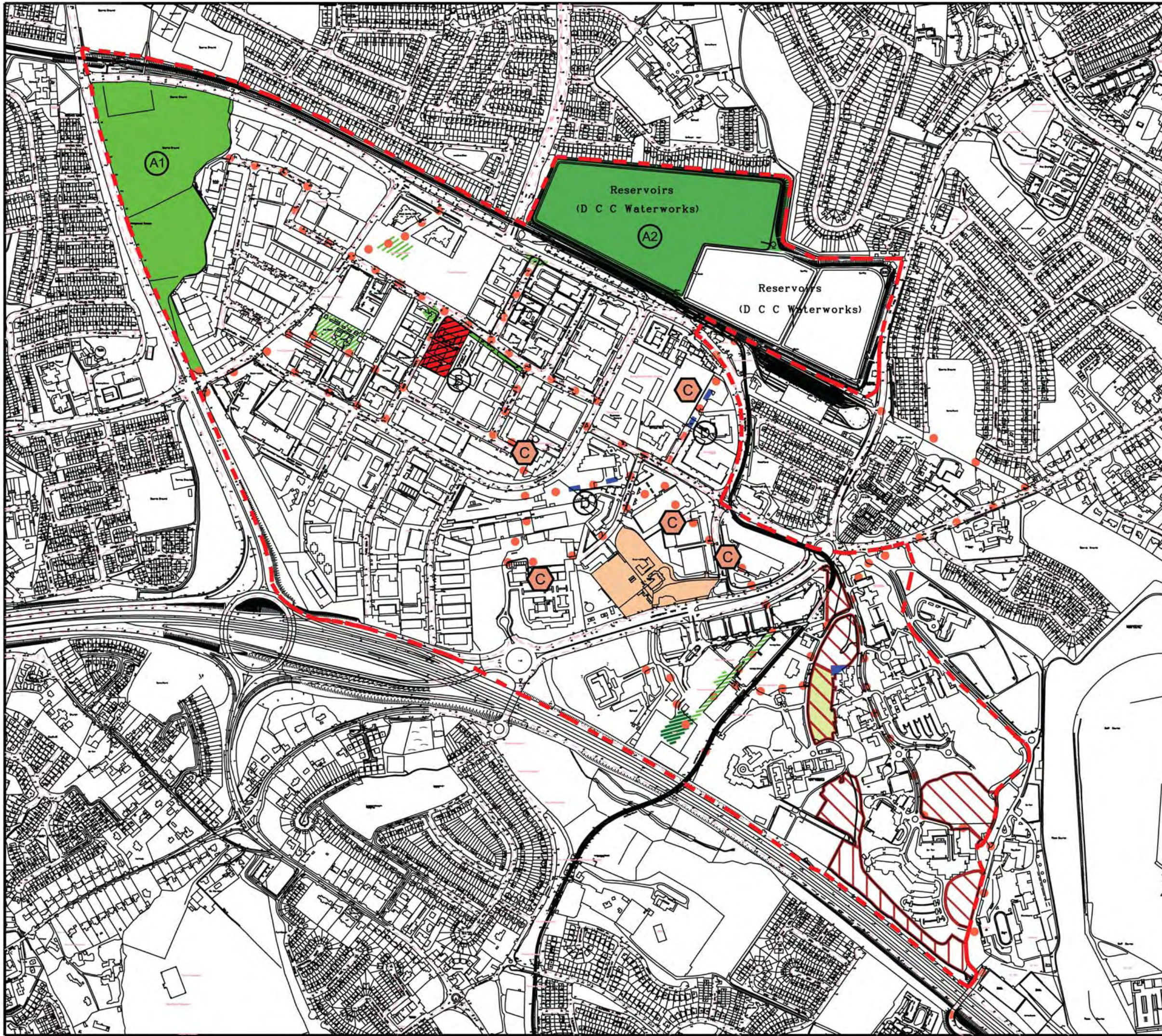
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MAP No. 3
BUILDING HEIGHT
PROPOSED MATERIAL ALTERATIONS MAY 2011

Senior Planner: M. Henchy	ICT Design: D. Daly
Prepared By: T. Flanagan	Drawn By: A. Ayeni
Date: December 2010	Scale: 1:8000 PRINT ON A3 PAPER
Drawing No: PL - 10 - 350	





**PROPOSED SANDYFORD
URBAN FRAMEWORK PLAN**

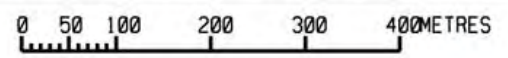
PARKS AMENITY OPEN SPACE PLAN

LEGEND

-  Potential Local Park - Class 1 Open Space
-  Potential Local Park - Class 1 Open Space - Reservoir Lands
-  Town / Civic Park - Class 1 Rezoned to Zoning F
-  Permitted Open Space
-  Urban Plaza
-  Woodlands - Rezoned to Zoning F
-  Woodlands
-  St John of Gods/Burton Hall - Private Lands
-  Pocket Park
-  Possible rehabilitation of culverted stream to an open channel
-  Proposed Green Routes linking Open Spaces via Pedestrian and/or Cycle Routes
-  Urban Framework Plan Boundary
-  Rezoned Lands from F to OE

PROPOSED MATERIAL ALTERATIONS MAY2011

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PARKS AND LANDSCAPE SERVICES, County Hall, San Leighlin, Co. Dubh.
Environment, Culture & Community Department
45 Ranelagh, Dublin 6, Ireland
www.dunlaoghaire-rathdown.ie















**DRAWING No. 10
AMENITY OPEN SPACE**

Prepared By: **BT** Drawn By: **PS**

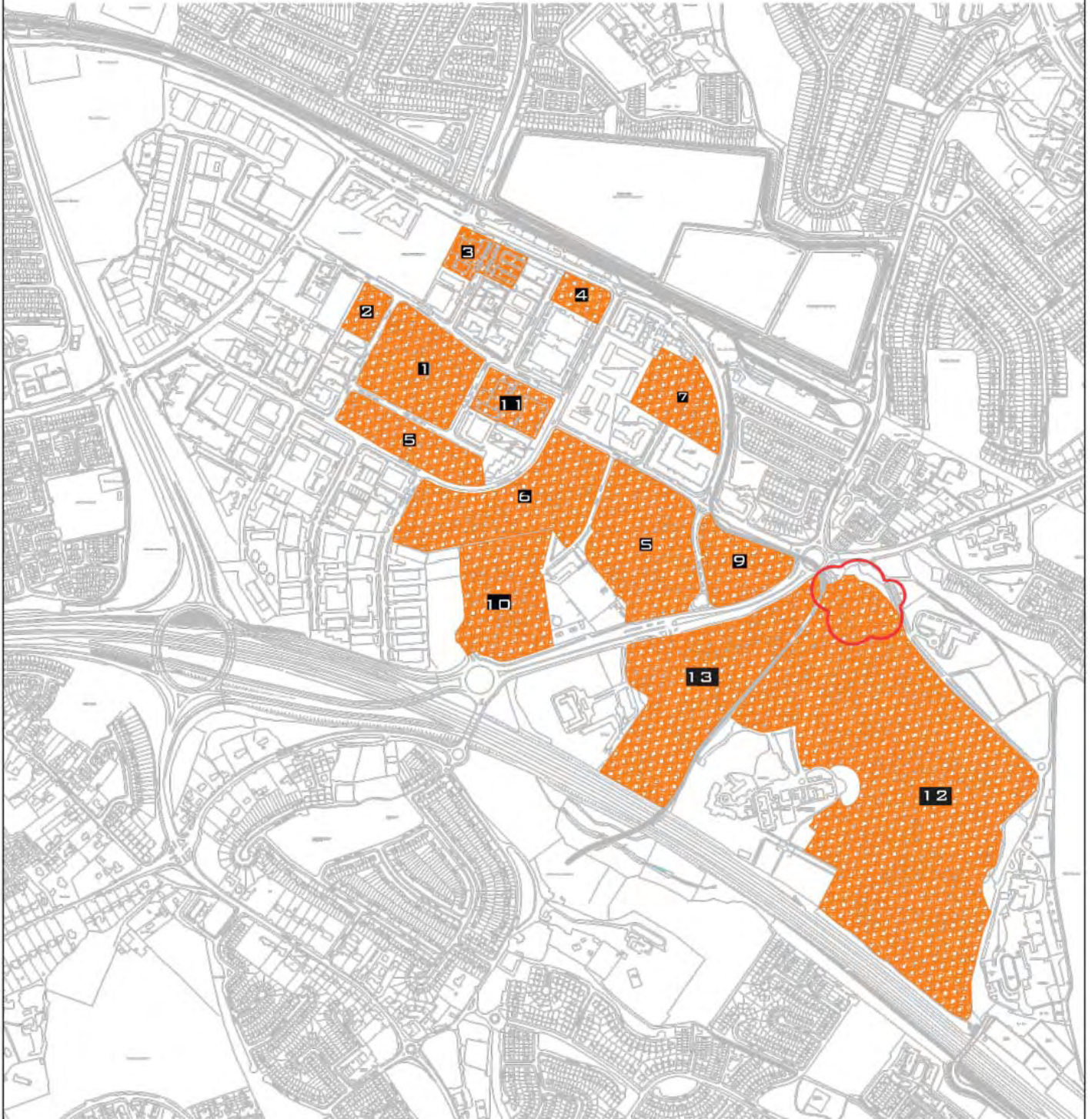
Date: **Dec 2010** Scale: **1 : 8000** Drawing No. **DRP1637**

SANDYFORD URBAN FRAMEWORK PLAN - DRAWING 1 1 - CHARACTER AREAS HIGHLIGHTED



-  COMMERCIAL
-  RESIDENTIAL
-  WAREHOUSE/
INDUSTRIAL
-  EXISTING/
PERMITTED
DEVELOPMENT
-  SCHOOL
-  SHARED
SURFACE
-  OPEN
SPACE
-  WATER
FEATURE
-  LUAS LINE
-  TRANSPORT
INTERCHANGE
-  LUAS
STATION
-  PROPOSED MATERIAL
ALTERATIONS MAY 2011

REFERENCE SITE - DRAWING 14



REFERENCE SITES



PROPOSED MATERIAL ALTERATIONS MAY 2011

