

Kiltiernan-Glenamuck Draft Local Area Plan

**Background Paper:
Community Audit and Sustainable
Neighbourhood Infrastructure Review**

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1. Introduction

This background paper intends to review Sustainable Neighbourhood Infrastructure (SNI) with a specific view to identifying if there is a need to provide additional community facilities within the Kiltiernan – Glenamuck LAP area. This paper will identify all existing facilities located both within the plan area and those that are located within the immediate vicinity of the plan area up to a distance of 1.5km from the LAP boundary. SNI, is defined the County Development Plan 2022-2028 as:

“Sustainable neighbourhood infrastructure includes land or buildings that serve the needs of the local and wider community for social, educational, health, religious, recreational and leisure, community, cultural, and civic needs. These facilities and uses may be provided by public sector bodies, the community themselves or by the private sector. Facilities and services include, but are not limited to – schools, third level education, places of worship, hospitals, health centres/GPs, community centres, youth centres, leisure centres, family resource centres, libraries, church/parish halls, meeting rooms, scout dens, men’s sheds, theatres and civic offices.”

While SNI includes places of worship, education and healthcare facilities, the Council do not provide these facilities, rather their delivery is a matter for other providers, such as the Department of Education or the Health Service Executive. This report is focused only on the potential need for community facilities that could be delivered by dlr. A separate background paper has been prepared on Open Space which incorporates recreation.

2. Existing Facilities

Map 1 set out at the end of this paper identifies the location of existing SNI facilities both within and immediately adjoining (up to 1.5km) the Draft LAP area. The tables in Section 2.1 and 2.2 lists these facilities by type and name. Note: these lists and maps were compiled using the best available data at the time of preparing the report making use of Geo Directory (Talite Eireann) from Q3 2024.

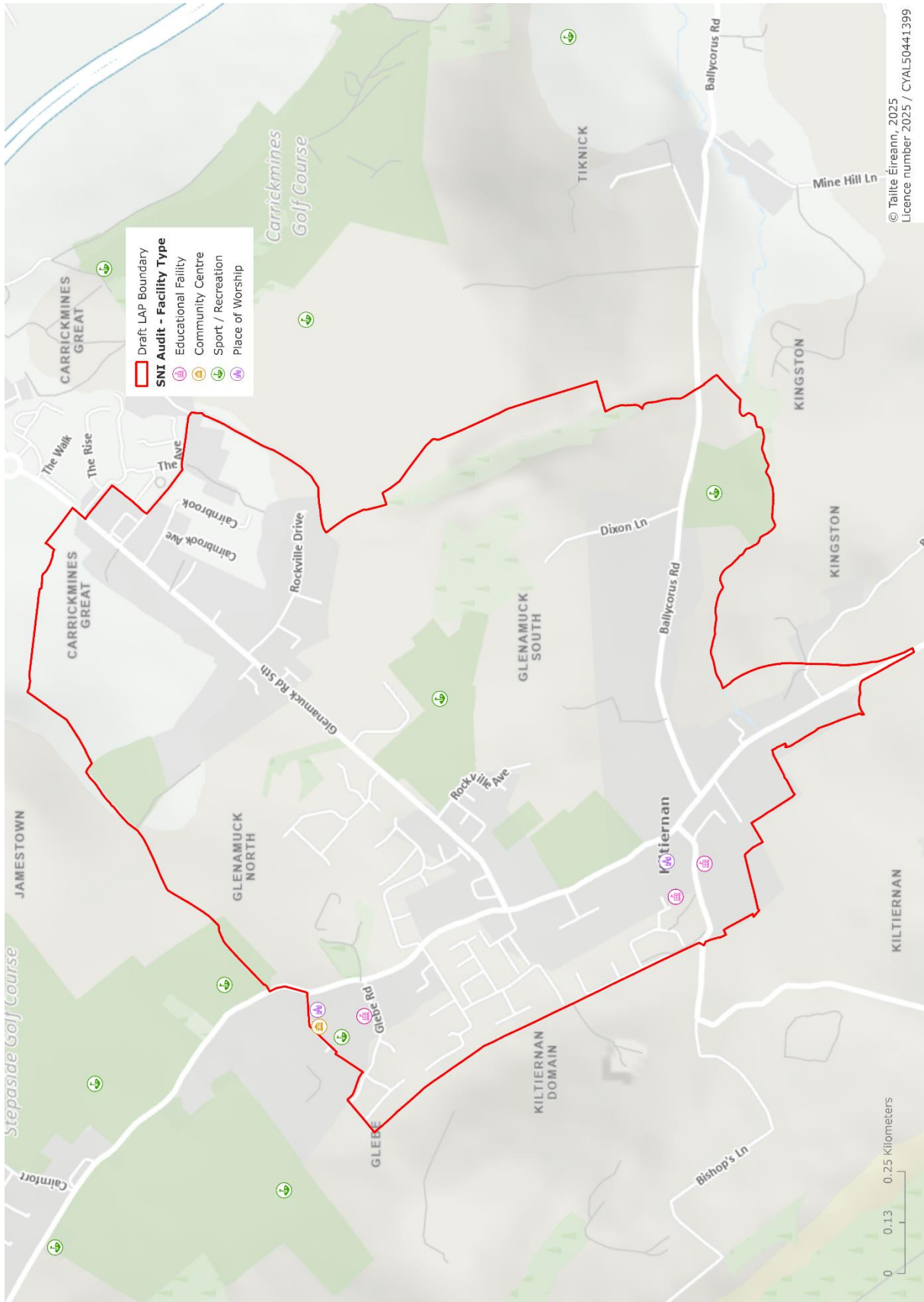
2.1 Facilities within the Draft Plan boundary:

Table 1 sets out a list of existing facilities within the plan area that fall under the umbrella of Sustainable Neighbourhood Infrastructure. Map 1 identifies the location of these existing facilities.

Table 1: SNI facilities within the Draft Plan Boundary

Facility Type	Facility Name:
Place of Worship	Kiltiernan Parish Church
	Our Lady of the Wayside Church
Education	Kiltiernan Church of Ireland National School
	Our Lady of the Wayside National School
	Kiltiernan Adult Education Centre (K.A.E)
Community / civic / cultural	Kiltiernan Parish Centre - permitted under Reg. Ref. D15A/0004 consists of a 643 sqm parish and community hall.
Healthcare	N/A
Recreation	Jackson Park – Wayside Celtic Football Club
	Kiltiernan Parish Lawn Tennis Club
	Old Wesley R.F.C and Lansdowne F.C

Map 1: Location of existing facilities within the Draft LAP boundary



2.2 Existing Facilities within close proximity to the Draft Plan Boundary:

Table 2 sets out a list of existing SNI facilities that are located within 1.5km of the Draft Plan boundary. This distance from the boundary was selected as there may be opportunity, through the provision of active travel / permeability links to walk or cycle to these facilities from the plan area. Map 2 identifies the location of these existing facilities within both the Draft LAP boundary and within 1.5km of the boundary (Note: where there is a cluster of the same facility type in a particular location, these may be illustrated with 1 symbol only on the map).

Table 2: SNI facilities within 1.5km of the Draft Plan Boundary

Facility Type	Facility Name:
Place of Worship	N/A
Education	Gaelscoil Shliabh Rua National School, Ballyogan Road.
	Holy Trinity National School, Glencairn
	Stepaside Educate Together Secondary School, Ballyogan Road
Community / civic / cultural	Samuel Beckett Civic Campus, Ballyogan Road
	White House (Ballyogan) Community Centre
Healthcare	Stepaside Medical, The Village, Stepaside
	HSE Primary Care Centre (Dr Michael O'Brien Family Practice), Leopardstown Valley
	VHI 360 Health Centre, The Park Carrickmines
	Allview Healthcare (Dermatology), The Park Carrickmines
Recreation	Thérapie Fertility, The Park Carrickmines
	De La Salle Palmerston F.C., Enniskerry Road
	Stepaside Golf Centre and Driving Range, Enniskerry Road
	Stepaside Golf Course and dlr all weather pitch, Enniskerry Road
	Jamestown Pitch and Putt, Enniskerry Road
	Carrickmines Golf Course, Golf Lane
	Carrickmines Equestrian Centre, Springfield Lane
	Carrickmines Croquet and Lawn Tennis Club, Glenamuck Road North.

3. Policy Context

The principal policy document in relation to the provision of SNI in dlr is the County Development Plan 2022-2023 (CDP). Chapter 4 of the CDP contains a suite of policy objectives aimed at protecting existing SNI facilities and encouraging and supporting the provision of new facilities. The policy objectives of the CDP align with a series of National Policy Objectives (NPO's) set out in the National Planning Framework and Regional Policy Objectives (RPO's) set out in the Eastern and Midlands Regional Spatial and Economic Strategy.

Table 3: County Development Plan Policy Objectives

Policy Objective	Wording
<p>PHP2: Sustainable Neighbourhood Infrastructure</p>	<p>It is a Policy Objective to:</p> <ul style="list-style-type: none"> • Protect and improve existing sustainable neighbourhood infrastructure as appropriate. • Facilitate the provision of new sustainable neighbourhood infrastructure that is accessible and inclusive for a range of users consistent with RPO 9.13 and RPO 9.14 of the RSES. • Encourage the provision of multi-functional facilities, space and lands in the delivery and/or improvement of sustainable neighbourhood infrastructure.
<p>PHP3: Planning for Sustainable Communities</p>	<p>It is a Policy Objective to:</p> <ul style="list-style-type: none"> • Plan for communities in accordance with the aims, objectives and principles of 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual – A Best Practice Guide' and any amendment thereof. • Ensure that an appropriate level of supporting neighbourhood infrastructure is provided or that lands are reserved for Sustainable Neighbourhood Infrastructure (SNI), in conjunction with, and as an integral component of, residential development in new residential communities as identified in the Core Strategy (see Figure 2.9, Chapter 2). • Identify, provide and/or improve (as appropriate) supporting sustainable neighbourhood infrastructure in tandem with residential development in renewal/ redevelopment areas and existing residential neighbourhoods. • Create healthy and attractive places to live consistent with NPO 4 of the NPF and RPO 9.10 of the RSES.
<p>PHP4: Villages and Neighbourhoods</p>	<p>It is a Policy Objective to:</p> <ul style="list-style-type: none"> • Implement a strategy for residential development based on a concept of sustainable urban villages. • Promote and facilitate the provision of '10-minute' neighbourhoods.
<p>PHP5: Community Facilities</p>	<p>It is a Policy Objective to:</p> <ul style="list-style-type: none"> • Support the development, improvement and provision of a wide range of community facilities throughout the County where required. • Facilitate and support the preparation of a countywide Community Strategy.

Policy Objective	Wording
PHP7: Schools	It is a Policy Objective to protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the County.
PHP9: Health Care Facilities	It is a Policy Objective to: <ul style="list-style-type: none"> • Support the Health Service Executive and other statutory and voluntary agencies in the provision and/or improvement of appropriate healthcare facilities – including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities. • Encourage the integration of appropriate healthcare facilities within new and existing communities.

4. SNI Requirements for KGLAP:

4.1 Community Requirements:

As per Policy Objective PHP5: 'Community Facilities' in the CDP, the Council have engaged a consultant to prepare a Countywide Community and Culture Infrastructure Audit Report. The aim of this community audit is to carry out a review of existing dlr community facilities and identify where there are gaps in community provision across the County. The emerging audit identifies a need for community facilities based upon population projections and the capacity of existing dlr facilities.

The population projected for the KGLAP lands, based upon the projected 2,015 residential yield in the County Development Plan 2022-2028 Core Strategy and an uplift in arising from density parameters in the Sustainable and Compact Settlements, 2024, could range from c.5,000 to c.6,000 persons. These figures are detailed in the Demographics and Housing Background paper.

Based upon the projected population of the KGLAP the emerging dlr community audit, it is considered that 2 community facilities in the region of 700sq.m may be required to serve the area. However, as KGLAP is already served by 1 (non-dlr) community facility with a total floor area of 643 sq.m. it is reasonable to expect that **one additional neighbourhood level community facility would be required** to serve the future population of the plan area.

It is noted that planning permission has been secured under Reg. Ref. [D23A/0616](#) for a mixed used residential scheme that incorporates the partial development of the neighbourhood centre lands. This permitted development includes a new community facility with a total floor area of 332 sq.m.

Condition No.3. b) of the permitted development states:

"The proposed non-residential uses surrounding the Village square shall be built out and made available for rent/purchase prior to the sale, letting, or occupation of more than 50% of the dwellings permitted under this permission.

REASON: To ensure delivery of these important permeability links in a timely fashion".

The permitted community facility is one such non-residential use surrounding the village square.

As a community facility has already been permitted it is considered reasonable to include an objective within the KGLAP to provide a facility of a similar scale within the lands zoned 'Neighbourhood Centre' (NC).

4.2 Education and Health Requirements

In its submission at pre-draft stage, the Department of Education noted that the increase in homes and the corresponding population increase will have a significant impact on school demand at both primary and post-primary level in both the immediate and surrounding areas. While the submission refers to a post primary level school, it is noted that the Ballyogan and Environs Local Area Plan (BELAP), that immediately adjoins the Draft KGLAP, makes provision for both primary and post primary schools within Policy BELAP COM4. The BELAP states that, "the Department advised that in addition to the current schools provision and the post-primary school for which permission has been sought , and on the basis of the population projections provided by dlr, that one additional post-primary school and potentially up to three additional primary schools would be needed."

Given the policy to provide primary and post primary schools within the BELAP area and the proximity of the Draft Plan area to BELAP, it is considered that an additional post-primary school within the Draft Plan area may not be required. While the council is not responsible for the delivery of education, the Department of Education has advised that 2no. 24 classroom primary schools are required to serve the Draft Plan area.

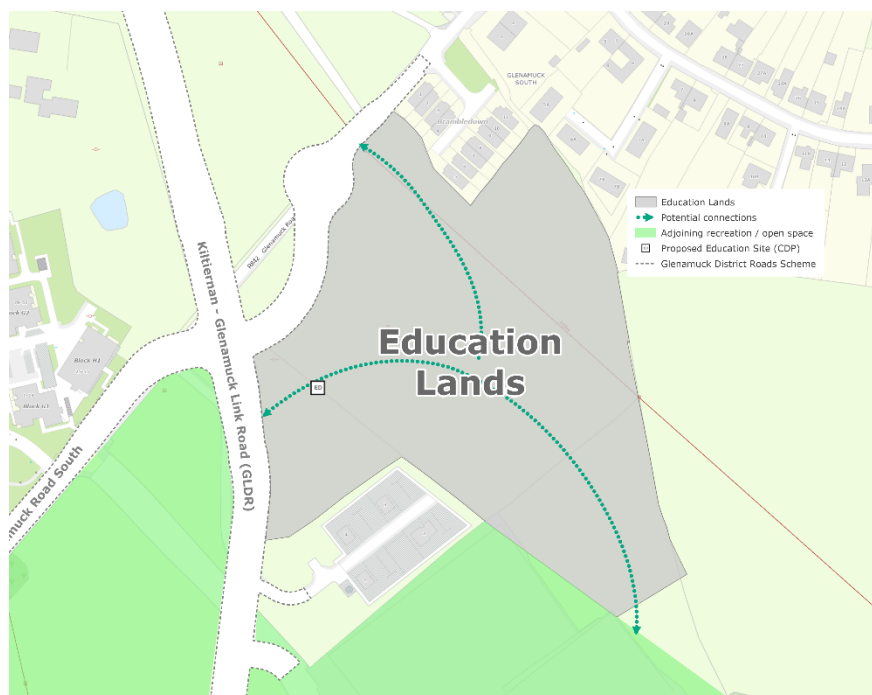
In order to facilitate the future delivery of these schools by the Department of Education, a site should be reserved within the KGLAP area and a policy / objective applied in support of these new facilities.

As set out in Policy Objective PHP7: 'Schools' in Chapter 4 and Map 9 of the County Development Plan 2022-2028, a future school site has been identified within the Draft Plan area. The lands subject of the 'ED' objective ('Proposed Education Site') on Map 9 of the County Development Plan are zoned Objective 'B' – 'To protect and improve rural amenity and to provide for the development of agriculture'. 'Education' use is open for consideration under the land use zoning objective 'B'.

The area subject to the 'ED' objective is centrally located within the KGLAP area, is adjacent to an existing bus route on Glenamuck Road South and a future bus gate close to the junction of the future Glenamuck Link Distributor Road (GLDR). The lands are also close to the existing recreational facilities at Jackson Park.

A site of approximately 3 - 4 hectares could be reserved for the provision of educational facilities within the lands zoned Objective B, around the 'ED' objective on Map 9 of the County Development Plan. These lands, if extended to and/or with a link to Jackson Park, would benefit from synergies with adjoining recreational facilities and would have access onto a calmed Glenamuck Road (See Map 3 for the recommended extent of lands to be reserved for schools).

Map 3: Extent of lands around the 'ED' objective to be reserved for new schools



The Health Service Executive have noted that there is an existing primary healthcare facility in close proximity to KGLAP within the Leopardstown Valley shopping centre. There is no explicit requirement for a new primary health facility within KGLAP. It is, however, considered reasonable to include a policy or objective that supports the provision of a health facility should the need arise in the future.

5. Policy Recommendations for the Draft LAP

5.1 Community Facilities

It is recommended that policies supporting the provision of SNI facilities in accordance with the Policy Objectives of the County Development Plan should be included in the Draft LAP, similar to policies DLAP7 and DLAP8 set out in Chapter 3 of the Dundrum Local Area Plan, 2023. In addition to these policies, specific objectives should be included to safeguard the provision of a new community facility as detailed in Section 4.1.

Policy / Objective	Text
<p>Provision of SNI uses and delivery of the ten-minute neighbourhood</p>	<p>It is a policy to support the delivery of sufficient SNI uses including community and educational uses that will be required to ensure sustainable living - in line with the ten minute neighbourhood concept - for existing and future residents of the Draft Kiltiernan-Glenamuck LAP area, in accordance with Policy Objectives PHP1, PHP2, PHP3 and PHP4 in the County Development Plan 2022-2028.</p>
<p>Co-location of Community Facilities</p>	<p>It is policy to encourage the co-location of existing and future sustainable neighbourhood facilities including community centres, schools, childcare facilities, healthcare services and also colocation of playgrounds and amenity spaces in accordance with Policy Objective</p>

	PHP5 in the County Development Plan 20222028. Such an approach may enable the sharing of facilities such as car and cycle parking.
New Community Facility	<p>To provide for a new purpose-built community facility with a floor area of not less than 300sq.m. within lands zoned 'NC' – "To protect, provide for and-or improve mixed-use neighbourhood centre facilities" generally in accordance with the location identified in figure 4.3. The requirements of dlr Community Section shall be ascertained and agreed upon as early as possible in the design process to ensure that the future needs of the area are addressed in an appropriate manner. Objective SNI2 – Community Facility Requirements: A new community facility in accordance with Objective SNI1 shall:</p> <ul style="list-style-type: none"> • Be constructed in tandem with any residential development forming part of the overall site development framework. • Be completed to a standard to the satisfaction of dlr Community Section. • Be completed prior to the occupation of 50% of any residential property within the subject site or as otherwise agreed by dlr Community Section.

5.2 Education and Health Facilities

It is recommended that policies supporting the provision of new schools and healthcare facilities in accordance with the Policy Objectives of the County Development Plan should be included in the Draft LAP, similar to policies DLAP9, Objective P1 and Policy DLAP11 set out in Chapter 3 of the Dundrum Local Area Plan, 2023.

Policy / Objective	Text
School Facilities	It is a policy to promote and support – in line with Policy Objective PHP7 of the CDP - the use and access to school facilities including assembly halls, sporting and recreation facilities within school grounds outside of school teaching hours, at weekends and during school holidays by the wider community in order to augment the level of meeting space and sporting and recreational facilities available within the Draft KGLAP area.
Future School Provision	To continue to liaise with the Department of Education to assess the needs for educational facilities, in particular the possible need to provide a secondary school for the broader area given the extent of development in the wider area, including Stepside/Ballyogan.
Education Facilities	<p>It is an objective:</p> <p>To retain and/or improve existing education provision within the Draft KGLAP.</p> <p>To reserve lands for future education use within the Central Parkland Character Area as identified in figure 4.2.</p> <p>To promote the use of urban typologies in the design of any education facilities.</p> <p>Encourage linkages from any education facility into adjoining green space to maximize permeability to and across education lands.</p>

Healthcare

It is policy to support and facilitate the provision of healthcare facilities including the provision of primary care facilities within lands zoned 'NC'-'To protect, provide for and-or improve mixed use neighbourhood centre facilities'.

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