



Local Area Plan

December 2012



**“A village with a strong sense of identity ... good quality of life ... integration between existing and new developments ... a network of walkable streets ... pedestrian and cyclist paths ... a beautiful village ... quality useful spaces ... rich history and heritage ... burgage plot field system; archaeology, protected structures and historic monuments ... character.”**

## Contents

<b>1.0</b>	<b>Executive Summary.....</b>	<b>4</b>
<b>2.0</b>	<b>Introduction.....</b>	<b>5</b>
2.1	Background	
2.2	What is a Local Area Plan?	
2.3	Rationale for Review of Newcastle Lyons – Local Area Plan (2003) & Boundary of Revised Plan Lands	
2.4	Environmental Assessments	
2.5	Public Consultation	
2.6	Planning Status and Period of Local Area Plan	
2.7	Vision, Plan Objectives & Settlement Statement	
<b>3.0</b>	<b>Development and Population Analysis.....</b>	<b>8</b>
3.1	Description of Modern Development around Village	
3.2	Newcastle - Lyons Local Area Plan, 2003	
3.3	Newcastle North Village Centre Action Area Plan for Residentially Zoned Lands, 2007	
3.4	Development Plan Zoning of Plan Lands	
3.5	Development Status of Plan Lands	
3.6	Residential Development and Density	
3.7	Commercial and Community Floorspace	
3.8	Population & Housing Statistics	
3.9	Schools	
3.10	Movement	
3.11	Building Heights	
3.12	SCOT Analysis	
<b>4.0</b>	<b>Existing Green Infrastructure.....</b>	<b>18</b>
4.1	Introduction	
4.2	Built Heritage	
4.3	Natural Heritage	
4.4	Water Management and Flood Risk	
<b>5.0</b>	<b>The Strategy.....</b>	<b>24</b>
5.1	Policy and Strategic Context	
5.2	Strategy Outline	
5.3	Green Infrastructure Strategy	
5.4	Accessibility and Movement Strategy	
5.5	Land Use and Density Strategy	
5.6	Built Form Strategy	
<b>6.0</b>	<b>Neighbourhood.....</b>	<b>43</b>
6.1	Introduction	
6.2	Neighbourhood 1: Main Street (East)	
6.3	Neighbourhood 1: Main Street (West)	
6.4	Neighbourhood 2: Sean Feirm	
6.5	Neighbourhood 3: Burgage North	
6.6	Neighbourhood 4: Burgage South	
6.7	Neighbourhood 5: Taobh Chnoic	
6.8	Neighbourhood 6: Ballynakelly West	
6.9	Neighbourhood 7: Aylmer	
6.10	Neighbourhood 8: Peamount	
6.11	Neighbourhood 9: Ballynakelly Cottages	
6.12	Neighbourhood 10: Ballynakelly/Newcastle Manor	
<b>7.0</b>	<b>Standards and Design Criteria.....</b>	<b>65</b>
7.1	Urban Design Criteria	
7.2	Standards	
<b>8.0</b>	<b>Phasing.....</b>	<b>73</b>
8.1	Phase One	
8.2	Phase Two	
8.3	Phase Three	
8.4	Phase Four	
8.5	Phase Five	
<b>Appendix</b>		
Appendix 1: Policy and Strategic Context		
Appendix 2: Protected Structures and Recorded Sites and Monuments		
Appendix 3: Street Design Cross Sections and Typologies		
Appendix 4: SEA Statement		

## Newcastle Local Area Plan December 2012

This proposed Local Area Plan was prepared under the direction of Frank Nevin, Director of Development, Economic and Transport Planning by the following staff:

### Local Area Plan Project Team:-

Paul Hogan..... Senior Planner  
Dara Larkin.....Senior Executive Planner  
Jason Taylor.....Urban Designer  
Tracy McGibbon.....Executive Planner  
James Phelan.....Executive Planner  
Padraic Larkin.....Chief Technician

### Additional Input:-

Jim Johnson.....Senior Executive Planner  
Tom Moyne.....Senior Engineer (Drainage)  
Irenie McLoughlin.....Conservation Officer  
Rosaleen Dwyer.....Heritage Officer (AA)  
Michael Hannon.....Senior Executive Parks Superintendent  
Nicola Conlon.....Executive Planner (SEA)  
Colin Bolger.....Executive Technician (Drawing)  
John Lockhart.....Executive Technician (Drawing)  
Padraig Clarke.....Technician Grade 1 (Drawing)  
David McIntyre.....Technician Grade 1 (Drawing)  
Muirne Lyons.....Archaeologist (HAA)  
Siobhan McDermott.....Archaeologist (HAA)  
Noel Dunne.....Senior Executive Technician (Drainage)  
Selina Bonnie.....Disability Liaison / Access & Equality Officer  
Helena Fallon.....Senior Executive Engineer (Roads)



## 1.0 Executive Summary

**Need for this Plan:** A new Local Area Plan is required for Newcastle, Co. Dublin for the following reasons:

- The Newcastle-Lyons Local Area Plan (2003) has expired;
- Extensive development has taken place in Newcastle in the last ten years but community infrastructure, particularly school provision, has not kept apace;
- There remain large amounts of undeveloped lands zoned for development (circa 46.7 Hectares) of which circa 16.6 hectares are subject to planning permissions for residential development that have either not commenced or have ceased construction;
- The need to retain the unique heritage and character of Newcastle Village.

**The Strategy:** The Strategy of this Local Area Plan is to update the framework and objectives of the 2003 Plan in a manner that fully incorporates existing historical features and the Village's rich biodiversity including Protected Structures, Recorded Monuments and burgage hedgerows within a contemporary built environment. The Strategy sensitively reflects the historical character of the Village and accommodates land uses and densities that are conducive to a settlement with a strong sense of identity and comprises well connected neighbourhoods that have direct access to a village core.

The Strategy is laid out under four headings:

### 1. Green Infrastructure

The Green Infrastructure Strategy will direct the protection and enhancement of the natural and built heritage; the conservation and enhancement of biodiversity; the provision of accessible parks, open spaces and recreational facilities; the sustainable management of water incorporating SUDS features; and the maintenance of sensitive landscapes.

### 2. Accessibility and Movement

The Accessibility and Movement Strategy seeks to reinstate Main Street as the backbone of movement for the Village and to supplement such with a choice of alternative routes for pedestrians, cyclists and vehicles in a manner that links each neighbourhoods directly with the Village Core and with each other either directly or indirectly.

### 3. Land Use and Density

The Land Use and Density Strategy will direct land uses and densities within three revised Character Areas (The Village Core, The Village Expansion Area and The Settlement Edge) in a manner that is sensitive to the historic importance and character of the Village and its hinterland.

### 4. Built Form

The Built Form Strategy will direct the layout of development into a network of village streets, blocks and plots that are sensitive to the Village's historic setting and cultural importance whilst introducing contemporary structures that are responsive to their surroundings.

**Neighbourhoods:** The three Character Areas revised and detailed under this Plan's Land-Use and Density Strategy are further broken up into a series of distinct neighbourhoods with their own tangible identity. The planned development of neighbourhoods will help ensure that areas can be developed in a manner that is in keeping with the varying

Character Areas and landscape contexts in and around Newcastle Village while responding to built and natural features that are of heritage value. Each neighbourhood provides a development framework together with specific objectives. Each framework is accompanied by an indicative layout that illustrates how the development could look if carried out fully in accordance with the framework. Specific objectives and the neighbourhood frameworks should be viewed in conjunction with the Strategy and Standards sections of this Local Area Plan.

### Phasing

The Phasing Strategy sets out to avoid a further shortage of community facilities and amenities for residential communities and to ensure that such facilities and amenities are provided in a timely manner rather than at the latter stages of residential development or after such development has taken place.

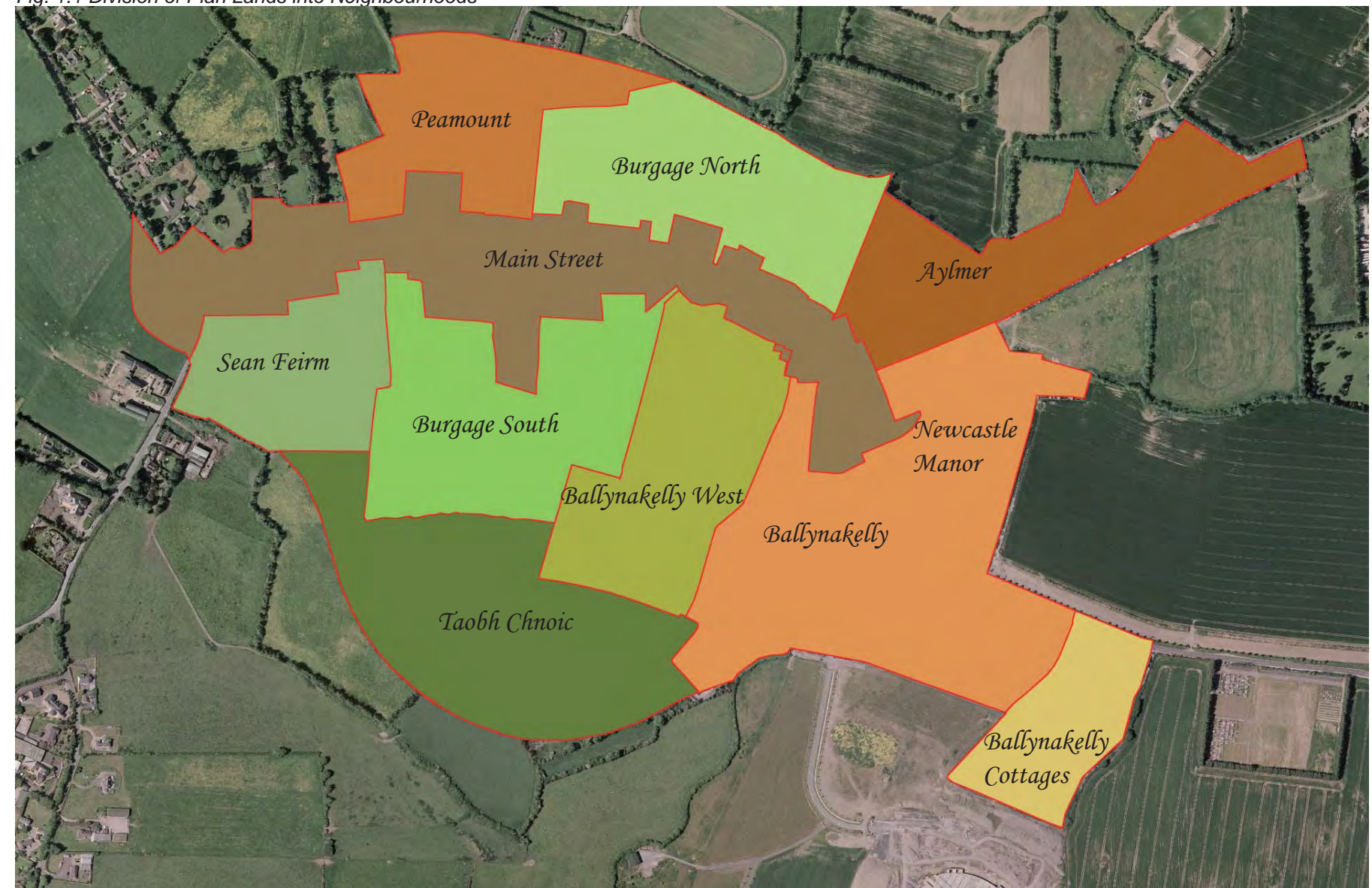
With the exception of proposals on lands that benefit from existing permissions and comply with all aspects of this revised Local Area Plan, no further residential development will be permitted until such time as

the existing school along Main Street is extended or redeveloped and is open for the intake of pupils or until such time as a second primary school is completed on another site within the Plan Lands and is open for the intake of pupils.

Further phases of development will not be permitted until such time as key outcomes that include the provision of required parkland and community facilities and connections between neighbourhoods have been achieved.

It is envisaged that circa 855 homes would be constructed if all undeveloped lands within the Plan Lands, including lands subject to extant permissions, were to be developed in accordance with the standards contained within this Plan. The number of dwellings would increase to 1,098 if existing planning permissions for residential development on lands subject to extant permissions were fully constructed and the remaining undeveloped lands were developed in accordance with this Plan.

Fig. 1.1 Division of Plan Lands into Neighbourhoods



## 2.0 Introduction

### 2.1 Background

The Village of Newcastle, County Dublin, has undergone considerable change over the last fifteen years. Extensive residential and employment development, particularly at the eastern edge of Newcastle, has transformed the area from a rural village to a developing village with suburban characteristics.

The current economic climate has had an impact on the development of the Village. This is reflected by the extensive quantum of zoned and serviced lands that remain undeveloped in Newcastle and the extent of development that is permitted and yet to commence, which is particularly evident from the partially completed Ballynakelly development at the south-eastern side of the Village.

The slowdown in pace of development creates an opportunity to review the Newcastle – Lyons Local Area Plan that was adopted in 2003 in a manner that reflects the current economic climate and market forces and addresses the legacy of the 2003 Plan.

### 2.2 What is a Local Area Plan?

A Local Area Plan is a statutory document prepared by the Planning Authority in accordance with the requirements of Sections 18, 19 and 20 of the Planning and Development Act, 2000 (as amended). A Local Area Plan consists of a written statement and plans that must be consistent with the objectives of the County Development Plan, its core strategy, and any regional planning guidelines that apply to the area of the Plan.

Section 18(1) of the Planning and Development Act states that a planning authority may at any time, and for any particular area within its functional area, prepare a Local Area Plan in respect of that area.

Once adopted by the members of the Council, the Planning Authority and An Bord Pleanála must have regard to a Local Area Plan when determining planning applications in the area covered by the Plan.

### 2.3 Rationale for Review of Newcastle Lyons – Local Area Plan (2003) & Boundary of Revised Plan Lands

Figure 2.1 opposite details the extent of the Plan Lands (outlined in red) to which this Local Area Plan relates. The Plan Lands were largely identified for the preparation of a revised Plan on the basis of:

- The expiration of the Newcastle-Lyons Local Area Plan (2003) and the intention of South Dublin County Council to continue its programme of preparing Local Area Plans in accordance with of the *South Dublin County Council Development Plan, 2010 – 2016*.
- The boundary of the lands zoned in Newcastle under the current County Development Plan (2010 – 2016) for residential development (Objective A, Objective A1), local centre development (Objective LC) and open space and recreational amenities (Objective F).
- The substantial extent of lands that remain undeveloped including circa 33 hectares of lands zoned for new residential communities (Objective A1), circa 8 hectares of lands zoned for local centre facilities (Objective LC) and circa 6 hectares of lands for open space and recreational amenities (Objective F).
- The opportunities presented by the existence of circa 11 hectares of A1 zoned lands that are subject to extant permissions for residential development that have either ceased construction or have not commenced.

- The substantial development that has recently occurred around Newcastle in a manner where community, education and recreational facilities has not kept pace with residential development.
- The need to address the challenges presented in the development of an historic village such as Newcastle that has a unique built and natural heritage with potential biodiversity value and includes historic surviving elements in the form of a relatively intact burgage plot field system, an area of archaeology potential, numerous protected structures and historic monuments.
- The need to ensure that any further development retains as much of the Village's character as possible and sensitively addresses the contrast between existing and new development granted prior to and after the adoption of the *Newcastle – Lyons Local Area Plan, 2003*.

### 2.4 Environmental Assessments

The Plan Lands include areas that are potentially sensitive in terms of biodiversity and conservation. The Planning Authority is of the opinion that this Local Area Plan would be likely to have significant effects on the environment. An Environmental Report and Appropriate Assessment Screening have therefore been undertaken as part of the production of this Local Area Plan and are available as separate documents.

Fig. 2.1 Boundary of Plan Lands



Source: Ordnance Survey Ireland & South Dublin County Council

## 2.5 Public Consultation

A comprehensive pre-draft public consultation programme in preparation for a Draft Local Area Plan for Newcastle Village was undertaken by South Dublin County Council between January and February 2012. Taking the pre-draft submissions into consideration, a Draft Newcastle Local Area Plan was prepared and then placed on public display between July and September 2012. The consultation programme on the Draft Plan, which invited submissions/observations and included details on public information days, can be summarised as follows:

- Notification was placed in the Clondalkin Gazette.
- A press release was issued to local and national press.
- Letters were distributed together with information leaflets.
- Leaflets were delivered to approximately 1,850 homes and businesses in the village of Newcastle and Greenogue Industrial Estate.
- Notification was placed on the South Dublin County Council website together with (inter alia) a copy of the Draft Local Area Plan.
- Four public information days were held and attended by Council staff in St. Finian's Community Hall on Main Street in Newcastle.
- Posters were placed in The Village Store and the window of Saint Finian's Community Hall on Main Street in Newcastle.
- Information boards on the Draft Local Area Plan were displayed with leaflets in County Hall Tallaght, Clondalkin Civic Offices, County Library Tallaght and in St. Finian's Community Hall Newcastle together with hard copies of (inter alia) the Draft Local Area Plan.
- Council staff were made available to answer queries at County Hall, Tallaght.

Further details on the draft and pre-draft public consultation programmes are available in the *Newcastle Local Area Plan 2012 - Manager's Report on Submissions Received During Pre-Plan Consultation Programme* (April 2012) and the *Newcastle Local Area Plan 2012 - Manager's Report on Submissions Received During Draft Plan Consultation Programme* (October 2012) respectively.

## 2.6 Planning Status and Period of Local Area Plan

This Local Area Plan relates to lands that were the subject of the *Newcastle – Lyons Local Area Plan* (2003) and the *Newcastle North Village Centre Action Area Plan* (2007) and will supersede those previous plans, if adopted.

In the event that any significant development that was permitted prior to the adoption of this Local Area Plan is commenced on the Plan Lands, planning applications for subsequent surrounding development affected by such development shall, in consultation with the Planning Authority, be designed to reflect the criteria, objectives and standards of this Local Area Plan.

Extensions of duration of permission for planning applications granted prior to the adoption of this proposed Local Area Plan should only be granted by the Planning Authority in circumstances where such development is consistent with the objectives and the frameworks/plans contained within this Local Area Plan.

A Local Area Plan shall have effect 4 weeks from the day that it is made by the Council. This Local Area Plan will remain in force for a period of 6 years from the 7<sup>th</sup> of December 2012 unless extended by a further period in accordance with planning and development legislation.

Fig. 2.2 Front Cover of Pre-Plan Consultation Leaflet

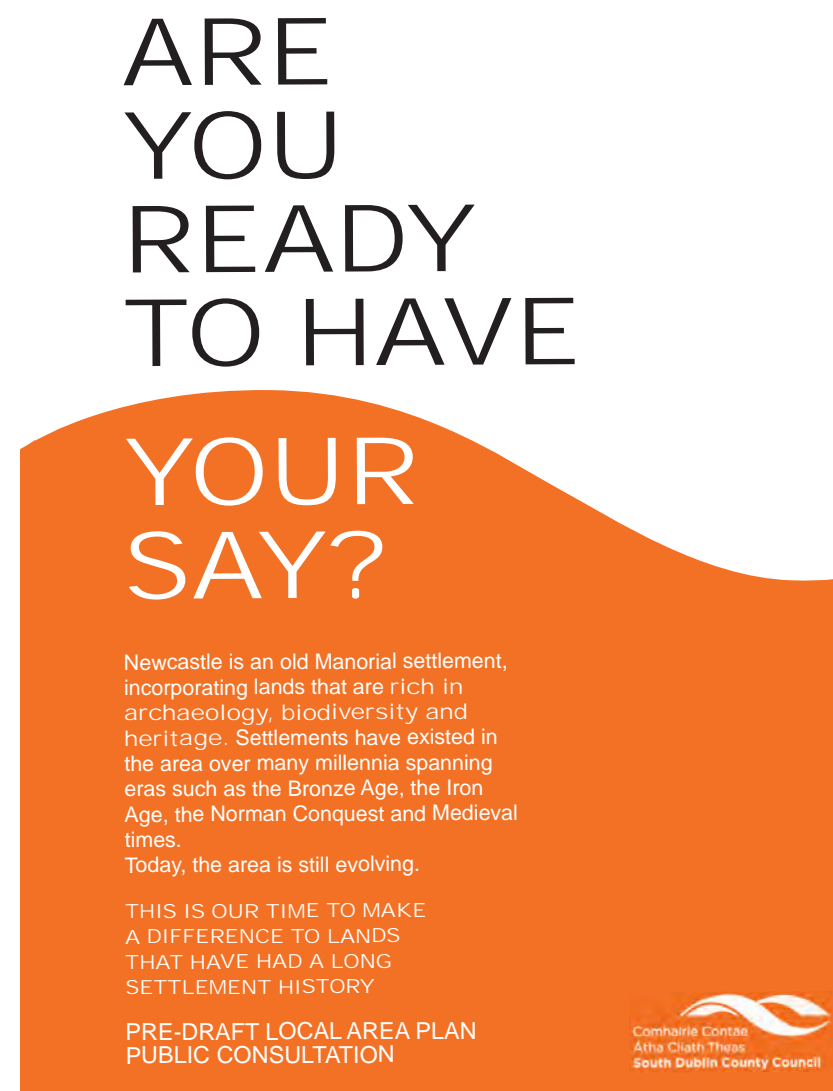


Fig. 2.3 Front Cover of Draft Plan Consultation Leaflet



Photo. 2.1 Consultation on Draft Plan at Saint Finian's Hall Newcastle



Photo. 2.2 Consultation on Draft Plan at Saint Finian's Hall Newcastle



## 2.7 Vision & Plan Objectives

The Plan Objectives and Vision arise from the issues raised from research carried out on the Village and the issues raised during public consultation. The Plan objectives are also partially derived from elements of the Newcastle – Lyons Local Area Plan (2003) that are still considered relevant to the development of Newcastle.

### 2.7.1 Vision

*A village with a strong sense of identity that offers a good quality of life building upon its past, where there is integration between existing and new developments through the creation of an intricate network of walkable streets that connect pedestrian and cyclist paths with important destinations; a beautiful village with quality useful spaces that realise and enhance the full potential of Newcastle's rich natural and built heritage through the sensitive and considered incorporation of hedgerows, waterfeatures, burgage plots, townland and parish boundaries, archaeology, protected structures and recorded monuments; a developing village that sensitively addresses the contrast between existing and new elements and retains much of its existing character, whilst being a showcase for the sensitive expansion of an historic and nationally important settlement.*

### 2.7.2 Plan Objectives

- Facilitate a layout that integrates new development with the existing Village and the surrounding area;
- Provide a Green Infrastructure Framework that can integrate natural and built heritage, water management, access and open space and recreation;
- The promotion of an historical village as a unique place with a good quality of life;
- Provide a framework for development that is sensitive to the historic and semi-rural context of the Village and ensures for the sustainable drainage of water;
- Promote high quality and universal design for streets, spaces and buildings that responds to the different character areas and settings within and around the Village;
- Provide for life time housing and a choice of dwelling types and sizes that cater for varying age groups;
- Reinforce and invigorate Main Street through the encouragement of infill mixed use development and public spaces;
- Require the provision of community facilities including an expansion site for the existing primary school that is development ready and a site for the provision of an additional primary school;
- Provide for a network and hierarchy of public spaces with varying sizes and facilities that are appropriate to their location and intended function;
- Preserve, incorporate, enhance and respond to the setting of existing archaeological and historic features including burgage plots and tower house sites;
- Provide a network of convenient walking and cycling routes whilst reducing the need for car trips;
- Protect the amenities of existing dwellings;
- Ensure that development is phased in a manner that provides for the required community and parkland facilities either prior to or in tandem with development.

### 2.7.3 County Settlement Strategy Context

Newcastle is recognised as a village settlement under the South Dublin County Council Development Plan, 2010 – 2016. Within this context,

Fig. 2.4 Aerial Photograph of Plan Lands, 2009



the Development Plan's Core Strategy has identified a potential housing allocation of 2,500 units for Clondalkin/Newcastle during its lifetime. In accordance with the County Development Plan's existing zoning objectives, the Land Use and Density Strategy contained within this Local Area Plan provides for a mix of uses within the Village Core and residential uses within a Village Expansion Area and Settlement Edge with scope for local commercial uses in the Village Expansion Area.

It is envisaged that this Plan will provide for circa 855 additional dwelling units and an estimated additional population of 2,419 people, which would represent 34% of the potential housing allocation identified for Clondalkin/Newcastle and 1% of the predicted population of the County for 2022. The delivery of primary schools, community floorspace, public parks, children's play spaces and links between neighbourhoods

are prioritised as key development objectives under each phase of development.

This Local Area Plan also complies with the following County Development Plan Core Strategy Objectives:

- Supporting county villages including the preservation and maintenance of traditional villages in a manner that is consistent with their continued function and the existing zoning of lands concerned;
- Supporting existing urban areas including redevelopment of brownfield sites;
- Identifying and maintaining green infrastructure;
- Promoting and supporting more sustainable forms of transport particularly public transport.

### 3.0 Development & Population Analysis

This chapter provides a brief description of recent development in Newcastle Village and a chronology of recent plans that pertain to the Village followed by an analysis of development and demographic statistics.

#### 3.1 Description of Modern Development around Village

Newcastle Village comprises a developing village with suburban elements located within a semi-rural setting. The predominant land use within the Village is residential with small elements of commercial and public/community uses.

Development in the Village is largely focused on Main Street, which runs the length of the Village along an east-west axis and forms the spine to the Village. Main Street accommodates the majority of the Village's small scale commercial and public/community uses and also forms a convergence point for a number of regional and rural roads including the Athgoe Road, Hazelhatch Road and Peamount Road. Rural type housing surrounded by agricultural lands and grasslands radiate out along the regional and rural roads to the north, south and west.

There are no definitive boundaries to Newcastle with the exception of Greenogue Industrial Estate, which forms a strong edge beyond a small agricultural buffer to the east of the Village.

The character of the Village differs with two distinct areas; the suburban eastern side and the semi-rural western side.

Residential development on the western side of the Village is intermittent, low density and mostly located along Main Street. Development on this side of the Village largely took place prior to the year 2000 and comprises rural type single storey housing on large plots of land and intermittent rows of 2 storey suburban type housing. Backlands to the north and south of Main Street are largely undeveloped and comprise open grassland fields where the old burgage plot field system is predominantly undisturbed.

The eastern side of the village includes residential development that is similar to that found on the western side but is dominated by medium density suburban housing estates that were developed post 2000. These housing estates spread into backlands to the north and south of Main Street where densities, heights and dwelling types are varied and include some blocks that are urban in character. On the southern side of Main Street the burgage plot field system adjacent to the partially completed Ballynakelly housing estate has been somewhat damaged on disturbed lands. The burgage plot field boundaries on the northern side of Main Street are largely intact and, where development has taken place, have been incorporated into the Castlelyon and the partially completed Aylmer Heath residential developments.

Photo 3.1 Suburban Type Housing on Western Side of Village



Photo 3.2 Rural Style House on Western Side of Village



Photo 3.3 Urban & Rural Type Development on Eastern Side of Village



Photo 3.4 Urban & Suburban Development on Eastern Side of Village





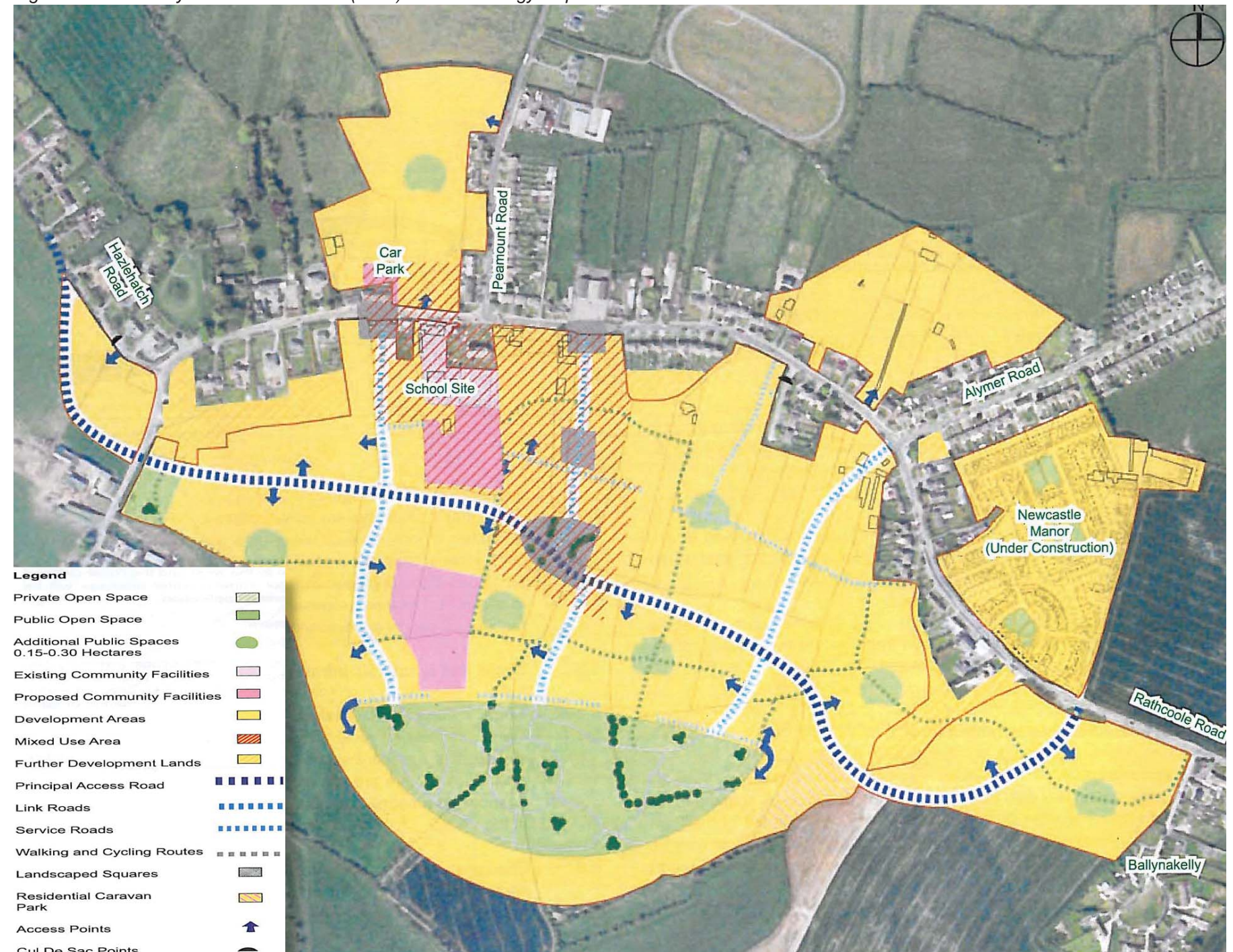
### 3.2 Newcastle - Lyons Local Area Plan, 2003

The Newcastle – Lyons Local Area Plan (2003) related to circa 62 hectares of lands around Newcastle Village (including developed and undeveloped lands), which largely comprised lands zoned for residential and local centre development (circa 49 hectares) under the 1998 South Dublin County Council Development Plan plus a further circa 13.5 hectares of lands that were designated under the 2003 Plan itself for further residential development and open space.

The main aspects of the 2003 Local Area Plan provided for:

- The construction of between 1,200 and 1,600 dwellings across the 2003 Local Area Plan Lands;
- Residential densities and building heights to be varied according to three designated character areas including 'The Village Core' (45 dwellings per hectare, 2 – 4 storeys), 'The Expanded Village Settlement' (35 dwellings per hectare, 2-3 storeys) and 'The Settlement Edge' (15 dwellings per hectare, 1-2 storeys);
- A new east-west access street to run parallel to the south of Main Street and link with Main Street via three north-south link streets with the closing of the eastern end of Hazelhatch Road as a cul-de-sac. The central north-south link street to provide the focus for the expanded Village Core and all three north-south streets to provide a clear route from Main Street to a new village park to the south;
- A predominance of residential development with mixed use development to include commercial and community services and facilities within the Village Core and focused on the central link street with Main Street;
- The designation of an expanded school site and new school site to provide the option for either a new primary school or an expanded primary school;
- An objective to identify a site for a future secondary school on or adjoining the 2003 Plan Lands;
- Circa 1.5 hectares of public open space to comprise a network of open spaces that includes small village greens, squares, play spaces, a 'Castle Green' around the tower house along Athgoe Road and a large crescent shaped Village Park of circa 6 hectares close to the southern edge of the 2003 Plan Lands;
- Policy to preserve and articulate the 'planimetric' layout of surviving burgage plots requiring development to delineate the alignment of existing burgage plots;
- A sequential phasing strategy spread over four phases that required the provision of infrastructure and community facilities in tandem with specified quantum of residential development.

Fig. 3.1 Newcastle Lyons Local Area Plan (2003) Overall Strategy Map



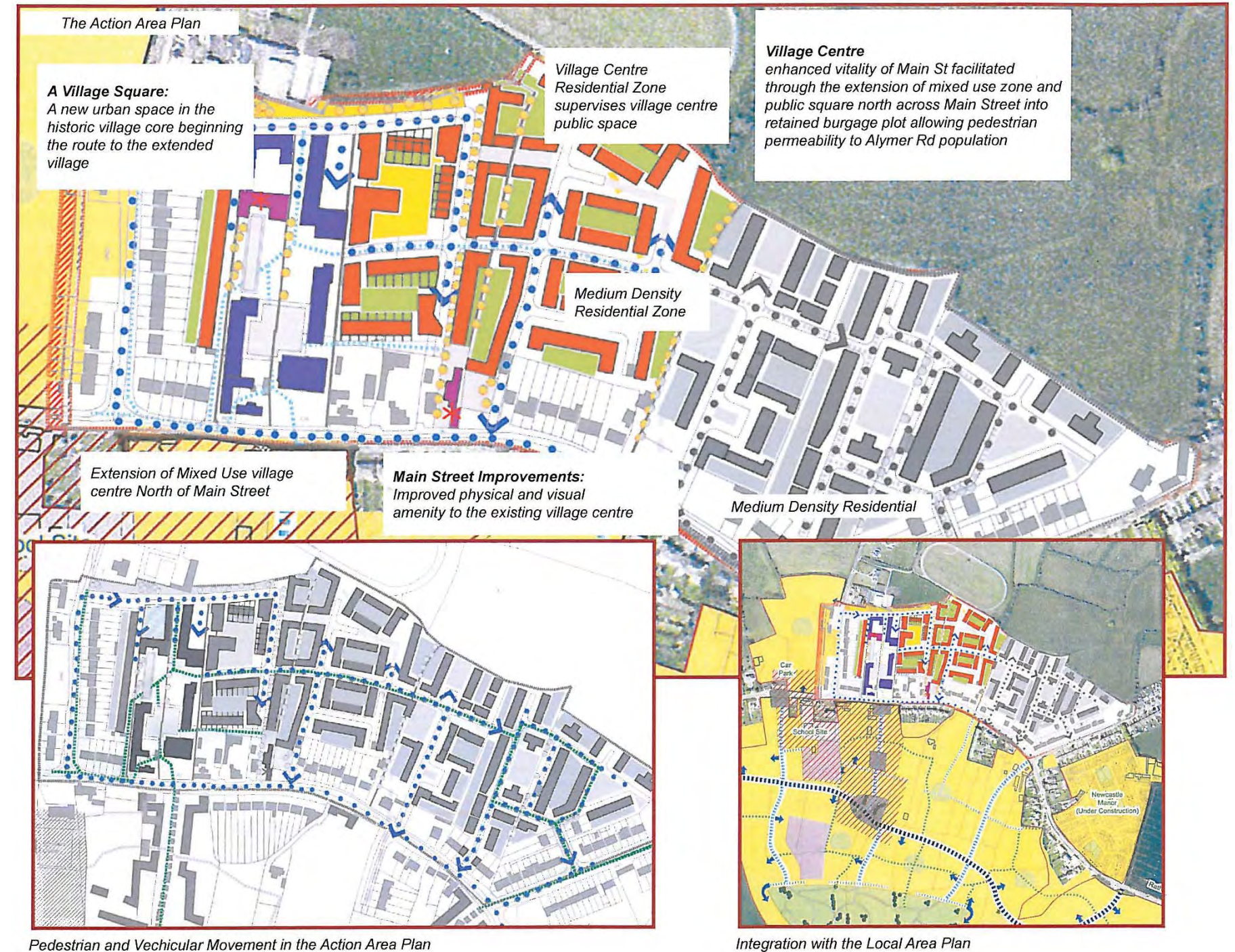
**3.3 Newcastle North Village Centre Action Area Plan for Residentially Zoned Lands, 2007**

The Newcastle North Village Centre Action Area Plan relates to circa 10 hectares of land that were zoned for additional residential development (Objective A1) to the north of Main Street under the 2004 South Dublin County Council Development Plan.

The main aspects of the 2007 Action Area Plan provided for a mixed use village centre to include for:

- Medium density residential development to occupy the majority of the Action Area Plan Lands across three residential character areas ('Village Centre Residential Mews'; 'Village Centre'; 'Residential Zone');
- The density of development to be between 35 and 40 dwellings per hectare;
- Further expansion of the Village Centre to the north of Main Street with a mixture of uses in the western portion of Action Area Plan Lands to include retail, office space, cafes and a civic or community building;
- The expanded village centre to include a pedestrian market square and buildings that range from 2 storeys to 4 storeys in height;
- A pedestrian residential mews lane to the rear of dwellings along Peamount Road;
- Development and landscaping to take cognisance of and demarcate historic burgage plots.

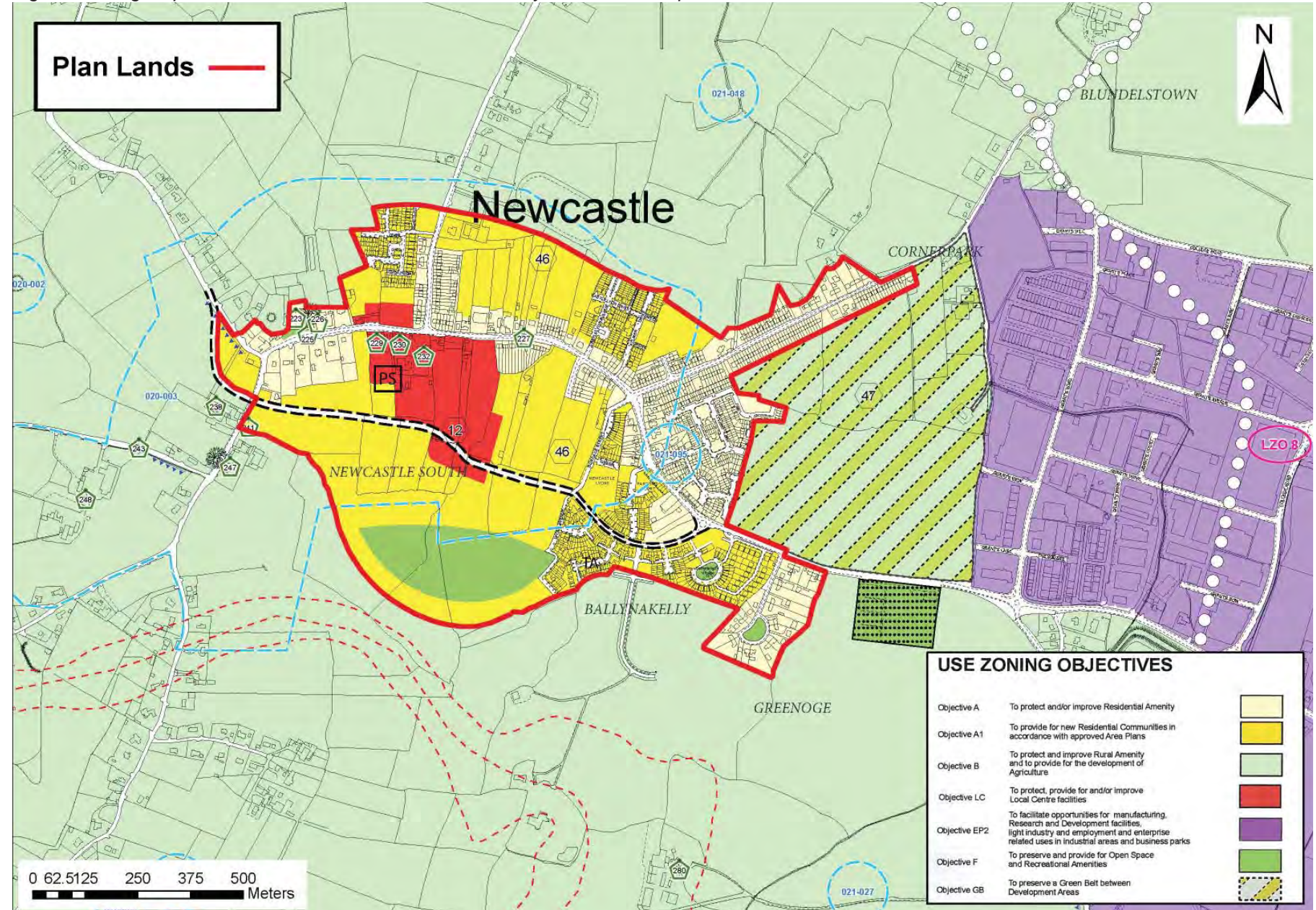
Fig. 3.2 Newcastle North Village Centre Action Area Plan Frameworks



**3.4 Development Plan Zoning of Plan Lands**

The 83.8 Hectares of lands that are zoned for development around Newcastle Village under the South Dublin County Council Development Plan (2010-2016) are primarily zoned 'Objective A1' (circa 45.2 Hectares/54%), which sets out to provide for new residential communities; followed by lands that are zoned 'Objective A' (circa 24.4 hectares/29%), which sets out to protect and/or improve residential amenity; 'Objective LC' (circa 7.9 hectares/9%), which sets out to protect, provide for and/or improve local centre facilities; and 'Objective F' (circa 6.4 hectares/8%), which sets out to preserve and provide for open space and recreational amenities.

Fig. 3.3 Zoning Map of Plan Lands under South Dublin County Council Development Plan, 2010-2016



**3.5 Development Status of Plan Lands**

As illustrated in Figure 3.4, a large proportion of the Plan Lands (95.1 Ha. including zoned lands and roads) remain largely undeveloped (circa 46.7 Hectare/49%). These undeveloped lands comprise lands that are zoned 'Objective A1' (circa 33 Hectares), 'Objective LC' (circa 8 Hectares) and 'Objective F' (circa 6 Hectares)

Circa 11 Hectares of undeveloped lands zoned 'Objective A1' are the subject of extant planning permissions that are yet to commence or recommence.

**3.6 Residential Development and Density**

A total of circa 1,438 dwellings were permitted within the Plan Lands between 2000 and 2011 of which 849 (59%) have been built. Therefore 589 (41%) of the dwellings permitted between 2000 and 2011 have not commenced in terms of construction. Only 50 of these dwellings have since expired in terms of planning permission leaving circa 539 dwellings with extant permissions which, in the absence of extensions of duration of permission, would gradually expire between February 2013 and June 2016.

A large proportion of the dwellings with live extant permissions that have not commenced (377/70%) relate to the partially completed Ballynakelly development at the south-east quadrant of the village which, unless extended, is due to expire in August 2014.

The largest proportion of recently built dwellings (i.e. 849) comprises 3 bedroom houses at 44%, followed by 3 bedroom duplexes at 13%, 2 bedroom apartments at 13% and 2 bedroom houses at 10%. The total proportion of built apartments (including 1, 2 and 3 bedroom apartments) equates to 17%. The average density of development carried out over this period equated to circa 40 dwellings per hectare.

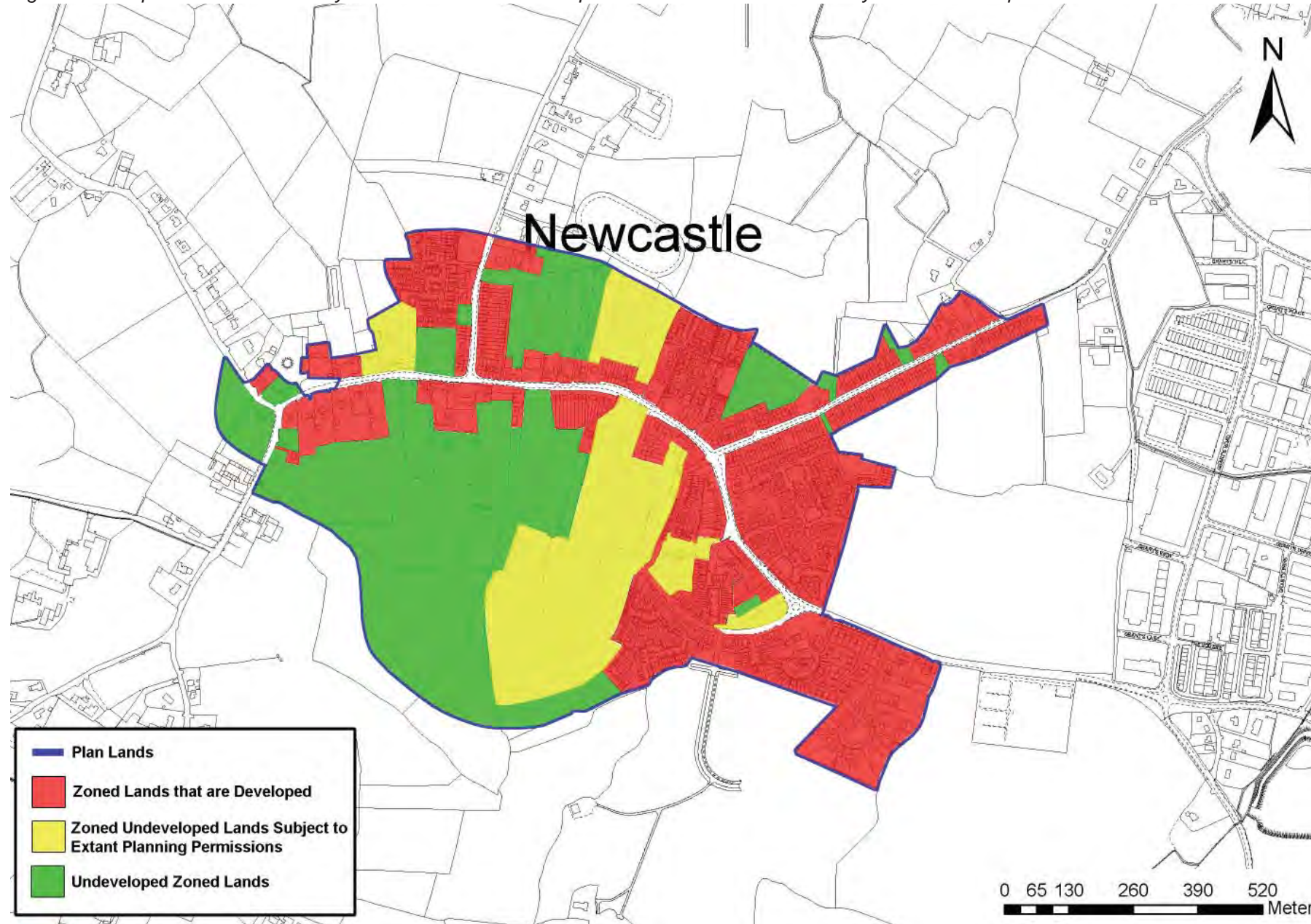
The largest proportion of dwellings permitted with live extant permissions but not commenced (i.e. circa 539 dwellings) comprises 3 bedroom houses at 26% followed by 2 bedroom apartments at 25%, 3 bedroom duplexes at 16% and 2 bedroom houses at 12%. The total proportion of apartments yet to be built equates to 34% (185 apartments) of dwellings with live extant permissions, which is considered to represent a high proportion in the context of a developing rural village. Of the apartments yet to be built, 86% or 160 relate to the partially completed Ballynakelly development.

**3.7 Commercial and Community Floorspace**

The total quantum of commercial and community floorspace permitted within Newcastle Village on the Plan Lands between 2000 and 2011 equated to circa 8,000 sq.m of which circa 2,000 sq.m (25%) has been built and circa 6,000 sq.m (75%) has not been built.

A hotel (circa 28,500 sq.m), which is partially constructed at basement level, is permitted to the south-east of Newcastle Village beyond the Plan Lands. Variation No.1 of the South Dublin County Council Development Plan (2010 – 2016) seeks to facilitate the change of use of the hotel to a retirement village to include a retirement home and 75 purpose built dwellings for senior citizens.

Fig. 3.4 Development Status Summary of Lands Zoned for Development under South Dublin County Council Development Plan 2010 - 2016



### 3.8 Population & Housing Statistics

According to the CSO 2011 Census, the Electoral District of Newcastle grew from a population of 2,355 in 2002 to 3,749 in 2011 thus experiencing a population growth of 59.2% or 1,394 over that 9 year period. This compares with a population growth of 11% for the entire County of South Dublin. The population of the town of Newcastle (as defined by the CSO) increased by 77% from 1,506 people in 2006 to 2,659 people in 2011 thus becoming the third fastest growing town in the State after the neighbouring town of Saggart and Courtown in County Wexford.

The number of houses within the ED grew from 631 in 2002 to 1,471 in 2011 thus representing more than a doubling of the housing stock (133%) with an additional 840 households. This compares with a growth of 32.3% in the housing stock for the entire County of South Dublin for the same period. Dwelling vacancy rates on Census Night in Newcastle ED were relatively high at 13.7% (202 dwellings) compared to South Dublin (5.4%) but were lower compared to the vacancy rate for the entire State (14.5%).

The age profile of the ED of Newcastle as recorded under the 2011 CSO Census was characterised by a young population with 21% of the population in the 0-14 years age bracket; 9% in the 15-24 years age bracket; 37% in the 25-44 age bracket and 15% in the 45-64 age bracket. The proportion recorded in the 65 plus age cohort was 7.1%.

The recorded age profile for the town of Newcastle as defined under the 2011 census also indicates a similar youthful age profile with 24% of the population in the 0-14 age bracket, 7.2% in the 15-24 age bracket, 44% in the 25-44 age bracket, 17% in the 45-64 age bracket and 7.6% in the 65 plus age cohort.

### 3.9 Schools

One primary school (St. Finian's National School) is located within the boundary of the Plan Lands of Newcastle Village. The South Dublin County Council Development Plan 2010-2016 designates a primary school site to the rear of Saint Finian's National School. This corresponds with the site designated for an expanded primary school site under the Newcastle - Lyons Local Area Plan (2003).

The nearby villages of Rathcoole and Saggart are served by a total of three primary schools and one secondary school. The County Development Plan designates two further primary school sites for Rathcoole and Saggart.

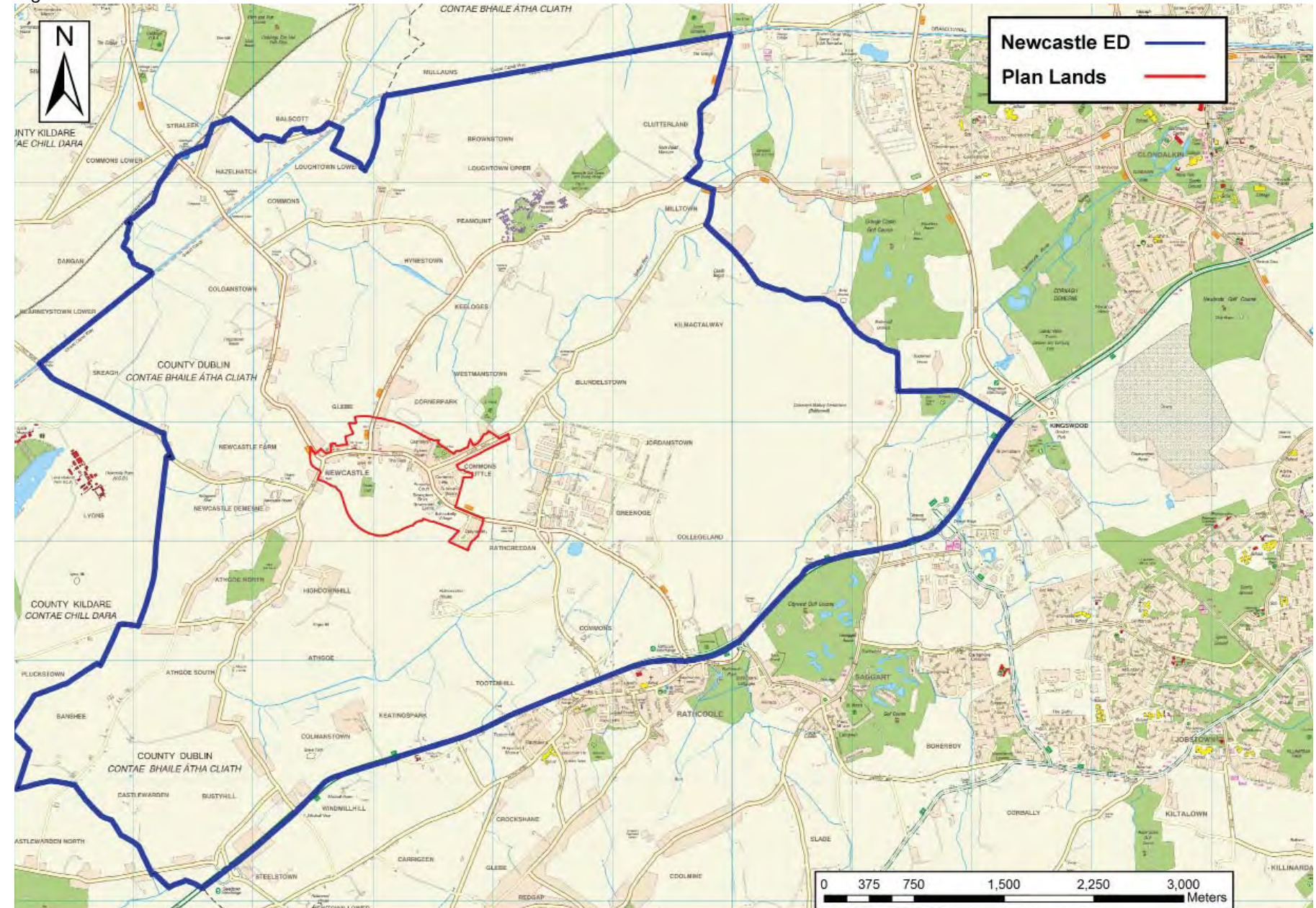
#### 3.9.1 Primary School Enrolments and Demand

The number of pupils enrolled in Saint Finian's National School in Newcastle increased from 228 pupils in 2000 to 330 pupils in 2011 thus experiencing a 45% increase in enrolments.

The Department of Education and Skills and South Dublin County Council recognise that there is an urgent requirement for an additional school site in Newcastle. South Dublin County Council is currently working with the Department to pursue a number of site options in order to realise the delivery of a school as a priority.

The urgent requirement for an additional primary school is reflected throughout this Local Area Plan's Land-Use Strategy, its Neighbourhood Frameworks and its Phasing Strategy.

Fig. 3.5 Extent of Newcastle ED and Plan Lands



Source: OSI & South Dublin County Council

#### 3.9.2 Secondary School Enrolments and Demand

The number of pupils enrolled in the secondary school in Rathcoole (Holy Family Community School) increased from 711 pupils in 2000 to 808 pupils in 2011 thus representing an increase of 14%.

**3.10 Movement**

**3.10.1 Public Transport**

Newcastle Village is located circa 3.5 kilometres by road to the south-east of the Hazelhatch and Celbridge Railway Station and circa 8 kilometres by road to the north-west of the Red Luas Line terminus in Saggart.

Hazelhatch and Celbridge Railway Station is served by the Kildare Suburban Route and various intercity routes including Dublin to Cork, Dublin to Limerick/Ennis, Dublin to Tralee, Dublin to Waterford, Dublin to Galway, Dublin to Westport/Ballina and Dublin to Kildare/Portlaoise.

The Red Luas Line, the Intercity and Kildare Suburban Routes offer high frequent public transport services to and from Dublin City Centre. The Hazelhatch and Celbridge Railway Station and the Luas Line A1 terminus in Saggart are located beyond walking distance from Newcastle Village.

It is considered that the Hazelhatch and Celbridge Railway Station is within cycling distance of Newcastle Village via Hazelhatch Road (R405), however, it is noted that no cycle lanes are located along Hazelhatch Road.

The public transport accessibility map located opposite illustrates the frequency of services within Newcastle and the surrounding area.

Stops along the Red Luas Line are accessible by bus from Newcastle Village. The Number 68 Dublin Bus route operates between Newcastle Village and Dublin City Centre via the Naas Road and the nearby Red Cow Luas Stop at a frequency of circa 2.3 buses per hour during peak hours on weekdays.

A privately operated bus route runs during school terms between Newcastle Village and Tallaght via Saggart at a frequency of 2 buses per day on weekdays with 1 additional bus service running between Rathcoole and Tallaght on Wednesday afternoons. The Red Luas Line termini at Saggart and Tallaght are accessible from this bus route.

According to the 2011 Census, the proportion of the population in the Newcastle ED that travelled to school, college or work by public transport (bus, minibus, coach, DART, Luas or train) equated to 10.1%. The proportion of the same population that travelled on foot or bicycle equated to 8.1%. The percentage of people that travelled by car was 69%. This indicates an overdependence on private motor vehicles as a mode of transport.

Fig. 3.6 Public Transport Accessibility Mapping for Newcastle and Surrounding Environs



Source: South Dublin County Council

### 3.10.2 Pedestrian and Cycle Movement

Pedestrian and cycle movement throughout Newcastle Village is limited even along sections of Main Street, the main spine for movement and activity through the village, and especially through and between new residential areas.

An absence of pedestrian crossings along the majority of Main Street, combined with relatively high levels of vehicular traffic, creates a difficult environment for pedestrian movement between the northern and southern sides of this east-west orientated street.

Pedestrian access between the new housing estates and Main Street is largely shared and limited to vehicular access points. The layouts of the new housing estates are largely cellular in nature with cul-de-sacs and vehicular/pedestrian barriers that prevent pedestrian movement between and through estates thus creating disjointed networks of pedestrian routes. This includes adjacent housing estates such as Aylmer Heath and Castlelyon where a temporary barrier has been erected across a linking through street in contravention of the Newcastle North Village Centre Action Plan (2007) and Parson's Court and Ballynakelly where a wall runs between adjacent streets (see photographs opposite).

There is also no dedicated provision for cycle parking or movement throughout the Village with the exception of a small stretch of cycle path in the Ballynakelly Development.

The Village therefore lacks a coherent network of pedestrian and cyclist through routes and crossing points.

Photo 3.5: Barrier Between Adjacent Residential Streets



Photo 3.7: Barrier Erected across Through Route Between Estates



Photo 3.6: Pedestrian Barrier & Absence of Crossings along Main St.



Photo 3.8: Enclosure of Public Open Space with Pedestrian Guardrails



**3.10.3 Primary Vehicular Access and Movement**

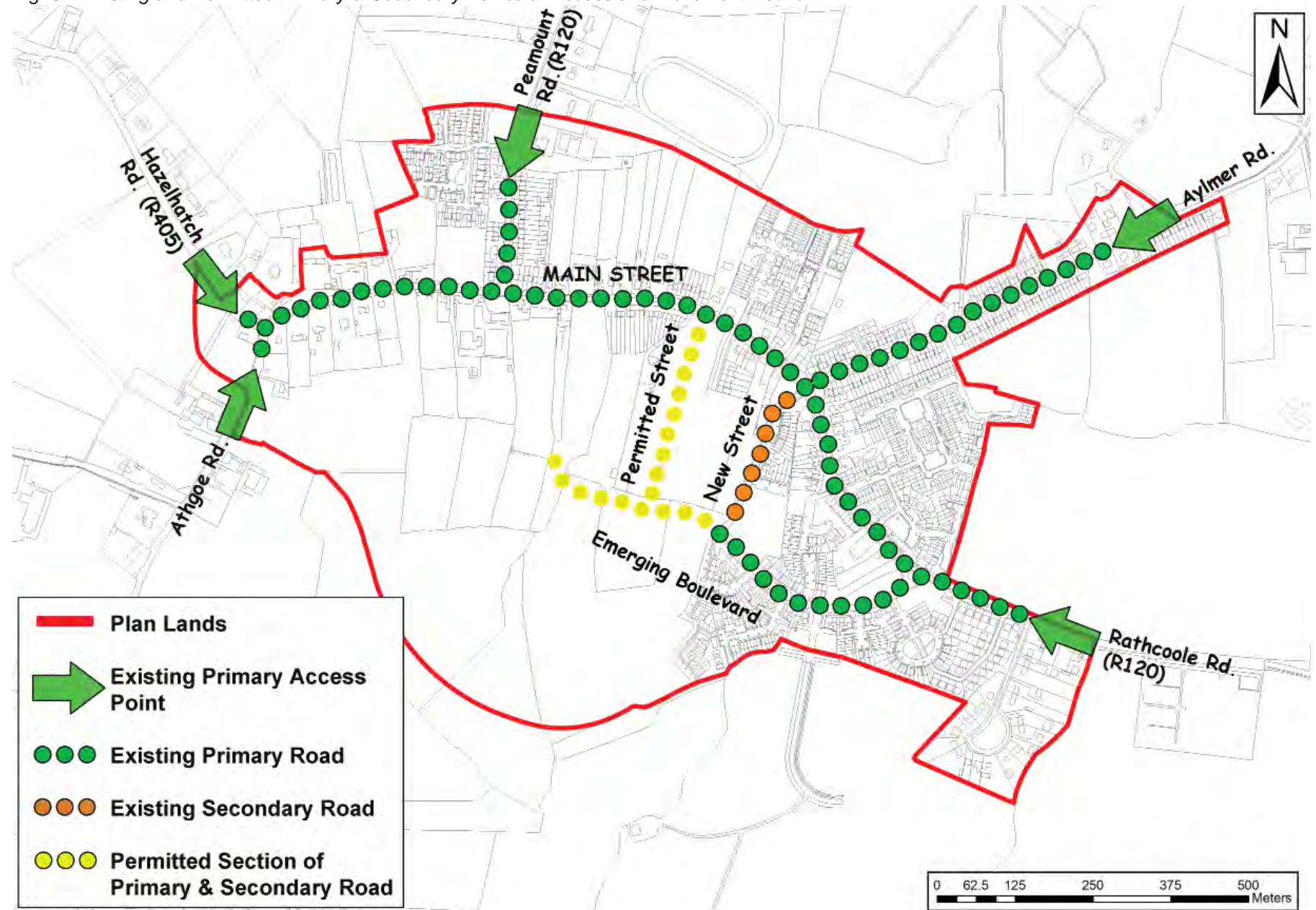
Newcastle Village and its east-west Main Street forms a convergence point for a number of local and regional roads from the north, east, and west including Athgoe Road, Hazelhatch Road (R405), Peamount Road (R120), Aylmer Road and Tay Lane/Newcastle Road via Rathcoole Road (R120).

The Newcastle-Lyons Local Area Plan (2003) included for a new boulevard to run parallel to Main Street and link Rathcoole Road with Hazelhatch Road. The planned boulevard included three north-south streets to link directly with Main Street. The eastern section of the boulevard and the eastern north-south street has been built as part of the Ballynakelly development. The central section of the boulevard and the central north-south street has also been permitted under the Ballynakelly Development but is awaiting completion.

With the exception of the Ballynakelly Development, vehicular access between each of the new housing estates and Main Street is largely limited to one primary access point per estate thus limiting the choice of routes. Vehicular permeability through and between adjacent housing estates in the Village is also restricted by the cellular layout of the estates where secondary roads terminate in cul-de-sacs and there is an absence of through routes.

The primary and secondary road network between Main Street and housing estates is therefore disjointed and lacks a hierarchy of connected vehicular routes.

Fig. 3.7 Existing and Permitted Primary & Secondary Vehicular Access and Movement Network





### 3.11 Building Heights

Building heights vary across Newcastle Village from low rise to low-medium rise structures with the predominant building height being 2 storeys.

The western quadrant of the village is a low rise area that is populated by one and two storey dwellings. The square tower and finials of the double height Saint Finian's Church dominates the roofline along Main Street and terminates the south facing vista along Peamount Road. Commercial buildings along Main Street are largely two storeys in height.

The eastern quadrant of the Village has a slightly more varied range of building heights as a result of a more diverse variety of residential buildings that include single storey cottages and bungalows, two storey houses, and three storey apartment and duplex structures. Three storey apartment blocks back onto and front Main Street from the Newcastle Manor, Parson's Court and the Ballynakelly housing estates. The variation in building heights is most apparent near the entrance of the Ballynakelly Estate junction between Main Street and Aylmer Road where three storey apartment blocks in the Ballynakelly Estate back onto single storey cottages along Main Street.

### 3.12 SCOT Analysis

A summary SCOT analysis of Newcastle Village is carried out in Table 3.1 and draws from the area analysis carried out under this section and the heritage appraisal carried out under Section 4.

Table 3.1 SCOT Analysis of Newcastle Village

Strengths	Opportunities
<ul style="list-style-type: none"> <li>Rich history</li> <li>Known surviving heritage features – protected structures, burgage plots/remnant field system and upstanding recorded monuments</li> <li>Semi-rural setting</li> <li>Nearby Access to N7 and Hazelhatch Railway Station</li> <li>Access to Luas via local bus routes</li> <li>Nearby employment at Greenogue and Baldonnell</li> <li>Choice of dwelling types</li> <li>Population growth</li> </ul>	<ul style="list-style-type: none"> <li>Further employment opportunities from Greenogue and Baldonnell</li> <li>Potential tourism spin off from heritage features</li> <li>Preservation, conservation and utilisation of heritage features</li> <li>Zone of archaeological potential &amp; possibility of further undiscovered heritage features</li> <li>Improved permeability between housing estates and with Main Street</li> <li>Consolidation of Main Street and establishment of Village Centre</li> <li>Plentiful supply of zoned lands for schools, improved retail offer and parkland/recreational facilities</li> </ul>
Challenges	Threats
<ul style="list-style-type: none"> <li>Limited public transport options at a local level</li> <li>Relatively high density development with large quantum of apartments</li> <li>Overdependence on car as mode of transport</li> <li>Disjointed development with no identifiable centre</li> <li>Absence of links between new estates and with Main Street</li> <li>Intermittent building frontages along Main Street and absence of clear village centre</li> <li>Lack of social/community facilities, open spaces and convenience shopping facilities</li> <li>Unsatisfactory approach to village from N7 via Rathcoole Road</li> <li>Increasing demand on local primary school and temporary accommodation</li> <li>Dwelling vacancies and unfinished housing development</li> <li>Failure to fully incorporate heritage elements into housing developments</li> <li>Extensive supply of lands zoned for residential development</li> </ul>	<ul style="list-style-type: none"> <li>Economic downturn</li> <li>Excessive housing development</li> <li>Further erosion of heritage features including burgage plots, archaeology (discovered and undiscovered), upstanding monuments and ecology</li> <li>Further zoning of lands for development</li> <li>Further disjointed development</li> <li>Late delivery of social, educational or community facilities</li> <li>Late achievement of identifiable village centre</li> <li>Loss of biodiversity</li> </ul>

## 4.0 Existing Green Infrastructure<sup>1</sup>

### 4.1 Introduction

This section presents a brief appraisal of the natural and built heritage of Newcastle Village including details on topography, flora and fauna, water and human activity and settlement.

This section highlights the significance of the historic monuments and structures that remain within the village. Information on Prehistoric to Later Historic activity and settlement is largely drawn from a recent Draft Historic Area Assessment (HAA) carried out on Newcastle. The Draft HAA, which is yet to be published by South Dublin County Council as a separate document, utilised historical archive information, existing fieldwork and Geographic Information Systems (GIS).

### 4.2 Built Heritage

#### 4.2.1 Prehistoric to Early Historic Overview

Archaeological investigations and records have uncovered evidence of sustained human activity and settlement in and around Newcastle Village from Prehistoric to Early Historic times.

Archaeological evidence of Late Prehistoric and Early Medieval activity is concentrated around the eastern side of the village while evidence of later Medieval activity including a cluster of upstanding monuments is concentrated around the western side of the village within a Zone of Archaeological Potential (AAP - DU020-003), which ring fences the majority of the Village.

Newcastle Village's range of recorded archaeological sites that originate from the Early Medieval and Later Medieval periods as listed in the Record of Monuments and Places (RMP) for Co. Dublin are detailed in Appendix 2 of this Plan. This list effectively designates the bulk of the Village as a National Monument.

Many of the recorded features that still survive provide tangible evidence of a Manorial settlement. These include a 13th Century motte (DU020-00301) and a later medieval parish church (DU020-00302). A granite cross (DU020-00303) may indicate the presence of an earlier pre-Anglo-Norman foundation.

#### 4.2.3 Evidence of Prehistoric to Early Medieval Activity and Settlement

Archaeological excavations recently undertaken outside the Village's Zone of Archaeological Potential indicate evidence of prehistoric ritual activity and early medieval settlement and agricultural activity.

Excavations undertaken prior to the commencement of the Ballynakelly residential development and the adjacent partially constructed hotel development have identified significant Bronze Age activity in the townlands of Newcastle South, Ballynakelly and Rathcreedan to the south-east of the village.

1. Green Infrastructure can be defined as networks of green areas that provide multiple social, economic and environmental benefits to society. Developing Green Infrastructure can include protecting nature and natural systems, providing a network of green space for people and underpinning economic prosperity by creating a high-quality environment. The development and use of the concept of Green Infrastructure under this Local Area Plan is defined in Section 5.3.

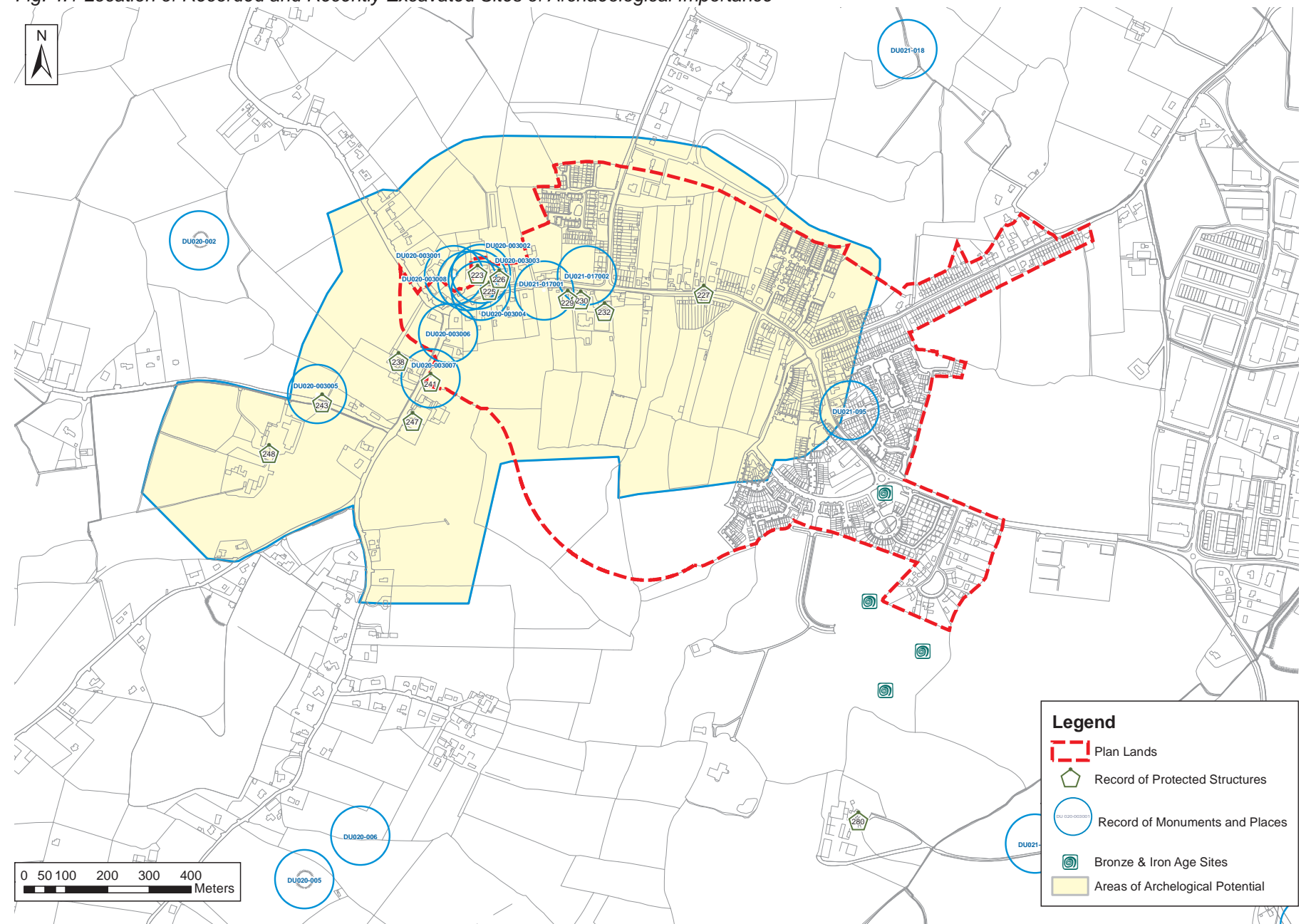
A circular enclosure, which dates from the middle Bronze Age (1,269 – 1,413 BC), was excavated on the Hotel Site. Evidence of nearby Bronze Age burial and cremation activity was uncovered in the form of an urn burial, three cremation pits and several other possible pit cremations. These excavations provide evidence that the south-eastern area of the Village experienced extensive settlement and ritual activity during the middle Bronze Age.

An early Iron Age ring-ditch and an associated cremation pit were also excavated to the south of Main Street on the Ballynakelly residential site. The isolated burial of an adult male dated between 401-543AD was excavated on the southern edge of an early medieval rath, which originally dates from 400 – 1,100AD. An early medieval enclosed farmstead dating from 600 – 800AD was also excavated in the townland

of Ballynakelly.

Geophysical survey and excavation undertaken prior to construction of the Glebe Housing Estate located off Peamount Road to the north of Main Street identified a circular enclosure, which was preserved in-situ. This enclosure is thought to match the dimensions of an Early Medieval rath.

Fig. 4.1 Location of Recorded and Recently Excavated Sites of Archaeological Importance



Source: South Dublin County Council & ASI.

**4.2.4 Evidence of Later Medieval Activity and Settlement**

The character of Newcastle Village is, to this day, still defined by its Anglo-Norman Manorial past. Its street plan and historic remnant field-system is considered to be of national importance and one of the best preserved examples of an Anglo-Norman Manorial centre and its land-holding system. A cluster of upstanding monuments including a motte, church, and two tower houses provide further tangible evidence and an insight into the Village’s Manorial past.

**4.2.4.1 Burgage Plot Field System**

The settlement structure of the Anglo-Norman Manorial system comprised a series of demesne farms. The initial Anglo-Norman settlement phase in Newcastle is most evident in the form of surviving burgage plots and surrounding open field systems. The burgage plots initially served medieval domestic houses that fronted onto the Main Street and extended perpendicularly behind these houses. Surviving burgage plots are clearly evident to the north and south of Main Street.

**4.2.4.2 Tower Houses**

A series of late medieval tower houses, both upstanding and known from documentary sources and archaeological field-surveys, were established throughout the core of Newcastle Village. Tower houses were a simple form of castle constructed from the turn of the late 14<sup>th</sup> century to the early 17<sup>th</sup> century. A 16<sup>th</sup> century source reported that Newcastle Village had six castles while a mid 17<sup>th</sup> century survey recorded seven castles.

Two tower houses are still upstanding in Newcastle Village. A two storey tower house with a partially remaining vaulted roof is located in the townland of Newcastle South along the Athgoe Road. This structure is derelict but considered to be in fair condition. Geophysical survey and test excavation within the immediate vicinity of this tower house revealed evidence of late medieval and early modern settlement and agriculture.

The other surviving tower house is located in the townland of The Glebe on the northern side of Main Street adjacent to the Village Green and forms part of the walled grounds of The Old Glebe House. The Glebe Towerhouse is two storeys high and has been recently re-roofed with a vaulted roof.

The location of two more tower houses is registered in the RMP and includes a site in the townland of Newcastle South along the Athgoe Road approximately 120 metres northeast of the Athgoe Road Tower House (DU020-003006). The other tower house site (DU021-017002) is recorded in the townland of Newcastle North along the northern side of Main Street and close to Peamount Road.

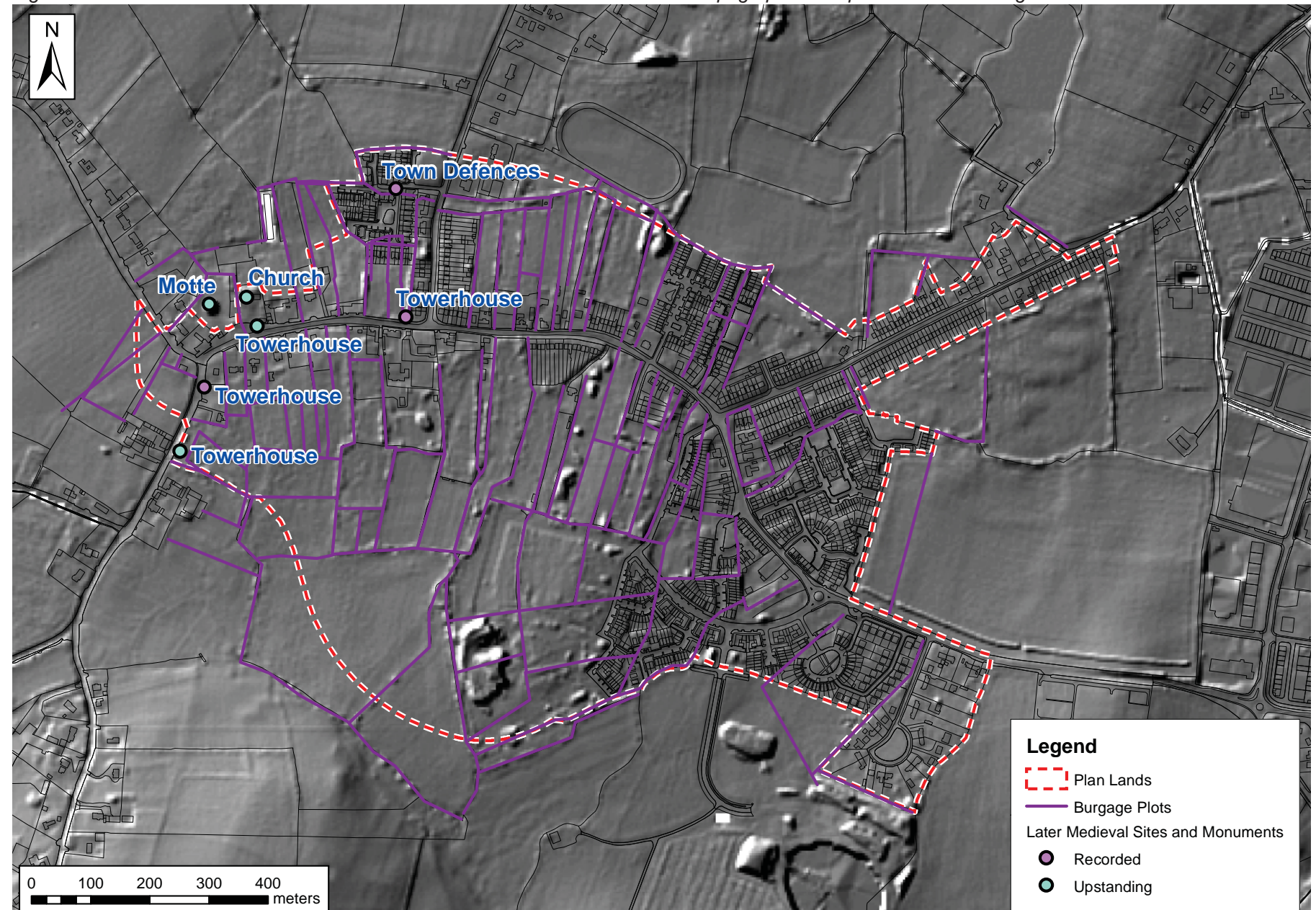
Photo 4.1: Newcastle Motte



Photo 4.2: Glebe Towerhouse



Fig. 4.2 Location of Recorded Later Medieval Sites and Monuments Overlaid on Topographical Map of Newcastle Village



Source: South Dublin County Council & ASI

#### 4.2.4.3 Motte

A motte, which is dated to circa 1200 AD, is located within walled grounds beyond the Village Green to the north of Main Street and near Hazelhatch Road on the western side of the village. The Motte is the only surviving example of such a monument within a former royal manor in County Dublin. It is thought that the lordly residence and administrative centre for the Manorial settlement of Newcastle-Lyons occurred either on or near the Motte, which may have remained in use until the advent of the tower house.

#### 4.2.4.4 Church

Newcastle's medieval church is located within the heart of the walled cluster of historic monuments and structures at the western end of Main Street.

The Church is situated between the 13<sup>th</sup> century motte to the west, the 14<sup>th</sup> to 17<sup>th</sup> century tower house to the east and the Village Green and Main Street to the south. The fabric of the current church dates from the late 14<sup>th</sup> century at the earliest but is considered to have been built on a previous ecclesiastical site. A granite cross with Romanesque style detailing provides evidence of earlier ecclesiastical activity and could originate from the 11<sup>th</sup> or 12<sup>th</sup> century. Early ecclesiastical records indicate that a church was founded in Newcastle as early as 540AD.

#### 4.2.4.5 Village Green

The Village Green, at the western end of the Village, links and provides access to a cluster of medieval structures and monuments. This open triangular space is planted with grass and mature chestnut trees. A high stone boundary on the northern side of the green helps enclose and define the grounds of the Motte, Medieval church and Glebe Towerhouse. The Village Green forms an important element of the historical/cultural core of the Village.

#### 4.2.5 Early Modern to Modern Protected Structures and Settlement

Newcastle Village contains a number of Protected Structures that range from the 13<sup>th</sup> to 18<sup>th</sup> centuries especially in the western end of the Village. The Record of Protected Structures (RPS) listed in the South Dublin County Council Development Plan's (2010 – 2016) provides a strong insight into the Later Historic activity and settlement in Newcastle Village. (See Appendix 2)

Fig. 4.3 Extract from Ordnance Survey Map of Newcastle Parish (Circa 1865)



Source: Ordnance Survey Ireland and South Dublin County Council

Photo 4.3: Newcastle Farm (Adjacent to Plan Lands)



Photo 4.4: Newcastle Church of Ireland Church



Photo 4.5: Village Green



### 4.3 Natural Heritage

#### 4.3.1 Topography & Landscape

Newcastle Village is situated within the rich agricultural lowlands to the west of Dublin City and in the low-laying river basin of the Liffey.

The built footprint of the Village lies between 80 metres and 108 metres above sea level with Main Street largely coinciding with the 90 metre contour. The topography of the Village is therefore relatively flat with a slight slope that flows gently uphill from north-east to south-west before rural and agricultural lands rise relatively steeply towards the summit of Athgoe Hill (177 metres above sea level) located circa 1.5 kilometres to the south-west of Main Street.

The Plan Lands, which lie between 80 metres and 108 metres above sea level, and the lands to the north, west and east of the Village are relatively flat and low lying.

It is an objective of the South Dublin County Development Plan 2010 – 2016 to preserve the south-westerly views to Athgoe Hill and Lyons Hill from a section of the Hazelhatch Road near the junction with Main Street.

#### 4.3.2 Hedgerow Boundaries and Networks (Flora)

A number of medium to large grassland plots defined by continuous and intermittent sections of hedgerow remain undeveloped in backlands to the north and south of Main Street. These plots form part of the Manorial field and burgage plot system, which has remained largely intact in parts since the beginning of the 13<sup>th</sup> Century.

Beyond the burgage plots, a number of townland boundaries and a parish boundary are still evident in the form of hedgerows. Such boundaries are known to date from medieval times or even earlier. Historic mapping of Newcastle suggests that some of the hedgerows that demarcate these boundaries were laid down over the course of the last four hundred years. The hedgerow that demarcates the parish boundary could be older.

Townland hedgerow boundaries remain along the Peamount Road (north-south between townlands of Cornerpark and Newcastle North) and along Main Street before extending out along the Aylmer Road (east-west between the townland of Newcastle South and the townlands of Newcastle North, Cornerpark, The Glebe, Newcastle Farm and Newcastle Demesne). Substantial sections of hedgerow also remain along the western side of Hazelhatch Road between the townlands of The Glebe and Newcastle Farm.

Sections of the old parish boundary between Newcastle and Rathcoole remain to the south-east of Newcastle Village between the townland of Ballynakelly and the townlands of Newcastle South and Commons Little.

Due to the age of these townland, parish and burgage plot hedgerow boundaries and further to their historical and cultural value, it is considered that they are more than likely rich in natural heritage in terms of plant and animal species and form potentially important wildlife networks that are long established.

Article 10 of the Habitats Directive recognises the importance of such ecological networks as corridors and stepping stones for the movement

of wildlife. The networks are considered imperative in connecting areas of biodiversity within the County to each other, thus avoiding the creation of isolated islands of habitat. Such corridors are particularly important for mammals and small birds while providing foraging routes for bats.

Elements of the townland, burgage plot and parish boundaries have been eroded by modern residential development and site clearance especially in the townlands of Newcastle South, Ballynakelly and Commons Little to the east and south-east of the village. Elements of burgage plot hedgerow boundaries have also been successfully incorporated into recent residential development (Castlelyon and Aylmer Heath) in the townland of Cornerpark on the northern side of Main Street to the east of the Village.

The extent of remaining linear woodland/scrub areas throughout South Dublin County including hedgerows and treelines in and around Newcastle Village were mapped as part of a South Dublin County Council Habitat Mapping Project completed in 2012. Figure 4.7 illustrates the connectivity and corridors created between these remaining hedgerows and treelines.

#### 4.3.3 Bats (Fauna)

The EU Habitats Directive seeks to protect rare and vulnerable species including all species of bats and their habitats.

Bat Conservation Ireland and the Centre for Irish Bat Research (January 2012) recently carried out an analysis of the County in terms of areas of greatest bat occurrence and areas where bats may be particularly vulnerable. This analysis was based on bat records available from 2000 to 2009 and the results may change as further records become available. Most or all of South Dublin County was found to be within the core ranges of the common pipistrelle, soprano pipistrelle, Leisler's bat and Natterer's bat. Approximately half the County was found to be included in the whiskered bat's core range. The Daubenton's species has been found to occur only in the western part of the county. Within this context a 10km square that includes Newcastle, Rathcoole, Saggart and Baldonnell was highlighted as having potentially very high occurrence of most bat species.

Site specific bat surveys carried out in and around Newcastle Village as part of recent planning applications have identified three roost sites. Further bat surveys carried out within the Village as part of planning applications have identified a number of flight paths and foraging routes of bats. All of the Plan Lands are therefore considered to be sensitive in relation to the protection of bat species.

### 4.4 Water Management and Flood Risk

#### 4.4.1 Watercourses

Newcastle Village is predominantly within the Shinkeen Stream catchment with the eastern part of the Village being within the Griffreen River catchment. Both water-bodies are tributaries of the River Liffey.

The Shinkeen Stream and its tributaries form just to the north and north-west of Newcastle Village within the townlands of The Glebe and Cornerpark. The stream flows in a north-westerly direction before joining the River Liffey to the east of Celbridge Town. The route of surface water drainage from lands around Newcastle Village to the Shinkeen Stream follows the sloping topography and directs water, from the higher lands in the south, northwards.

There is a substantial retention area just east of the Athgoe Road that is indicated on early OS maps. A small culvert under Main Street feeds a large formal pond in the grounds of The Old Glebe House. A natural swale exists to the north of the village, just outside of the Plan Lands, which leads to the origins of part of the Shinkeen Stream system and crosses the Peamount Road approximately 1 kilometre from the centre of the Village. (See Fig. 4.4)

The River Griffreen, which runs by the eastern fringe of Newcastle Village, rises in Saggart Hill at 395 metres above sea level circa 5 kilometres to the south of Newcastle Village. The river is fed by nearby streams that rise near Lyons Hill and Athgoe Hill just southwest of Newcastle before flowing northwards through comparatively flat lands to the west of Baldonnell Aerodrome and onwards through Griffreen Valley Park before meeting the River Liffey on the northern side of Lucan Village.

The Eastern River Basin District - River Basin Management Plan 2009-2015, which has been prepared in accordance with the European Communities Water Framework Directive, has found the overall status of the Griffreen Lower to be 'bad'. It is an overall objective of the River Management Plan to restore the status of the river to 'good' by 2027. The overall status of the Liffey Lower has been found to be 'moderate' and it is an objective to restore the status of the river to 'good' by 2027.

Photo 4.6: Pond to Rear (North) of The Old Glebe House



Photo 4.7: View of Lyons Hill from Hazelhatch Road



#### 4.4.2 Flood Risk

Flood risk information in relation to Newcastle Village and the Plan Lands is limited to provisional flood risk assessment data and flood events recorded by the Office of Public Works (OPW).

By using fluvial (river and stream) data and pluvial (geological) data, the OPW Draft Preliminary Flood Risk Assessment (PFRA) has identified a number of areas located in around Newcastle Village that could be at risk of potential flooding.

Fluvial data identifies the potential for a 1% or 1 in a 100 year event occurring within the catchment of the River Griffeen running from the south-east to the east of Newcastle Village and the Plan Lands before running to the north-east. This takes in a section of the Aylmer Road to the north-east of the Village just outside the Plan Lands. Pluvial data identifies the potential for small scale 1% or 1 in a 100 year events occurring in a number of locations along the Main Street.

Flood events have been recorded by the OPW as having taken place in November 2000 along the Aylmer Road to the northeast of the Village and also within the Village along Main Street between Hazelhatch Road and Peamount Road. The OPW records indicate that these flood points have been subject to reoccurring floods. There are no alluvial soils indicated within or around Newcastle Village and the Plan Lands.

#### 4.4.3 Ground Water Vulnerability

The groundwater vulnerability within the Plan Land varies greatly and is illustrated on the Aquifer Vulnerability Map located opposite. Lands that straddle the western section of Main Street and extend beyond the north-west boundary of the Plan Lands are identified as having a high to extreme vulnerability. The high/extreme groundwater vulnerability area is also located on a locally important aquifer. The south-eastern quadrant of the Plan Lands has been identified as having a moderate vulnerability.

Development within and around these sensitive areas could impact on the quality of groundwater within the County.

#### 4.4.4 Elements of Existing Green Infrastructure

Various elements of natural and built heritage that have been briefly appraised under this section of the Local Area Plan are brought together on one map under Figure 4.7. This includes for water courses and open spaces.

Fig. 4.4 OPW Flood Risk Data

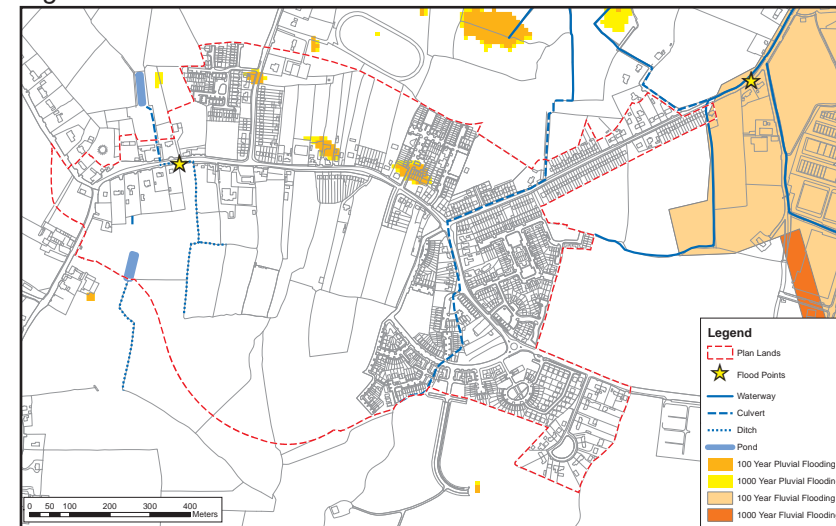


Fig. 4.6 Aquifer Vulnerability Mapping

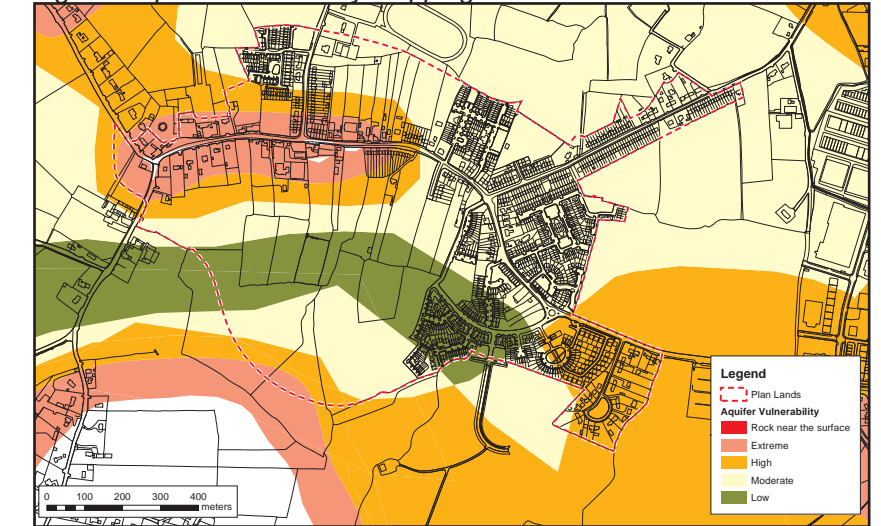
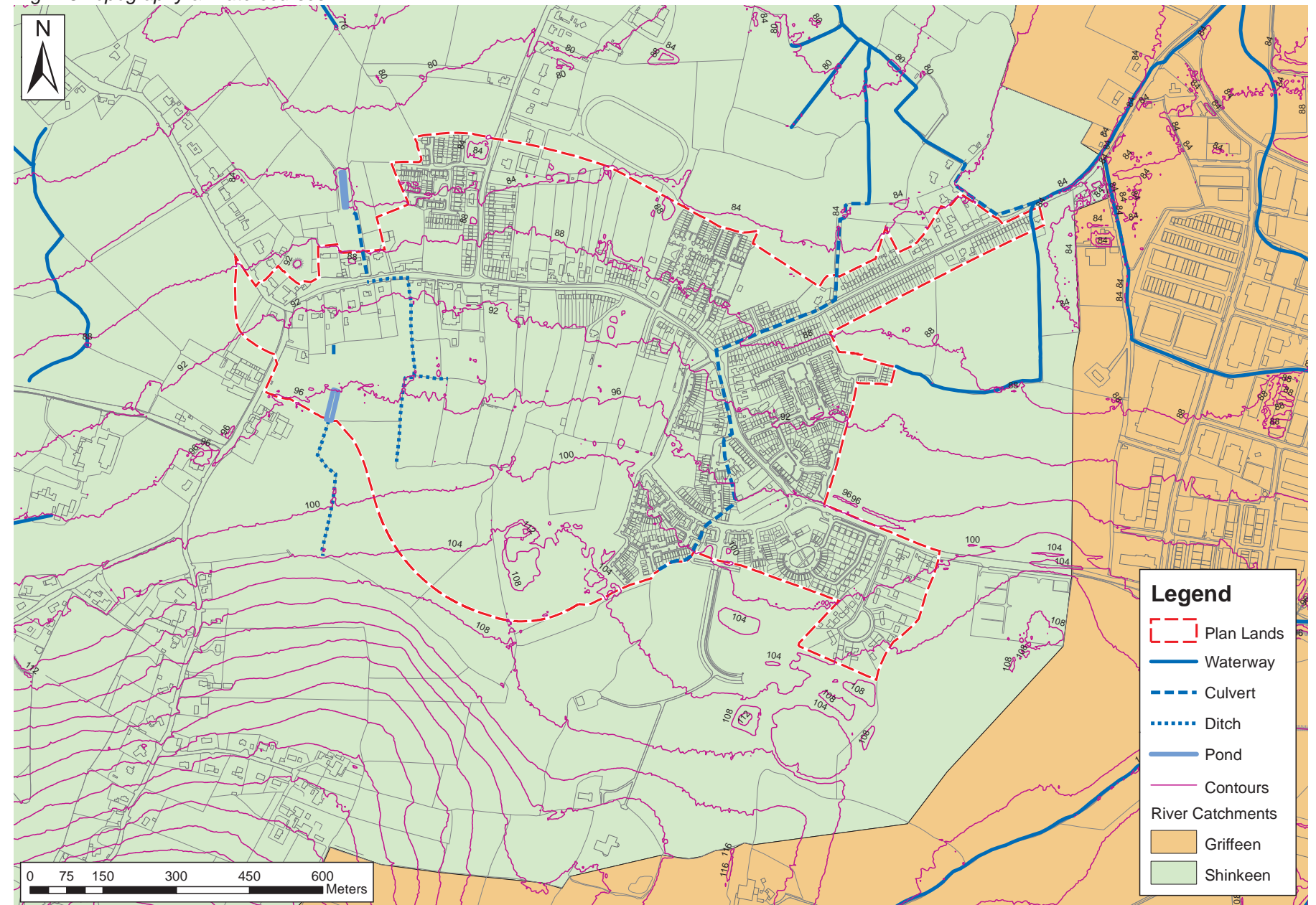
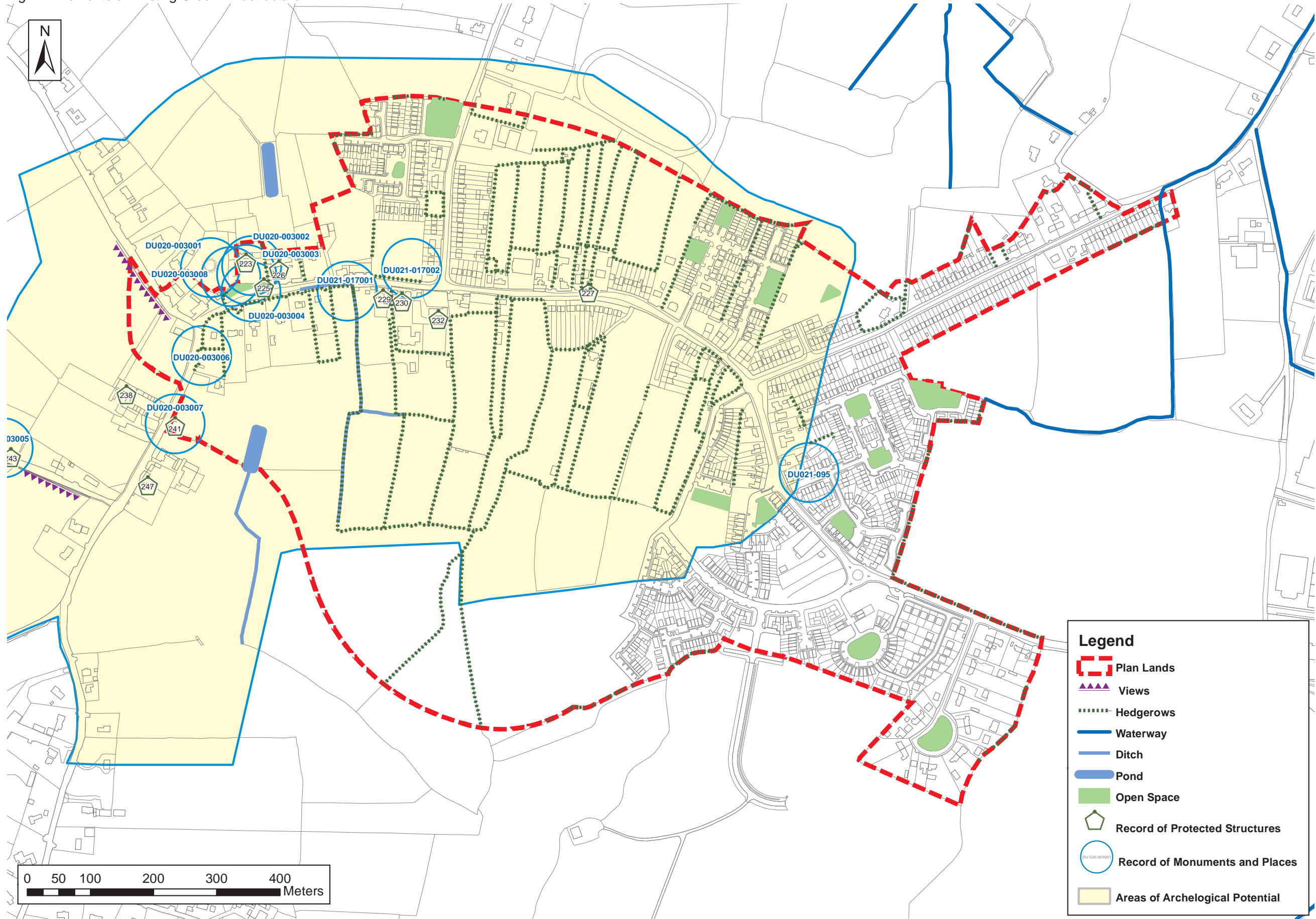


Fig. 4.5 Topography & Watercourses



Source: South Dublin County Council & OPW

Fig. 4.7 Elements of Existing Green Infrastructure



Source: South Dublin County Council

## 5.0 The Strategy

### 5.1 Policy and Strategic Context

The European, national, regional and local planning policy documents and directives that informed the preparation of this Local Area Plan are outlined in Appendix 1.

### 5.2 Strategy Outline

This Local Area Plan relates to lands that are zoned for local centre, open space and residential development under the *South Dublin County Council Development Plan, 2010 – 2016*. These lands were the subject of the *Newcastle-Lyons Local Area Plan (2003)* and the *Newcastle North Village Area Plan (2007)*.

The strategy of this Local Area Plan is to update the framework and objectives of the 2003 Local Area Plan in a manner that fully incorporates existing historical features and the Village's rich biodiversity including Protected Structures, Recorded Monuments and burgage hedgerows within a contemporary built environment. This updated Plan also sets out to sensitively reflect the historical character of the Village and accommodate land uses and densities that are conducive to a settlement with a strong sense of identity and comprises well connected neighbourhoods that have direct access to a Village Core. The strategy can be laid out under four headings:

#### 1. Green Infrastructure<sup>1</sup>

The Green Infrastructure Strategy will direct the protection and enhancement of the natural and built heritage; the conservation and enhancement of biodiversity; the provision of universally accessible parks, open spaces and recreational facilities; the sustainable management of water incorporating SUDS features; and the maintenance of sensitive landscapes.

#### 2. Accessibility and Movement

The Accessibility and Movement Strategy seeks to reinstate Main Street as the backbone of movement for the Village and to supplement such with a choice of alternative routes for pedestrians, cyclists and vehicles in a manner that links each neighbourhoods directly with the Village Core and with each other either directly or indirectly. This will include for an east-west route to the south of the Village. The Accessibility and Movement Strategy will provide for universal access and mobility throughout the Plan Lands.

#### 3. Land Use and Density

The Land Use and Density Strategy will direct land uses and densities within three revised Character Areas (The Village Core, The Village Expansion Area and The Settlement Edge) in a manner that is sensitive to the historical importance and character of the Village and its hinterland.

#### 4. Built Form

The Built Form Strategy will direct the layout of development into a network of village streets, blocks and plots that are sensitive to the Village's historic setting and cultural importance whilst introducing contemporary structures that are responsive to their surroundings and

<sup>1</sup> Green Infrastructure can be defined as networks of green areas that provide multiple social, economic and environmental benefits to society. Developing Green Infrastructure can include protecting nature and natural systems, providing a network of green space for people and underpinning economic prosperity by creating a high-quality environment. The development and use of the concept of Green Infrastructure under this Local Area Plan is defined in Section 5.3.

provide universal homes for lifetime adaptability.

Each of the strategies is further detailed in this section of the Local Area Plan under the relevant heading.

## 5.3 Green Infrastructure Strategy

### 5.3.1 Introduction

This Local Area Plan utilises Green Infrastructure as a means of developing a landscape strategy that responds to a range of issues in a sustainable and ongoing manner such as ecological development; improving air, water and soil quality; flood protection; access provisions and linkages; climate change/amelioration; pollution control; and quality of life issues.

The formulation of a Green Infrastructure Strategy for Newcastle also provides a useful tool that comprehensively guides development in terms of the protection of archaeological heritage; the conservation and enhancement of biodiversity; the provision of accessible parks, open spaces and recreational facilities; the sustainable management of water; and the maintenance of landscapes character.

Green infrastructure planning, which has been informed by the Strategic Environmental Assessment (SEA), Appropriate Assessment (Habitat Directive) and Flood Risk Assessment procedures, is crucial in meeting the growing and increasingly complex and inter-related demands of European and national legislation and directives that relate to habitats, birds, floods, the water framework, SEA and environmental liability.

This Local Area Plan seeks to create a green infrastructure or network of high quality/amenity green spaces that permeates through the Plan Lands while incorporating elements of heritage and potential biodiversity value. These elements can be utilised by:

1. Modifying the public open space provision planned under the 2003 Local Area Plan by way of redistributing and relocating the planned village park and village squares in a manner that creates a hierarchy of soft and hard landscaped spaces within the Plan Lands whilst retaining the informal and formal character of the Village.
2. Incorporating and reinstating the boundaries of the historic burgage plot field system where possible into streetscapes, gardens and parks in a manner that retains biodiversity corridors; provides routes for the sustainable drainage of water; softens the impact of new development; and ensures that the Plan Lands are permeated by Green Fingers.
3. Combining the use of Sustainable Urban Drainage Systems (SUDS) with the maintenance of biodiversity and the creation of amenity and landscaped areas through the utilisation and incorporation of existing hedgerows, streams and natural swales with open parkland retention areas.
4. Combining the protection and enhancement of built and natural heritage items within the Green Infrastructure.
5. The provision of green buffers and lower density development along the outer edges of the Plan Lands in order to achieve a gentle transition between the Village and the countryside; and to frame views of the rural area and the rising landscape to the south and west of the Village.

### 5.3.2 Redistribution of Parks and Creation of Hierarchy

The public open space provision under the 2003 Local Area Plan included for a series of small open spaces (0.15 – 0.3 Hectares) scattered through the Plan Lands, a rectangular 'Castle Green' to surround and incorporate the upstanding Tower House at Athgoe Road (circa 0.25 Hectares) at the eastern edge of the Plan Lands and a large crescent shaped 'Village Park' of circa 6 Hectares located close to the southern edge of the Plan Lands with development on all sides including a low density settlement edge along the southern fringe of the Plan Lands and Village Park.

This Local Area Plan amends the 2003 Plan through a more equitable redistribution of planned open spaces in a manner that creates a clear open space hierarchy and locates open spaces with defined functions to more centralised areas of the Plan Lands.

To allow for the creation of a network of functional local and neighbourhood parks that are sufficient to serve existing and future residents and ensure for a more balanced distribution of amenity space, the massing of the planned Village Park and 'Castle Green' has been reduced to circa 3.5 Hectares and circa 0.1 Hectares respectively. This allows for redistribution of space to create a large neighbourhood park approximately half way between the planned Countryside Village Park and Main Street.

The new neighbourhood and local parks will be provided in lieu of the smaller open local spaces envisaged under the 2003 Local Area Plan. This will involve an alteration to a permitted local park that is yet to be built as part of the Ballynakelly Development.

The remaining Countryside Village Park has also been pushed to the southern edge of the Plan Lands in order to provide a buffer and suitable transition with rural lands to the south. This Countryside Village Park (Taobh Chnoic Park) will also frame views of the rising landscape to the south including the nearby Athgoe Hill and further towards the Dublin Mountains.

The revised open space hierarchy ensures that all planned public open spaces have a clear function and serve a range of recreational needs within close proximity to homes and workplaces. The open space hierarchy also knits together an integrated network of green routes and corridors throughout the Plan Lands. Each space will have passive and/or active functions as detailed in Table 5.1. Specific details on each of the parks are provided in the Standards Section of this Local Area Plan (Section 7).

It is an objective of the Local Area Plan that:

- A linked open space hierarchy shall be implemented fully across the Plan Lands and all proposed developments shall contribute to the achievement of this integrated Green Infrastructure Network where relevant and at a minimum rate of 14% on A1 zoned lands. Where there is a shortfall in public open space provision, from planned local and neighbourhood parks, this shortfall shall be taken up by pocket parks that are integrated into the design of neighbourhoods. Pocket parks shall be adequately overlooked and shall be easily accessible from surrounding housing but shall not comprise residual open spaces. (**Objective G11**)
- All proposed public open spaces shall have a clear role and function that falls within the Plan's open space hierarchy detailed under



Table 5.1 and shall comply with the qualitative standards detailed under Sustainable Residential Development in Urban Areas, 2009. **(Objective GI2)**

- Play facilities shall be provided at a rate of 3 sq.m per dwelling and in accordance with Planning Guidance on Provision of Children’s Play Facilities in New Developments, 2007. **(Objective GI3)**
- Where it is proposed to develop on existing playing pitches and/or training fields, alternative accessible playing pitches and/or training fields must be provided in the vicinity of Newcastle (within 1.6km of the edge of the Plan Lands) prior to decommissioning of the pitches or the commencement of construction. **(Objective GI4)**

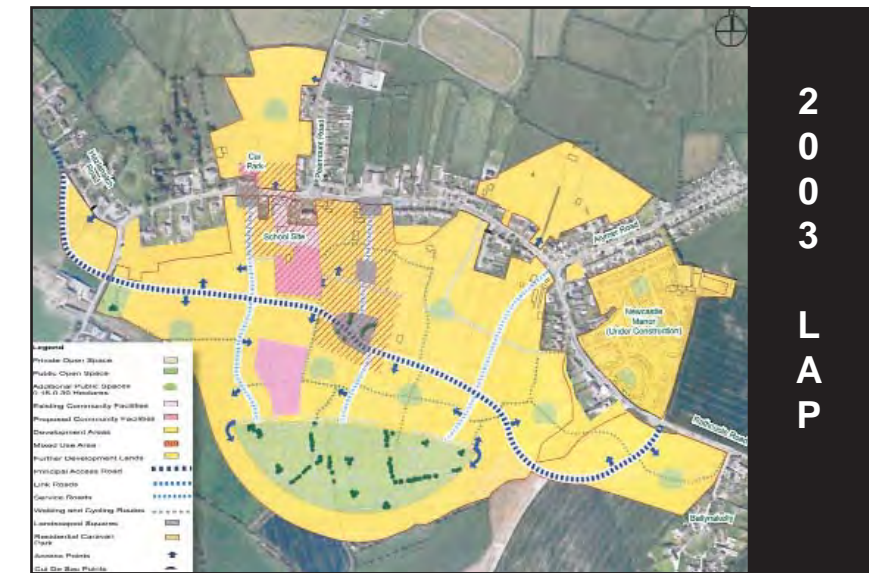
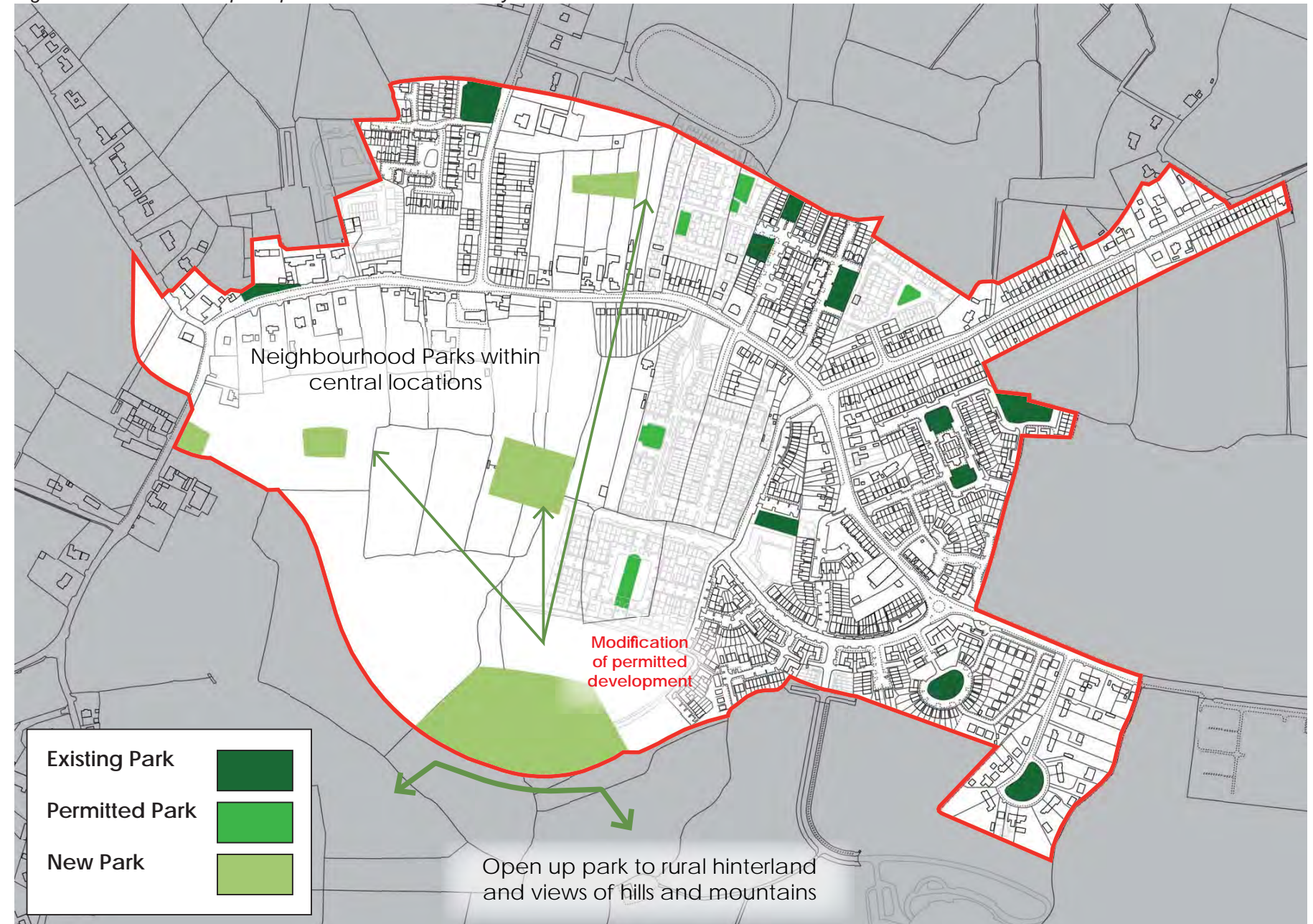


Table 5.1 Hierarchy and Function of Open Spaces

Space	Neighbourhoods (See Section 6)	Function
Village Park	Taobh Chnoic	Passive recreation to include for gardening/allotments, walking, cycling. Active recreation to include for organised sports, physical exercise (exercise equipment) informal sports and children’s play.
Squares and Plazas	Main Street Ballynakelly West	Passive recreation to include for walking and seating.
Neighbourhood Parks/Local Parks	All Neighbourhoods	Passive recreation to include for gardening, walking, cycling. Active recreation to include for organised sports, physical exercise (exercise equipment), informal sports and children’s play.
Pocket Parks	All Neighbourhoods	Passive recreation to include for walking and sitting.
Home Zones	All Neighbourhoods	Traffic calming and improved/safer pedestrian activity. Informal sports and play for children.
Green Corridors	All Neighbourhoods	Link spaces within hierarchy and provide nature corridors.

Fig. 5.1 Revised Public Open Space Provision & Hierarchy



**5.3.3 Redistribution of Landscaped Squares**

The 2003 Local Area Plan provided three small hard landscaped squares and a large central hard landscaped area. These hard landscaped areas were to be situated on two of the planned north-south link roads between Main Street and the planned by-pass.

This Plan amends the 2003 Plan by redistributing hard landscaped squares and refocusing the design emphasis of these spaces on quality and function while ensuring that these spaces are pedestrian friendly and not traversed by roads or junctions.

This will involve a modification of the incomplete element of the permitted Ballynakelly residential development to provide a neighbourhood square adjacent to the permitted local centre. This square will help emphasise the status of neighbourhood centre as a local node and area of activity for the recently established population to the east of Newcastle Village.

It is also proposed to locate two formal squares along Main Street in order to help reinforce this thoroughfare as the centre of activity and pedestrian movement through the Village and to upgrade the visual quality of this street. These squares will punctuate Main Street with good quality civic spaces at strategic locations including a large market square (subject to archaeological testing) with an element of parking adjacent to Saint Finian's Community Hall and a smaller village square (Bealtaine Square) at the core of Main Street and centre of retail activity opposite the existing promenade of shopping units.

These squares will provide for a number of mainly passive functions detailed under Table 5.2 below. Further details on each of the landscaped squares are provided in the Standards Section of this Local Area Plan (Section 7).

Table 5.2 Function of Landscaped Squares

Space	Neighbourhoods (See Section 6)	Function
Market Square	Main Street (East)	Primary urban space for village events with element of public parking.
Bealtaine Square	Main Street (West)	Formal visual amenity space with seating.
Neighbourhood Square	Ballynakelly	Neighbourhood space with children's play facility.

It is an objective of the Local Area Plan that:

- Developments adjacent to or including lands designated for landscaped squares shall provide for the development of these spaces, which may be calculated as contributing to the required minimum public open space provision. **(Objective GI5)**
- All proposed public squares shall be landscaped to a high quality to include for park furniture and shall perform a clear civic function and provide for the range of intended uses detailed under Table 5.2. These spaces shall comply with the qualitative standards detailed under *Sustainable Residential Development in Urban Areas* (2009) and those detailed under Section 7 of this Plan. **(Objective GI6)**

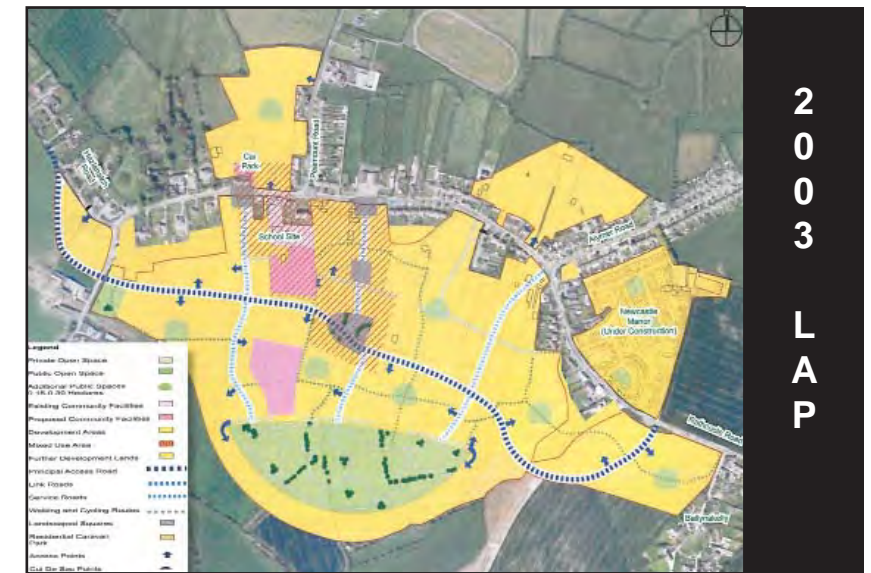
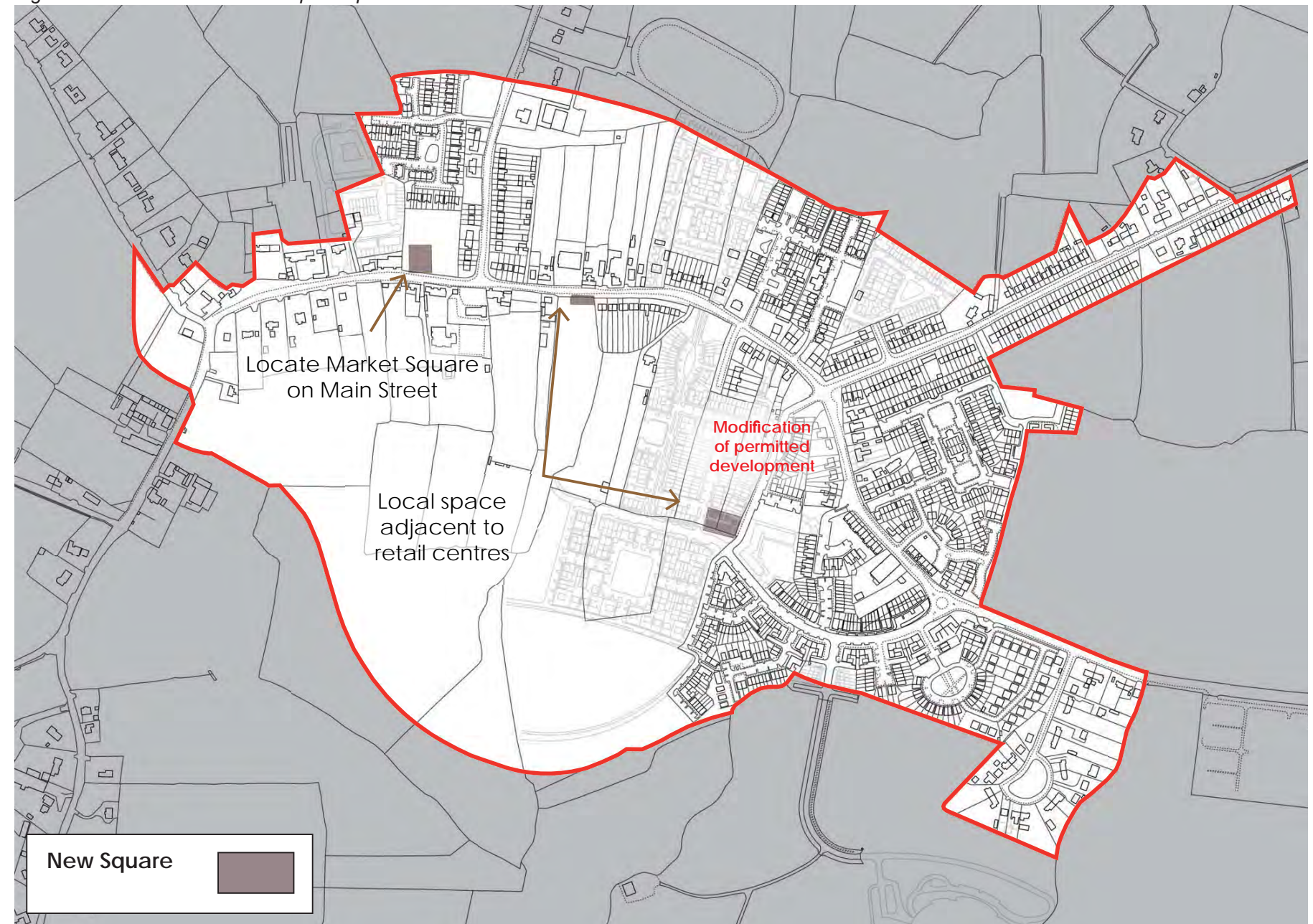


Fig. 5.2 Redistribution of Landscaped Squares



**5.3.4 Retention, Incorporation and Reinstatement of Burgage Plot Field System and Townland Boundaries**

This Plan sets out to retain and reinstate the historic field, townland and burgage plot boundaries and associated hedgerows and ditches that characterise Newcastle Village on the basis of their heritage value in terms of culture and biodiversity including potential foraging routes for protected species such as bats. This will include for the incorporation of existing and reinstated burgage, townland and field hedgerow boundaries and ditches within the design layout of developments including linear areas along and within parks, squares, gardens, medians and verges.

The retention and reinstatement of these field delineations, hedgerows and ditches will help retain elements of historic character throughout the village and provide a comprehensive network of wildlife corridors and corridors for the sustainable management and drainage of water.

The Plan proposes a minor realignment of the permitted element of the Ballynakelly Development that is yet to be built in order to allow for the reinstatement and incorporation of hedgerow boundaries that have been removed during site clearance.

It is accepted that gateways will need to be carefully created through small sections of hedgerow in order to allow for access and movement between and along streets and spaces and to serve desire lines in the interest of accessibility and permeability and the creation of successful streets and spaces. Hedgerows may also need to be carefully trimmed where they would obstruct pedestrian movement along footpaths, obstruct access to daylight and sunlight to dwellings and obstruct passive surveillance. Provisions shall be made to mitigate against any adverse impacts on the habitats of protected species including bats. (See details on Bat 'Eco Hop' in Section 7)

It is therefore an objective of the Local Area Plan to:

- Protect the historic burgage plot boundary and townland delineations (including townland boundaries to the Glebe, Ballynakelly Newcastle South and Commons Little) around Newcastle Village including their associated hedgerows and ditches. **(Objective GI7)**
- Require all planning applications for development on lands that include or are bound by burgage plot and/or townland hedgerow boundaries and ditches to clearly detail how these boundaries will be enhanced or reinstated and incorporated. All such applications shall include a comprehensive hedgerow survey and method statement (compiled by a suitably qualified person) for protection, incorporation and reinstatement of the historic boundaries before, during and after construction. This shall include for details on protecting any section(s) of hedgerow outside the application site that directly adjoin the application site. **(Objective GI8)**
- Require that burgage and townland field boundaries and ditches are utilised wherever possible as SUDS elements such as swales for conveying water; landscape features; and biodiversity-protecting elements. **(Objective GI9)**
- Allow for limited sections of field boundaries (burgage and townland) to be carefully altered where a need has been clearly demonstrated on the basis of a requirement for accessibility in terms of pedestrian and cyclist movement and the creation of successful streets and spaces. Where this occurs, high quality design cues that signal and delineate the pre-existing plot line of the section of removed hedgerow boundary shall be utilised such as a change in materials with the use of high quality materials like cut stone and the use of

- lighting strips etc. **(Objective GI10)**
- Where removal of a section of hedgerow is required for street access, the street width and gap in the hedgerow shall be kept to a minimum and determined by street typology (see street design cross sections and typologies in Appendix 3) in order to protect and retain foraging routes for bats. Mature street planting should also be located to help fill the void between sections of hedgerow and create an 'eco hop' across each street as detailed in Section 7 of this Plan. **(Objective GI11)**

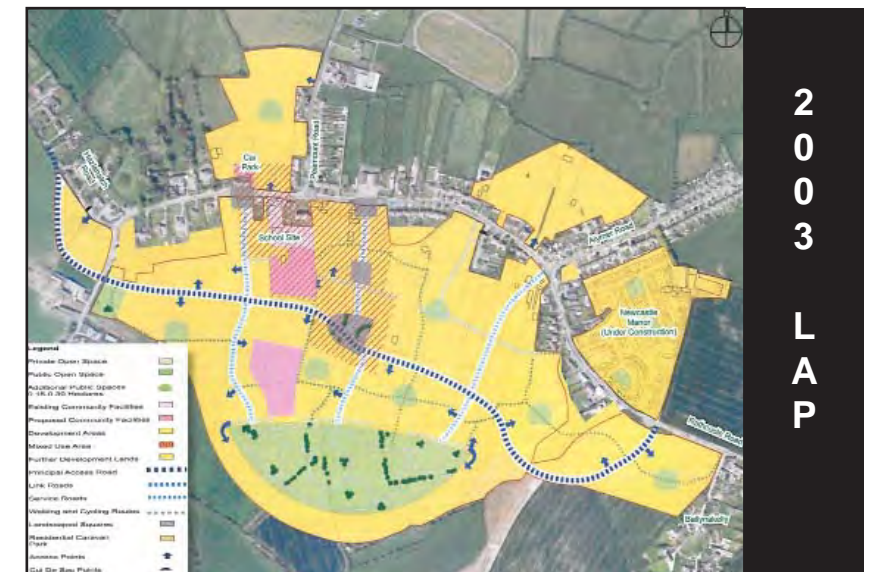
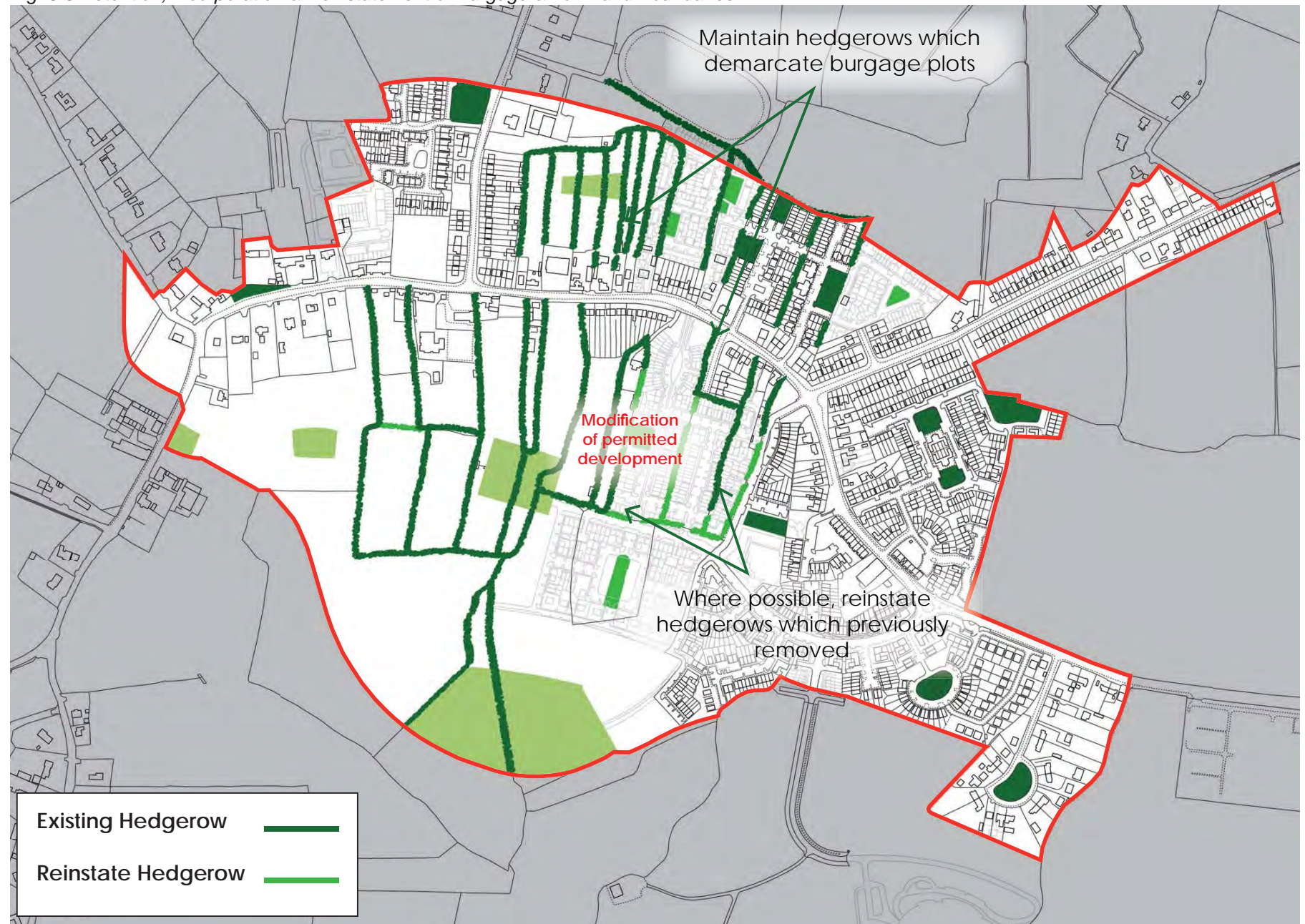


Fig. 5.3 Retention, Incorporation & Reinstatement of Burgage & Townland Boundaries



5.3.5 Water and Water Management

5.3.5.1 SUDS

The collection and on-site storage of surface water for delayed discharge at surface level to local water catchments is necessary to meet the requirements of the *Greater Dublin Drainage Strategy, 2005*, and the *South Dublin County Council Development Plan, 2010 - 2016*. The Greater Dublin Drainage Strategy Initiative sets out to ensure that development sites do not generate any additional discharge of surface water over the baseloads of existing greenfield sites.

This Local Area Plan introduces the need to incorporate comprehensive Sustainable Urban Drainage Systems (SUDS) within all new developments in Newcastle. This will require surface water drainage to occur naturally at surface level by utilising the contours provided by Newcastle's sloping topography for drainage purposes. The SUDS network will require minor modification to permitted developments that are yet to be built and the utilisation of burgage plot boundaries.

By utilising a SUDS network, water will be conveyed slowly through the Village from elevated lands to the south via a series of ditches, swales and surface water wetlands, depressions and meadows (where appropriate) before flowing towards the Shinkeen and Griffeen to the north of the Village. Existing ditches provide ideal routes for the conveyance of water given that they have largely been developed over time to follow the natural flow of water and support a range of flora and fauna that benefit from the presence of water.

This Plan sets out to ensure that water that flows through, and is generated by, new development will be conveyed through Newcastle's Green Infrastructure via existing ditches that form part of the burgage field system and along swales that follow green routes and traverse parklands. All parks will incorporate SUDS elements and the larger parks will include surface level retention areas in the form of ponds, wetlands, depressions or meadows. This on-site retention of surface water will also provide a valuable resource for the community in the form of a water source for public realm maintenance and landscape works whilst also creating attractive water features.

Various SUDS features to be utilised in tandem with swales, ditches, retention ponds and wetlands are detailed in the standards section (Section 7) of this Local Area Plan.

It is an objective of this Local Area Plan:

- To promote the sustainable collection and on-site retention of surface water for delayed discharge to the local water system and for use as an on-site resource and as a means of creating a biodiversity network that will retain and develop existing flora and fauna. **(Objective G112)**
- That a linked SUDS network shall be implemented fully across the Plan Lands in accordance with national and regional SUDS requirements including the Greater Dublin Strategic Drainage Study Initiative and all proposed developments shall contribute to the achievement of this integrated network in order to reduce surface water run-off and to minimise the risk of flooding of the Plan Lands and surrounding lands. This shall include for a series of attenuation wetland areas in parklands that will collect surface water from the developed SUDS network prior to it feeding the stream system to the north of the Village. **(Objective G113)**
- That all development shall incorporate on site SUDS technologies

detailed in the Standards Section (Section 7) of this Local Area Plan such as porous grass paviers, green roofs, rainwater recycling systems and soakaways. **(Objective G114)**

- That existing natural swales, ditches and hedges shall be retained to form an integral part of the overall SUDS network. **(Objective G115)**
- That SUDS elements such as swales, detention and retention basins and other landscape based attenuation features be planted with suitable riparian vegetation and water tolerant tree planting that will clean and attenuate surface water flow. The planting of such species will be particularly required within parkland areas and along the east-west running SUDS elements in order to help intercept and direct waterflows. **(Objective G116)**
- That all swales utilised within the SUDS network shall be of an appropriate (shallow and wide) dimension to allow for ease of maintenance including mowing and shall be designed in the interest of health and safety where practical. **(Objective G117)**

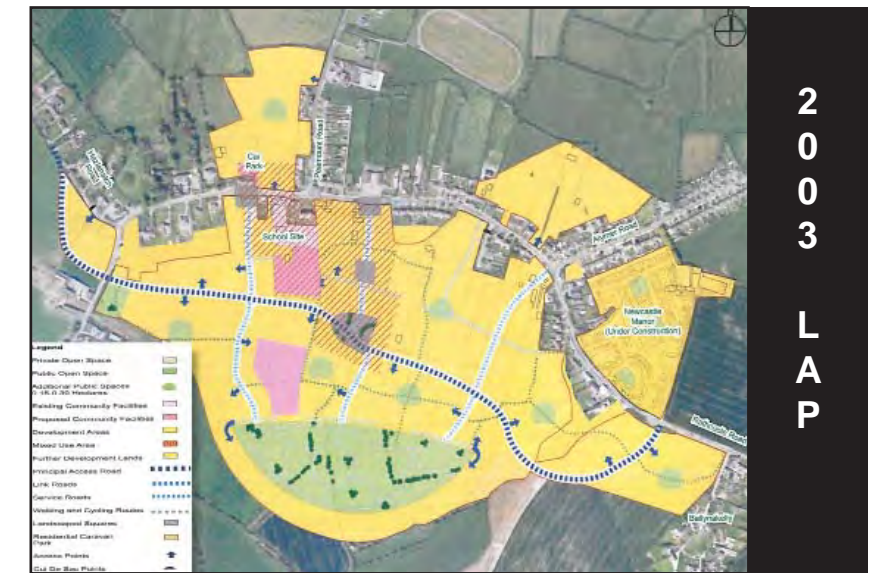
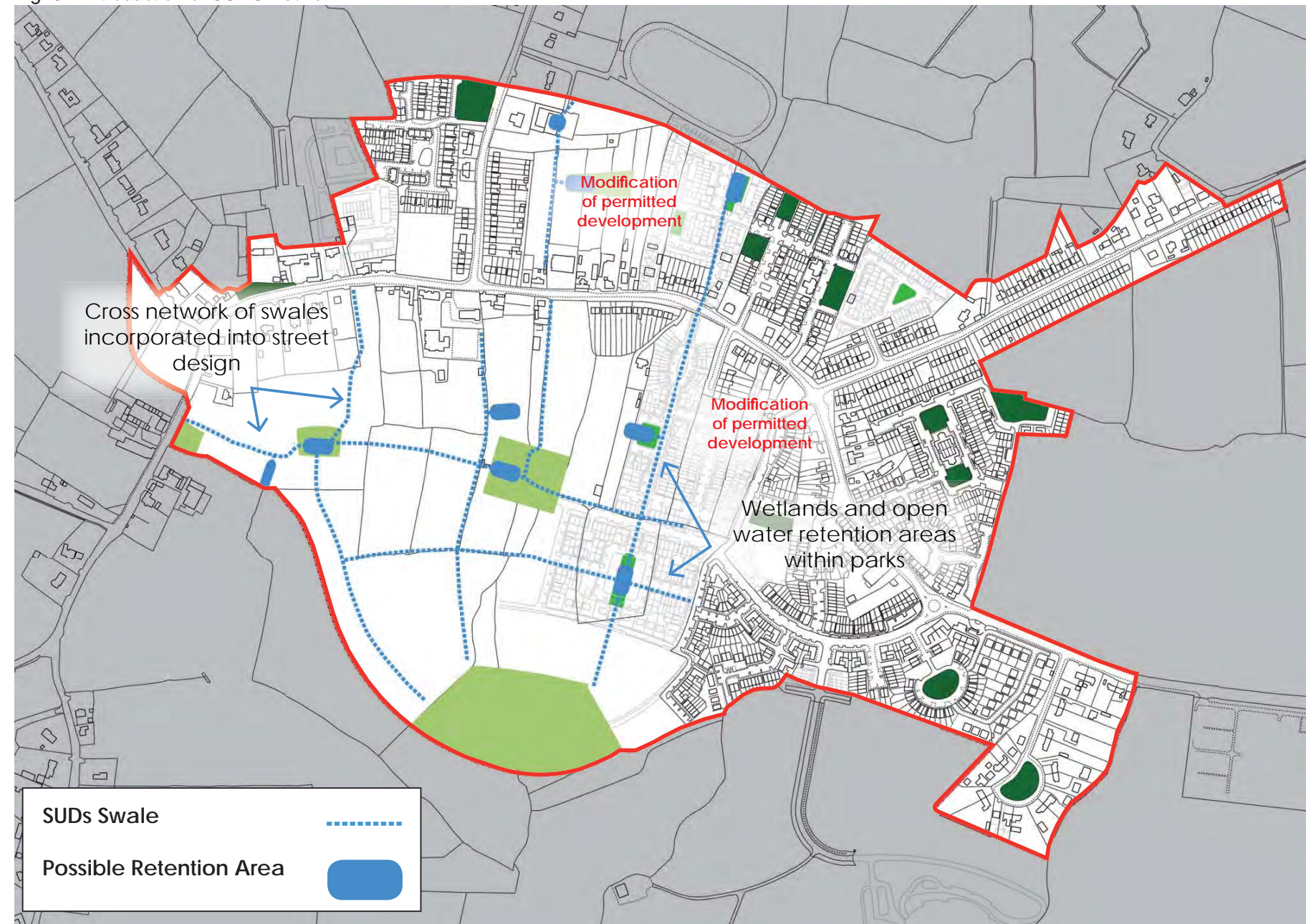


Fig. 5.4 Introduction of SUDS Network



**5.3.5.2 Flood Risk Management**

The requirements of *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* (2009) need to be taken into account in order to ensure that flooding within the Plan Lands does not impact on human health, property, the ability to meet the requirements of the EU Water Framework Directive and the need to protect biodiversity.

In assessing development proposals in areas identified at risk of flooding (see OPW Flood Risk Data Map in Section 4), South Dublin County Council will adopt a risk-based sequential and balanced approach, while at the same time allowing consideration of appropriate and necessary development, including the application of the Justification Test in accordance with Policies WD13 (Risk of Flooding) and WD14 (Identified Flood Risk Areas) of the *South Dublin County Council Development Plan, 2010 - 2016*. It is therefore an objective of this Local Area Plan that:

- All planning applications for residential and/or commercial development in areas at risk of flooding shall be accompanied by a Flood Risk Assessment that is carried out at the site-specific level in accordance with *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* (2009). The scope of flood risk assessment shall depend on the type and scale of development and the sensitivity of the area. **(Objective GI18)**

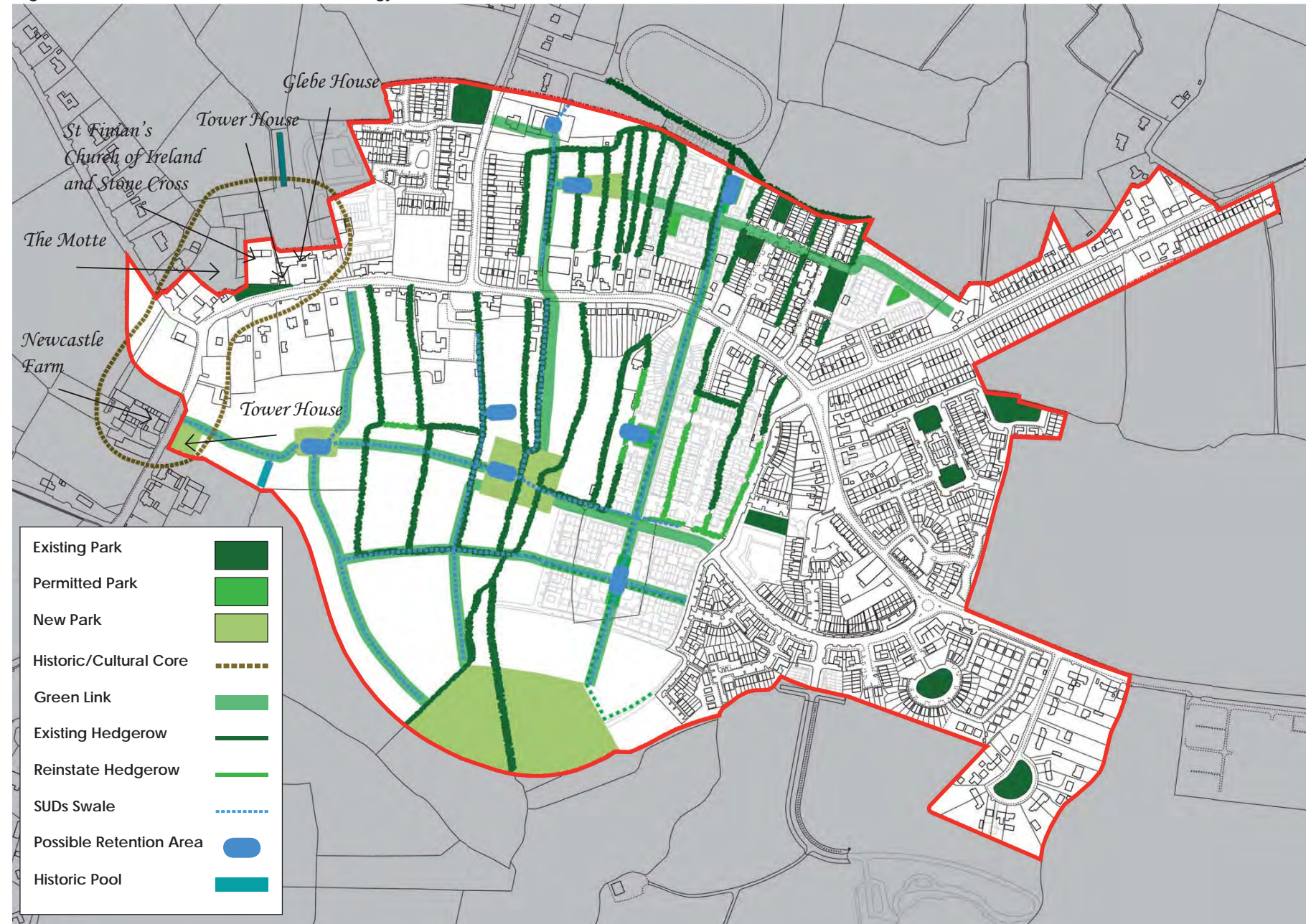
**5.3.5.3 Ground Water Vulnerability and Protection**

Lands that straddle the western section of Main Street and extend beyond the north-west boundary of the Plan Lands are identified as having a high to extreme ground water vulnerability (see Aquifer Vulnerability Map in Section 4). The high/extreme groundwater vulnerability area is also located on a locally important aquifer.

It is an objective of this Local Area Plan that:

- Development proposals in the vicinity of the extreme to high aquifer vulnerability areas shall be accompanied by sufficient details to protect existing groundwater sources from pollution during construction and development phases. The details shall accord with the requirements of the *South Dublin Groundwater Protection Scheme* (2011). **(Objective GI19)**

Fig. 5.5 Overall Green Infrastructure Strategy



### 5.3.6 Protection and Incorporation of Built Heritage

Heritage features including protected structures and monuments (see Appendix 2) will form part of the Plan's Green Infrastructure. These sites and monuments will be retained and enhanced by sensitive landscaping and/or incorporation within the built structure. Features of heritage value will also be utilised to punctuate walking and tourist routes as local landmarks.

#### 5.3.6.1 Archaeology & Architecture

Within the context of the strong evidence of Newcastle's rich history of settlement and activity dating back to prehistoric times, this Local Area Plan sets out to protect the Village's archaeological and architectural heritage for the benefit of the Village in terms of enhancing and highlighting its cultural heritage and contributing to its historical character and tourism value.

The archaeological potential and significance of sites within the Zone of Archaeological Potential should therefore be fully established prior to the submission of any application for development especially on greenfield lands.

The Plan's preference is for in-situ preservation of archaeological features and the incorporation of protected structures into the Plan's Green Infrastructure. It is considered that the incorporation of archaeological features and re-use of Protected Structures would significantly enhance the design quality of development and aid in the creation of a heritage trail or network.

It is therefore an objective of this Local Area Plan that:

- Protected Structures and upstanding archaeological remains including their environs shall be protected, preserved and enhanced as part of any surrounding or adjoining development and incorporated into a heritage trail/network for the Village and its hinterland. **(Objective GI20)**
- An Archaeological Assessment Report shall be submitted with all planning applications within the Zone of Archaeological Potential. All such reports shall fully assess the archaeological implications of the proposed development. Where archaeological features are discovered it shall be demonstrated how the design and layout of the development protects, incorporates and enhances these features. **(Objective GI21)**
- Outside the Zone of Archaeological Potential, all developments shall be subject to archaeological monitoring for potential subsurface archaeological features. **(Objective GI22)**
- Where significant archaeological features/deposits are discovered during archaeological investigations, it shall be a priority to allow for preservation in-situ especially features/deposits discovered during construction or investigation on lands to be occupied by planned open space(s). Features/deposits preserved in-situ should be accompanied by appropriate and sensitive explanatory signage. Where it is robustly demonstrated that it not possible to preserve features/deposits in-situ, full excavation and recording shall be a required alternative. **(Objective GI23)**
- Development within the vicinity of an upstanding monument(s) shall enhance the setting of the feature(s) and shall be sited and designed appropriately. Views of the Motte and Saint Finian's Church of Ireland Church from Main Street and Hazelhatch Road shall be protected by sensitive surrounding development. Development of the derelict public house site (previously known as McEvoy's) at the north-east

corner of the junction between Main Street and Hazelhatch Road should be especially designed to enhance and protect views of the Motte and Saint Finian's Church of Ireland Church. **(Objective GI24)**

- In order to protect potential archaeological remains, basement developments including basement parking will generally be avoided within the Village and its environs, especially within the Zone of Archaeological Potential. **(Objective GI25)**
- Works to Protected Structures and development within the curtilage and attendant grounds of Protected Structures shall comply with the *Architectural Heritage Protection Guidelines for Planning Authorities* (2011). Development, including changes of use, shall be sensitive to the historic setting of the Village as a whole and should contribute to the sustainable use of Protected Structures. The re-use of Protected Structures for the purpose of heritage or tourism in Newcastle Village is especially encouraged. **(Objective GI26)**

### 5.3.7 Protection and Incorporation of Natural Heritage

Within the context of the semi-rural setting of Newcastle Village and the existence of historic field, townland and burgage plot boundaries that potentially support rich wildlife corridors, this Local Area Plan sets out to protect natural heritage including rare and vulnerable species listed under the EU Habitats Directive including their habitats. It is therefore an objective of this Local Area Plan to:

- Ensure that all extensive development proposals maximise the opportunities for enhancement of existing ecology and biodiversity and are accompanied by a full ecological assessment, carried out by a suitably qualified professional, that includes measures to enhance ecology and biodiversity and avoid or minimise loss to local ecology and biodiversity. **(Objective GI27)**

#### 5.3.7.1 Bats

Within the context of the recent findings of Bat Conservation Ireland and the Centre for Irish Bat Research (see Section 4), provision shall be made to facilitate the protection of bat populations. Hedgerows located along foraging routes shall also be retained in accordance with Objective GI11 of this Plan. It is therefore an objective of this Local Area Plan:

- To require the submission of a Bat Survey as part of every planning application for development (excluding house extensions) within the Plan Lands and require the implementation of appropriate mitigation measures that ensure for the protection of bats and their habitats. **(Objective GI28)**
- To require the planting of mature native trees along both sides of streets located within the foraging and flight routes of bats in a manner that creates links between retained and augmented hedgerows and creates 'eco hop' opportunities across streets as detailed in Section 7 of this Plan. **(Objective GI29)**
- To encourage the planting of native species to reinforce the natural habitats of bats within Newcastle and its environs. **(Objective GI30)**

### 5.3.8 Green Links/Biodiversity Corridors/Walking Routes

The Plan Lands will be developed for universal access to all to include walking and cycling routes that run parallel and coincide with existing and proposed biodiversity corridors and SUDS features including hedgerows, wildlife corridors, green corridors, ditches, streams and swales. These walking and cycling routes are noted as Green Links in the Accessibility and Movement Strategy.

It is intended that the pedestrian and cyclist routes will form an open

ended network that will permeate the Plan Lands thus creating circular walking routes and heritage trails/networks.

It is therefore an objective of this Local Area Plan:

- To create an open ended and integrated network of walking and cycle routes that promotes universal access for all and permeate the Plan Lands in a manner that coincides with biodiversity corridors and SUDS features. These routes shall form heritage trails that use natural and built heritage features to link a necklace of parks, open spaces and landscaped squares. **(Objective GI31)**

### 5.3.9 Transition between Village & Countryside

As part of the Green Infrastructure Strategy, it is proposed to ensure that there is an appropriate transition between the Plan Lands and the adjoining countryside.

This includes for the proposal to push the planned Countryside Village Park to the southern boundary of the Plan Lands, which will provide for a substantial soft landscaped buffer between development and the rising agricultural lands to the south while framing views of the rising topography and the Dublin Mountains.

Looser forms of residential development comprising detached and semi-detached homes will be located around the south-eastern and eastern settlement edges of the village and set amongst densely landscaped streets and spaces to include existing burgage and field hedgerows, swales and street trees.

Policies contained in this Plan that relate to archaeology, protected structures and burgage plots have the specific intention to preserve the historic landscape of Newcastle Village. The need to maintain the relationship between the historic area and its surrounding setting is also critical.

It is therefore an objective of this Local Area Plan:

- To ensure that the transition between built development and the open countryside is sensitively treated, large open spaces and low density housing set amongst heavily landscaped streets shall be provided along the undeveloped fringes of the Plan Lands. This will require the augmentation of existing hedgerows with planting of streets and spaces with mature and semi-mature native tree species prior to the occupation of dwellings. **(Objective GI32)**
- To maintain the views to the countryside from the Village and from the countryside into the Village and, in particular, to preserve the views to the surrounding countryside, Athgoe Hill and Lyons Hill from the Hazelhatch Road as required in the *South Dublin County Development Plan 2010-2016*. **(Objective GI33)**

## 5.4 Accessibility and Movement Strategy

### 5.4.1 Introduction

The Accessibility and Movement Strategy in this Plan diverges from the 2003 Plan by retaining Main Street as the backbone of the Village and the primary means for movement through the Village with a choice of alternative routes. This will help preserve and enhance the vitality and viability of Main Street as the centre of focus for the Village.

This Accessibility and Movement Strategy seeks to link all the areas of the Village with each other including Main Street and surrounding areas including the rural hinterland and the employment areas of Greenogue and Aerodrome Business Park.

### 5.4.2 Alteration of Movement Framework

This Plan seeks to link existing and proposed neighbourhoods with each other and create strong connections between Main Street, public open spaces, community facilities, retail facilities and heritage features. Urban design principles will be employed to enhance this connectivity and the suitability of the street network for pedestrian and cyclist movement.

The east-west access street that was proposed in the 2003 Plan to the south of, and parallel to, Main Street will be upgraded and traffic calmed by (inter alia) incorporating deflections around parks and spaces. This east-west route will link neighbourhoods with each other and Main Street and will be largely in keeping with its original purpose while shifting the focus of development and activity onto Main Street. The revised route will link Rathcoole Road with Athgoe Road. The section of road that was planned through agricultural lands between the Athgoe Road and the Hazelhatch Road under the 2003 Local Area Plan and the associated cul-de-sac at the eastern end of Hazelhatch Road is no longer necessary.

The Movement Framework has also been adjusted to reflect the redistribution of public open space, the retention and reinstatement of burgage plot features and incorporation of SUDS features that are proposed under this Plan. The Movement Framework will adhere to *Smarter Travel – A Sustainable Transport Future* (2009) and all documents referred within including the soon to be published *Design Manual for Streets*, which will outline practical design measures to support and encourage more sustainable travel patterns in urban areas and guide universal design.

### 5.4.3 Street Hierarchy

Streets within Newcastle will be designed to perform a number of functions including movement for pedestrians, cyclists and cars; access; parking; public places; play areas and the facilitation of drainage and utilities. The emphasis placed on each function will depend on the location and context of the street especially its place within the street hierarchy. The revised Accessibility and Movement Strategy introduces a hierarchy of interconnected streets and routes laid out in an informal grid that includes strategic corridors of movement and local routes. The Street Hierarchy is as follows:

1. Main Street
2. Arterial Street
3. Link Street
4. Green Links (Link Streets and Access Streets)
5. Access Streets

Detailed cross sections and dimensions for varying street types are provided in Appendix 3 of this Local Area Plan. This includes details on street function, defining characteristics, design speed, cycle routes, parking and materials.

It is an objective of this Local Area Plan that:

- All relevant development proposals especially street proposals shall implement and adhere to the street hierarchy detailed in Table 5.3 and shall largely comply with the street designs detailed in Appendix 3. **(Objective AM1)**
- Development proposals shall offer choices of routes and help to dissipate vehicular traffic throughout the Plan Lands. This will include a design speed of 30 kilometres per hour for Access Streets. **(Objective AM2)**
- All Neighbourhoods shall be afforded direct vehicular, pedestrian and cyclist access to Main Street. Access routes and streets shall be safe, barrier free and overlooked by development. **(Objective AM3)**

Table 5.3 Street Hierarchy, Speed & Function

Type	Function	Speed
Main Street	Main Street will remain the backbone of the Village and will be enhanced to encourage pedestrian, cyclist and slow moving traffic. Street treatments will be required to reinforce its use by pedestrians and cyclists.	30 - 40kph
Arterial Street	Arterial Streets comprise the primary radial streets that converge on Main Street and will continue in their role to connect Newcastle with surrounding areas.	40 - 50kph
Link Streets	The main purpose of Link Streets is to connect zoned lands with Main Street and Arterial Streets. These link streets will create a highly accessible and permeable street network that permeates the Plan Lands. Open spaces and parks will act as traffic calming devices along these routes and will discourage high speed through-traffic via neighbourhoods.	30 - 40kph
Green Links (Link Streets and Access Streets)	Green Links will perform the same function of Link Streets and Access Streets but in some instances will only accommodate pedestrian and cyclist movement. These routes, including those that accommodate vehicular movement, will be landscaped to form part of the Plan's Green Infrastructure and will connect parks via biodiversity corridors, biodiversity links and heritage trails.	30 - 40kph
Access Streets	Access streets will provide mid-block access to small groups of residential dwellings and will connect with Link Streets, Main Street or Arterial Street networks. These streets will be unlikely to carry high levels of vehicular traffic and will form an important part of the pedestrian and cycle network, particularly in areas around parks and schools.	30kph

### 5.4.4 Pedestrian Movement, Cyclist Movement & Universal Access

This Plan seeks to promote walking, cycling and universal access through the creation of attractive streets, incorporating direct lines of movement and linking desired destinations. This will help address the Village's absence of a cycle network and its disjointed network of footpaths. It is an objective of the Local Area Plan that:

- Cycling and walking shall be encouraged within and through the Plan Lands by creating an open ended and integrated network of safe and accessible pedestrian and cycle routes that serve all

streets and spaces including existing streets. All existing and new Neighbourhoods shall be afforded direct pedestrian and cyclist access to Main Street and direct or indirect links to each other and community facilities especially schools. **(Objective AM4)**

- Pedestrian and cycle routes shall be provided in accordance with the street typologies and cross sections illustrated in Appendix 3 to include for the provision of cycle and pedestrian paths/tracks on both sides of most street types. Access Streets shall be designed for speeds conducive to shared pedestrian, cycle and vehicular movements. **(Objective AM5)**
- Signalised junctions shall be provided as opposed to roundabouts in order to encourage cyclist and pedestrian safety and movement. Roundabout junctions are prohibited. **(Objective AM6)**

### 5.4.5 Public Transport

In order to help encourage and improve the viability of the limited public transport service that serves Newcastle, access to bus routes especially along Main Street will be prioritised in the form of direct and open ended pedestrian and cycle routes while enabling convenient access for existing and future residents. Public transport links between Newcastle and public transport hubs in the form of Luas and railway stops are encouraged. Such links would improve access to centres of employment such as Tallaght, Citywest and Dublin City Centre. It is an objective of this Local Area Plan that:

- Planning applications for residential, commercial and employment development are required to provide for or integrate with direct, safe and attractive pedestrian and cyclist routes to public transport stops especially bus stops along Main Street. **(Objective AM7)**

### 5.4.6 Vehicular Movement

In order to prevent the overuse of some movement corridors and the build up of traffic, the Plan Lands shall be developed to ensure that there is choice of alternative movement corridors to Main Street in the form of a series of east-west access routes to the north and south of Main Street. Slower vehicle speeds are also encouraged in the interest of pedestrian and cyclist safety. Vehicular speed reduction should be achieved through the implementation of street designs outlined in the standards section (Section 7) and Appendix 3 of this Local Area Plan. All streets will be passively traffic calmed through the enclosure of streets with continuous building frontages and planting. Reduced forward visibility measures will be designed into every proposed development.

It is an objective of the Local Area Plan:

- To offer choices of routes and help to dissipate vehicular traffic throughout the Plan Lands by providing for multiple vehicular routes and connections to Main Street and Link Streets. This will include a design speed of 30 - 40 kilometres per hour for Link Streets and 30 kilometres per hour for Access Streets. **(Objective AM8)**
- To design streets for slow vehicular speeds from the outset in a manner that would limit the need to install retro-fitted traffic calming structures such as speed humps. Slower vehicular speeds shall be achieved through street design such as narrow carriageways, street enclosures and horizontal and vertical elements such as (inter alia) low traffic tables at junctions and/or pinch points. **(Objective AM9)**
- That traffic calming mechanisms and contemporary solutions detailed in Section 7 and Appendix 3 of this Local Area Plan will be carefully incorporated within development proposals at the design stage. **(Objective AM10)**

**5.4.7 Grid Layout**

Development of the Plan Lands is subject to an informal grid format with a mix of regular, concentric and irregular layouts offering a choice of movement while reducing congestion. The Plan's proposed layout of routes and streets is influenced by the conservation of historic burgage plot lines and hedgerows. Special care should be taken when designing development close to these important features and mitigation measures should be put in place. Open ended streets are therefore required throughout the Plan Lands with all streets linking into one another in order to ensure that full permeability and access to Main Street in particular including all its services. It is an objective of this LAP:

- To ensure that development within the Plan Lands is based on a grid layout, new developments will be highly connected and in a format that avails of every possibility of linking into the existing street network and will provide efficient connections to existing local facilities. The connected layout should align to desire lines and link the site to specific destinations especially Main Street. **(Obj. AM11)**

**5.4.8 Upgrade of Cul-de-sacs**

There may be cases where existing cul-de-sacs and closed off streets may be upgraded to allow pedestrian and cyclist through access where this benefits existing residents by way of improving access to existing or future community facilities, public open spaces, schools, public transport stops, shopping facilities or local employment. The creation of such pedestrian links is consistent with policy contained in the *South Dublin County Council Development Plan, 2010 - 2016*<sup>1</sup>.

The opening of a vehicular and pedestrian through route will be a requirement where a permitted through route has been closed off in an unauthorised manner. It is advised that potential purchasers and renters of properties be fully informed as to whether a property is located along a street that is a planned through street as opposed to a cul-de-sac. It is an objective of the Local Area Plan to:

- Assess all interfaces between proposed new developments, existing housing development and undeveloped lands at planning application stage and to ensure that all proposed development integrates and addresses existing development and undeveloped land especially residential development and open spaces in a manner that creates the opportunity for more permeable layouts and encourages passive and active surveillance of streets and spaces. **(Objective AM12)**
- Create open ended routes through existing and new development in a manner that ensures greater permeability and convenient pedestrian access to community facilities, schools, open spaces, shopping facilities, local employment and public transport stops. **(Objective AM13)**
- Facilitate the upgrading of existing cul-de-sacs by opening them up to allow pedestrian through access where it significantly shortens trips to community facilities, schools, open spaces, shopping facilities, local employment or public transport stops for future and existing residents. This may be achieved through the setting up of a local community forum involving all stakeholders who may address matters as they arise. **(Objective AM14)**
- Require the opening of a vehicular and pedestrian through route where a permitted through route has been closed off in an unauthorised manner. Temporary cul-de-sacs shall only be created between occupied housing and adjacent construction works. Temporary cul-de-sacs shall exclude turning circles, hammerhead junctions and

masonry walls. Temporary measures shall be removed when they are no longer required to mitigate against construction works and before the full occupation of adjacent dwellings. **(Objective AM15)**

**5.4.9 Links with Rathcoole and Saggart**

Pedestrian, cyclist and public transport links between the three settlements of Newcastle, Rathcoole and Saggart are encouraged in the interest of sharing local services and facilities including the Luas and in the interest of improving links between communities. In particular, safe walking and cycling routes for children accessing secondary education in Rathcoole is encouraged. It is an objective of the Local Area Plan to:

- Support the provision of pedestrian and cyclist routes at a wider level outside of the Plan Lands that will integrate with Newcastle's planned cycle and pedestrian network and link Newcastle with Hazelhatch, Rathcoole and Saggart to include for access to Greenogue (with street lighting) and routes towards the Luas terminus in Saggart and the railway station in Hazelhatch. **(Objective AM16)**

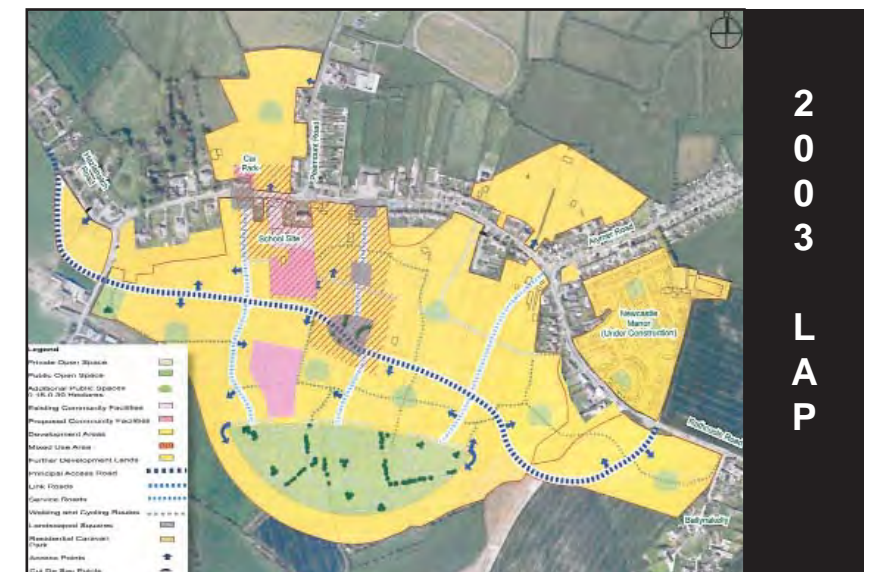
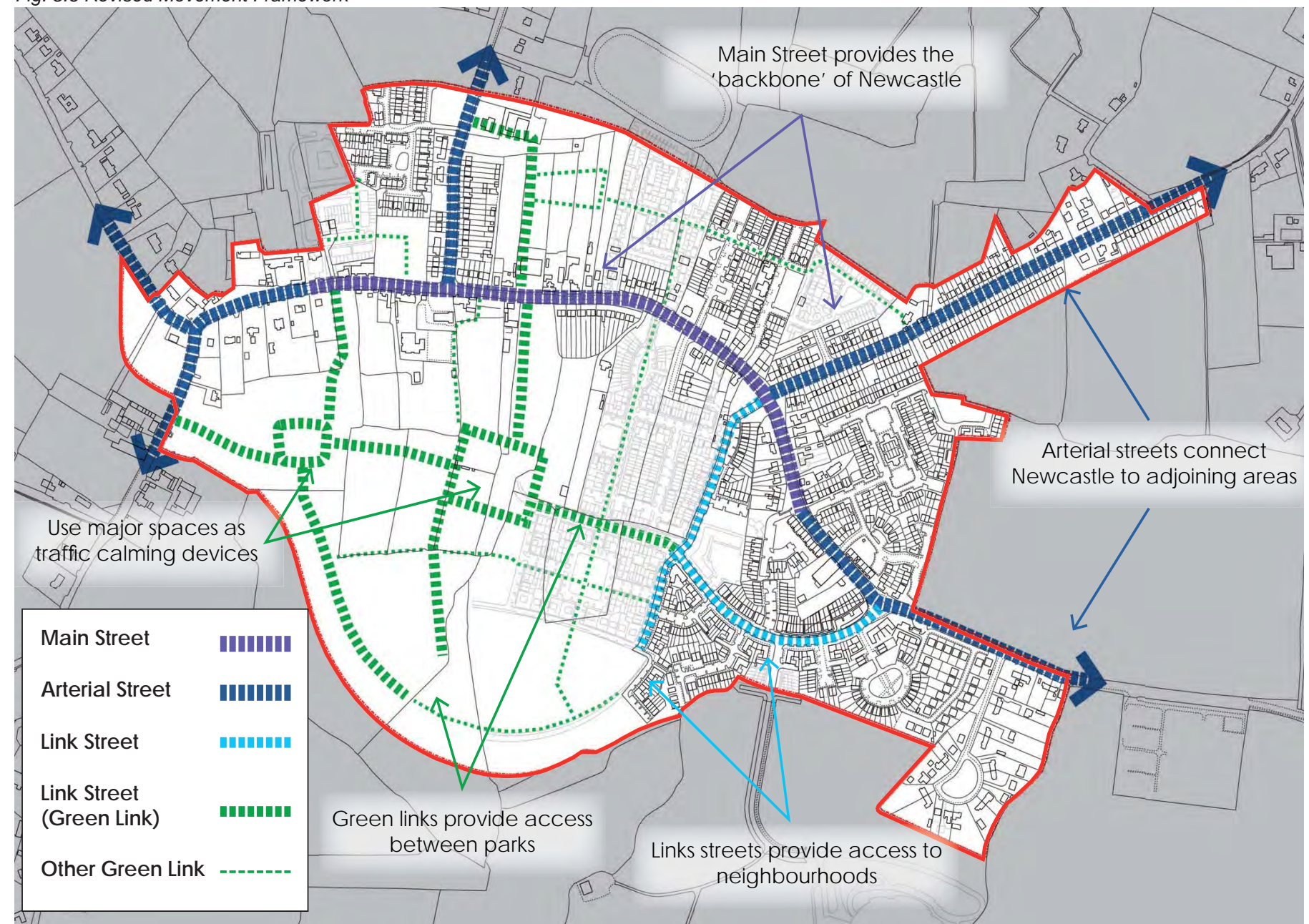


Fig. 5.6 Revised Movement Framework



<sup>1</sup> Policy SN9: Permeable and Legible Street Patterns



**5.5 Land Use and Density Strategy**

**5.5.1 Introduction**

This Plan retains the three main character areas envisaged under the 2003 Local Area Plan (The Village Core; Village Expansion and Settlement Edge) but amends the boundaries of each to facilitate the development of a dynamic village centred on Main Street as the Village Core.

The role of Main Street as the centre of village activity will be supported by a Village Expansion area that consolidates development on backlands that surround Main Street. The outer Settlement Edge will provide a softer transition with the surrounding countryside in the form of development on larger plots, a Towerhouse Park and the relocated Countryside Village Park (Taobh Chnoic).

Each of the three character areas will accommodate various neighbourhoods detailed in Section 6 of this Plan.

**5.5.2 The Village Core**

The 2003 Local Area Plan envisaged that the Village Core would largely be developed on backlands to the south of Main Street and would extend beyond the southern east-west access route. The central north-south link street with Main Street would provide a centre of focus.

It is now proposed to retain and re-establish Main Street as the centre of focus for the Village by consolidating activity along the street with a mix of uses including retail uses focused around retail nodes and community and tourist uses focused around cultural nodes and opportunities. Mixed use commercial (flexible commercial use units) and residential development will infill the remainder of Main Street on commercial opportunity sites.

This Plan details three specific areas or nodes located along Main Street: Retail, Civic and Historic/Cultural. These nodes will help to strengthen and create a strong vibrant Main Street.

It is an objective of this Local Area Plan:

- To concentrate new commercial and community development including retail floorspace around historic/cultural, civic and retail nodes along Main Street in a manner that contributes to Main Street's vitality and viability and its re-establishment as the Village Core. **(Objective LUD1)**

**5.5.2.1 Retail Core**

It is noted that existing retail and service businesses play a vital economic and social role in Newcastle Village. It is therefore a priority of this Plan to support and augment local businesses by encouraging further retail growth that enhances Main Street's vitality and viability.

The footprint of the retail core designated under this Local Area Plan has been limited to provide for small to medium scale retail development that will cater for the local needs of Newcastle Village. This will facilitate the infill of Main Street with retail and service units around retail nodes including a medium sized supermarket/discount foodstore located at a new junction with Main Street on the western side of 'The Rise'.

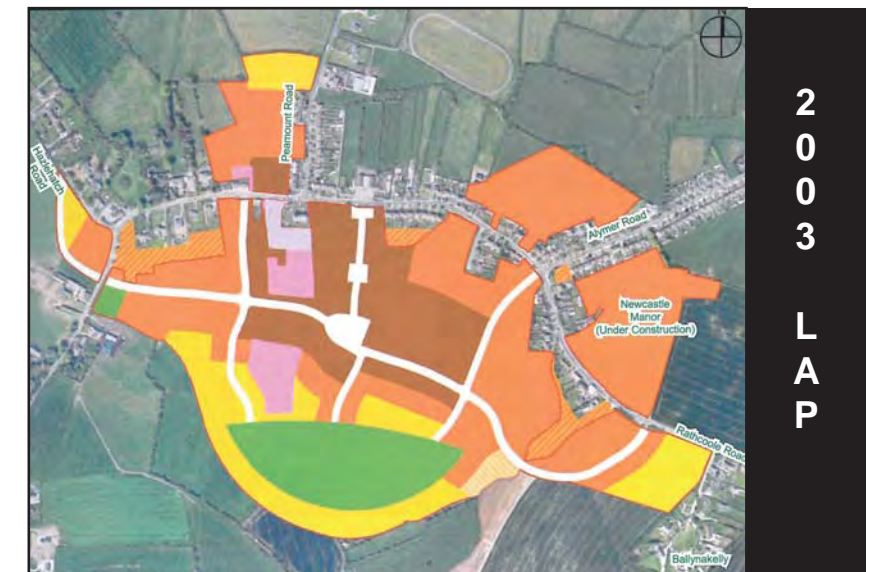
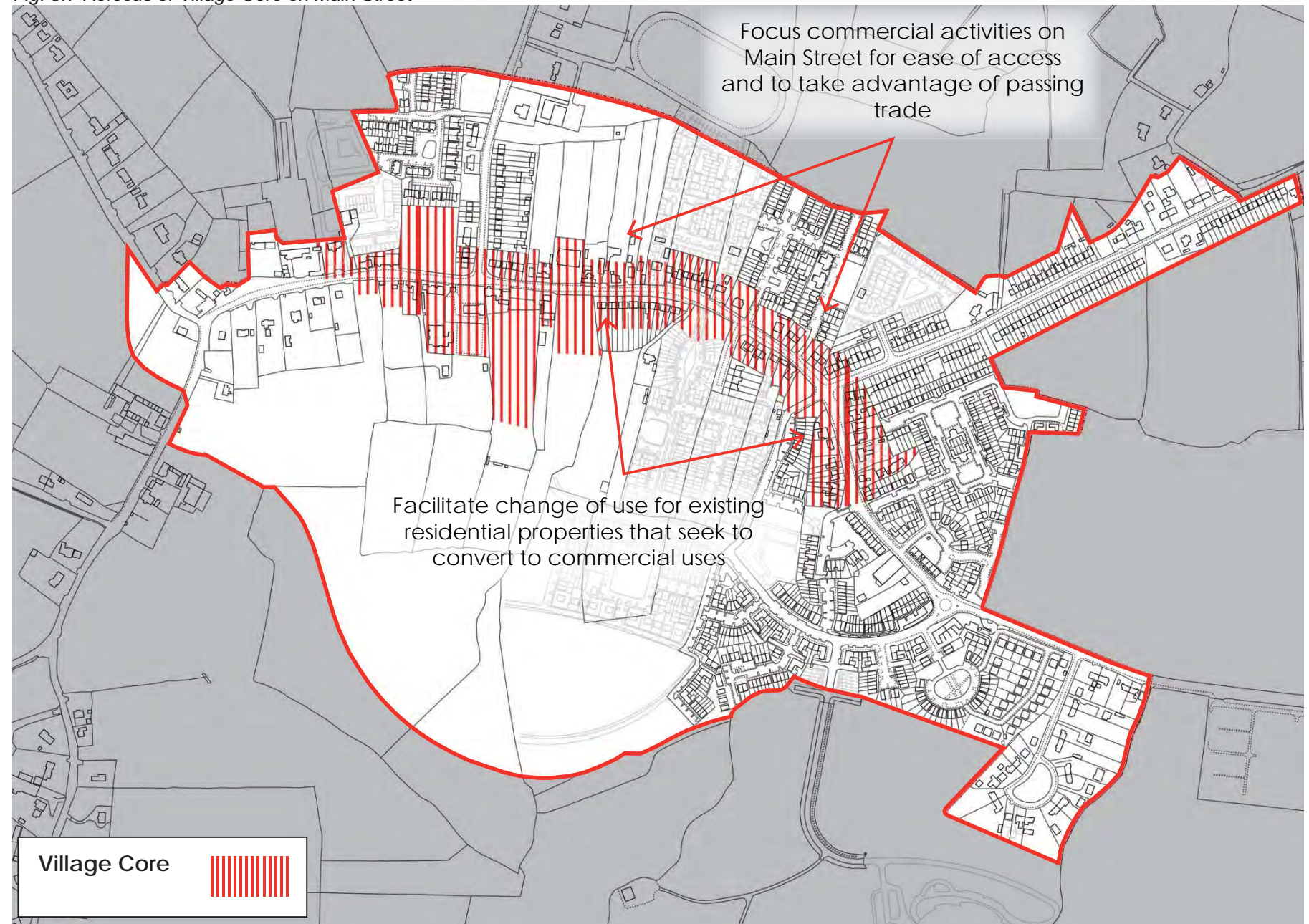


Fig. 5.7 Refocus of Village Core on Main Street



It is an objective of this Local Area Plan:

- That the preferred location for retail and service development along Main Street is around retail nodes situated close to existing businesses. Such development shall be commensurate to the local needs of Newcastle Village and shall comprise a medium sized supermarket (up to 1,500 sq.m net) and small scale flexible use commercial and retail units. **(Objective LUD2)**

#### 5.5.2.2 Civic Core

The Civic Core will be located near the western end of Main Street and will be based around civic buildings including the two churches, the school and the community centre. The Plan will facilitate the expansion and consolidation of this civic core, in particular, the expansion of St. Finian's Community Centre into the adjoining site to the east. The expansion of the community centre will help shape and define a new village square that offers an element of parking for general use within the Village Core. This space will also be fronted by commercial and residential uses.

It is an objective of this Local Area Plan that:

- Development of the site to the east of St. Finian's Community Hall shall provide for the extension of St. Finian's Hall and the provision of a market square with an element of parking. This space should be fronted by the extended community centre on its western side and commercial and residential units on its northern and eastern sides. **(Objective LUD3)**

#### 5.5.2.3 Historic/Cultural Core

This Plan seeks to establish an Historic/Cultural quarter around the cluster of upstanding medieval monuments and historic structures (St Finian's Church of Ireland Church and Stone Cross, the adjoining Glebe House and Tower House, the Motte and Newcastle Farm) at the heart of Newcastle's medieval core, which is situated at the western end of the Village.

It is considered that the establishment of such an Historic/Cultural quarter will enhance the character and identity of the Village, improve its visual setting and capitalise on its tourism potential.

The former public house site at the north-east corner of the junction between Main Street and Hazelhatch Road provides an important gateway opportunity to announce the approach into Newcastle Village and its historic/cultural quarter.

It is an objective of this Local Area Plan:

- That development at the western end of Main Street contributes to the establishment of an Historic/Cultural quarter and enhances the views and setting of upstanding monuments. Development in the Historic/Cultural quarter shall incorporate built and natural heritage features wherever possible including archaeological features discovered during archaeological investigation. **(Objective LUD4)**
- Development of the former public house site at the north-east corner of the junction between Main Street and Hazelhatch Road shall include a sensitively designed gateway feature that announces the approach into Newcastle and its Historic/Cultural quarter. This could include for the incorporation of elements from the former public house structure and any archaeological material found on site. Development of this site shall be sensitive to the setting to the Motte and Saint Finian's Church of Ireland Church and should

incorporate views of the Motte and Church, where possible, within the buildings overall design setting. **(Objective LUD5)**

- The inclusion of tourist attractions and uses that explore Newcastle's heritage and cultural value and incorporates built and natural heritage features shall be investigated as part of development proposals within the Historic/Cultural quarter. **(Objective LUD6)**

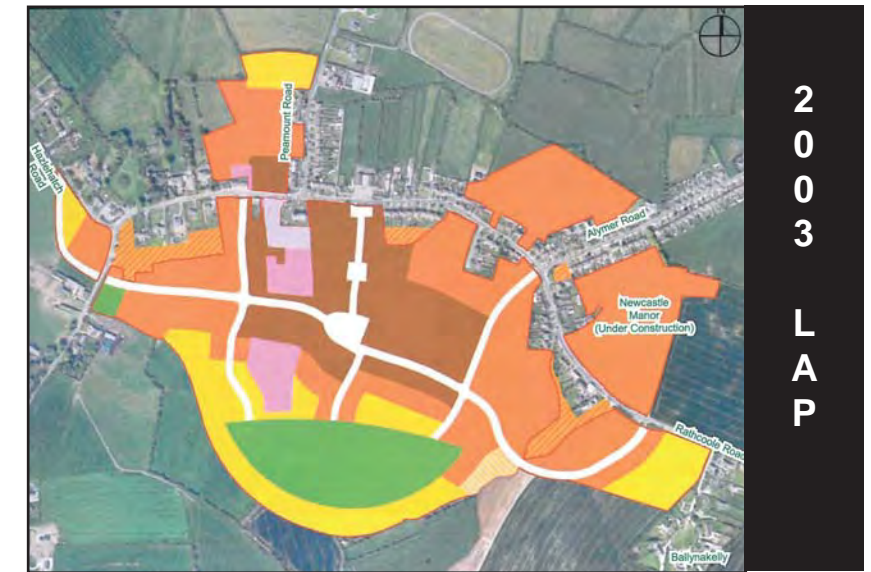
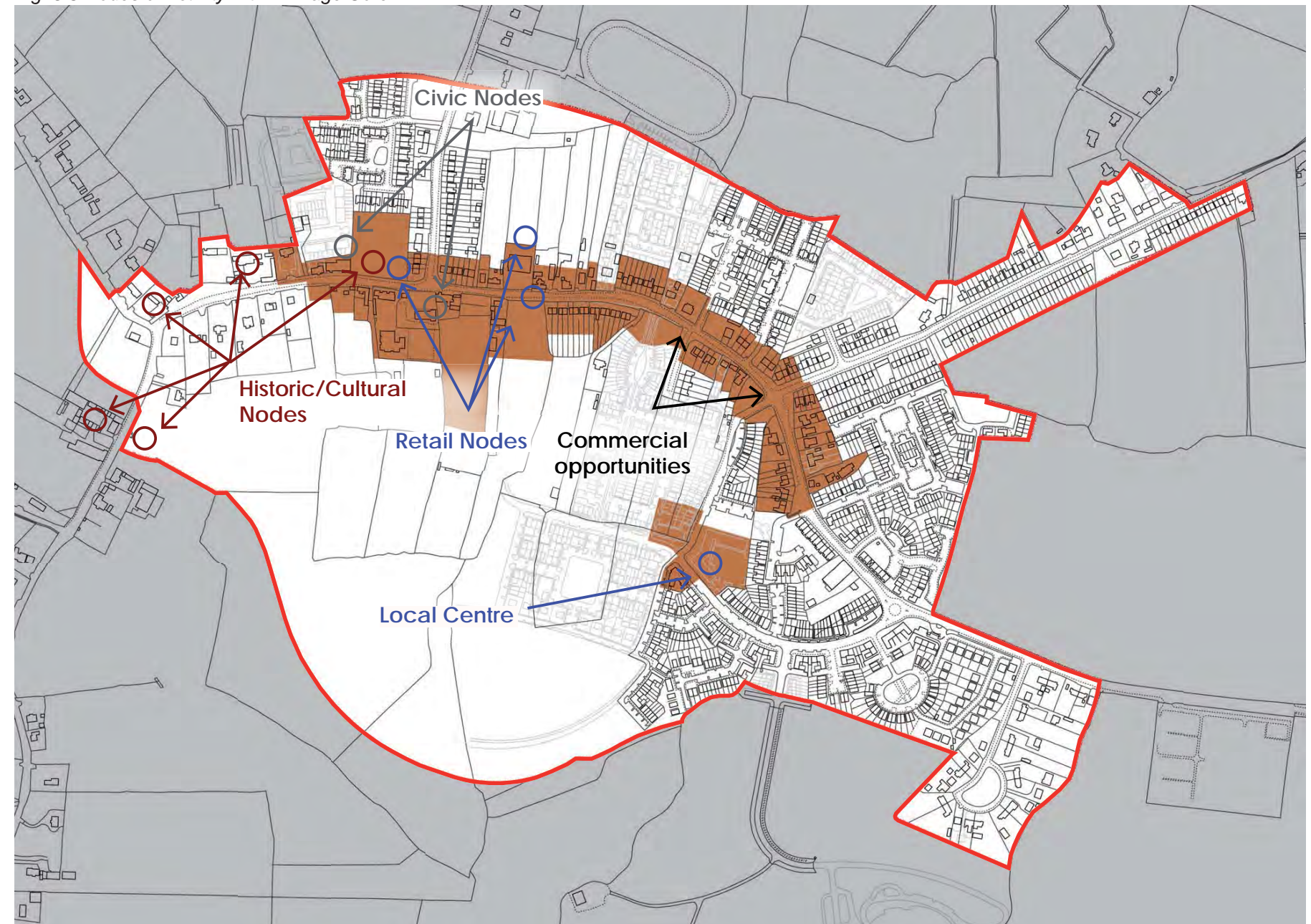


Fig. 5.8 Nodes of Activity within Village Core



**5.5.3 Village Expansion**

The 2003 Local Area Plan provided for a Village Expansion Area primarily in the eastern and western quadrants of the Plan Lands and on zoned lands to the north of Main Street.

This Plan proposes to confine the Village Expansion area primarily to the historic burgage plots to the north and south of Main Street including backlands that were previously designated to accommodate the Village Core under the 2003 Plan. The consolidation of compact development within burgage plot boundaries will be facilitated in a similar manner to the Castlelyon Development to the north of Main Street.

Where burgage field delineations and their associated hedgerows have been removed from sites these shall be reinstated and incorporated into new development.

It is therefore an objective of this Local Area Plan that:

- Development within the Village Expansion area shall be sensitively consolidated within the burgage plot field system in a manner that retains field boundaries and enhances and protects biodiversity. Where burgage boundaries have been removed previously, these shall be reinstated as part of any new development. (**Objective LUD7**)

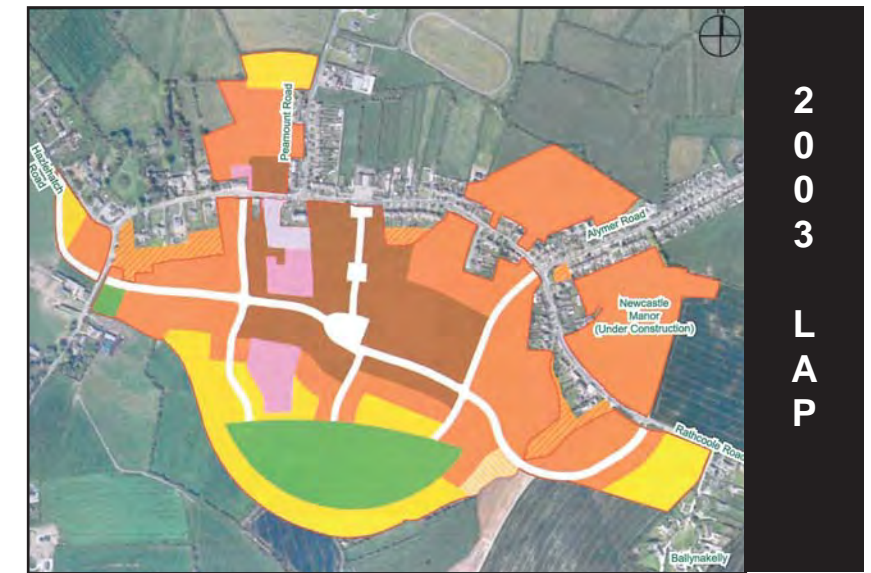
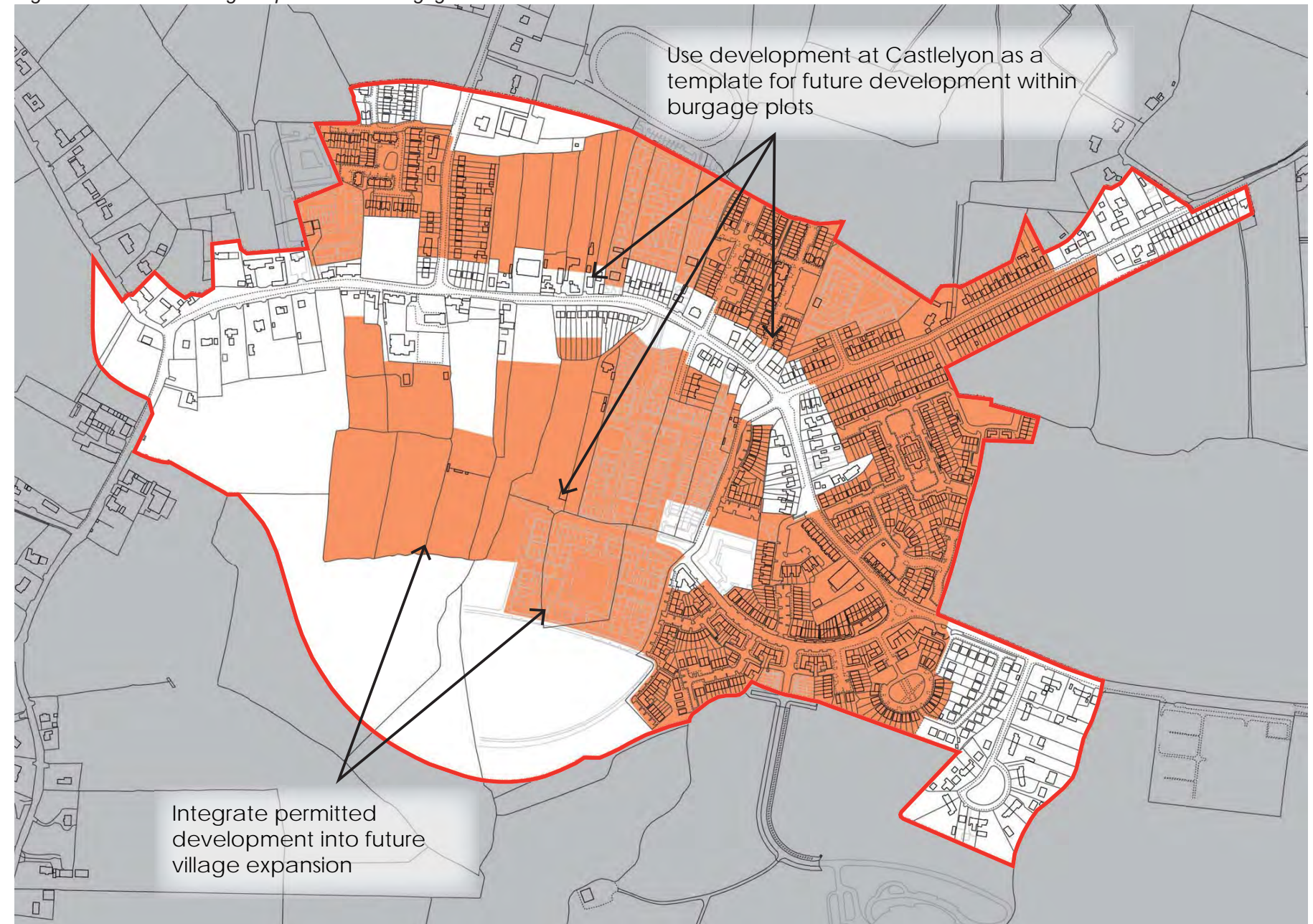


Fig. 5.9 Consolidate Village Expansion into Burgage Plot Areas



### 5.5.4 Settlement Edge

The 2003 Local Area Plan sought to create a settlement edge around Newcastle Village in the form of residential development that abuts the open countryside. It is now proposed to soften the settlement edge across remaining undeveloped pockets of land located to the north, north-west, west, south and south east fringes of the Plan Lands in order to create a more appropriate transition between town and countryside.

This will provide an appropriate counterbalance to the concentration of development on the eastern side of the village by creating a softer transition to the rural hinterland to the southern, western and northern fringes of the Plan Lands.

This transition will be achieved around the western and northern edges of the Plan Lands with looser housing development on large residential plots and the enhanced incorporation of natural and built heritage features. In accordance with Policy TDL 35 (Serviced Residential Sites) of the County Development Plan, the Settlement Edge will accommodate low density residential development options adjacent to open countryside for members of the rural community who would otherwise seek a house in the open countryside.

This also involves limiting development on the site that was to be enclosed by the section of road planned between the Athgoe Road and the Hazelhatch Road under the 2003 Local Area Plan, which is no longer required, to rural type housing (in terms of character and density).

The Settlement Edge will also be augmented by the Countryside Village Park (Taobh Chnoic Park) along the southern edge of the Plan Lands. This park will provide a substantial green buffer that frames views of the rising rural lands to the south and south-west including Lyons Hill, Athgoe Hills and further beyond to the Dublin Mountains.

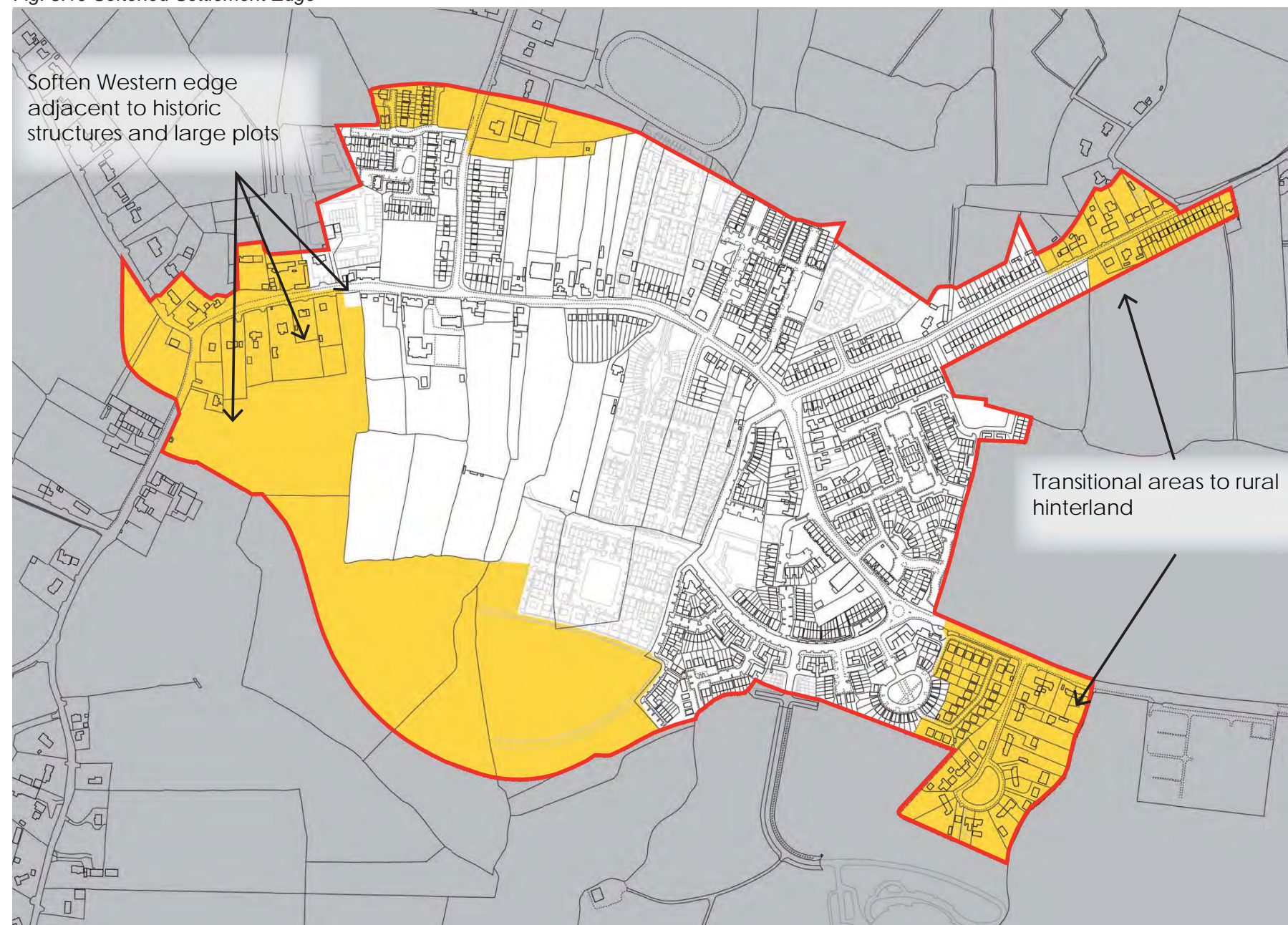
It is an objective of this Local Area Plan that:

- Residential development within the Settlement Edge shall consist of low density detached and semi-detached residential housing (15 – 20 dwellings per Hectare) on large garden plots. Such housing shall provide an appropriate and soft transition with the adjoining open countryside and shall be set amongst generously planted streets and open spaces that includes for semi-mature planting. (**Objective LUD8**)

A reduced quantum of development is required on the parcel of land at the south-west corner of the junction of Hazelhatch and Athgoe Road in order to create a softer rural edge and a more appropriate transition with the surrounding countryside while protecting established views and elements of built heritage (see Section 6.3.3).



Fig. 5.10 Softened Settlement Edge



**5.5.5 School Sites**

The 2003 Local Area Plan designated an expanded primary school site on backlands to the rear (south) of St. Finian’s National School and a new school site on backlands further to the south in an area close to the planned Village Park. The intention of these two site designations was to provide the option for either a new primary school or an expanded primary school.

A significant increase in population has taken place in Newcastle since the adoption of the 2003 Local Area Plan with a concentration of development on the eastern side of the village. It is considered that there is currently a need for an additional or expanded primary school site to serve existing residents and, based on the predicted population of the Plan Lands if fully developed, there would be a need for a second primary school site to serve future residents.

It is now proposed to relocate the planned Expansion School Site to a larger site that fronts Main Street and adjoins the existing school, which will provide the opportunity to expand either the existing school or develop a new larger school. The relocation of the designated Expansion School Site away from backlands ensures that the delivery of access to this site is not dependant on private development. Development of the Expansion School Site should include for the provision of drop-off and staff parking facilities set amongst a school park along Main Street.

It is also proposed to locate a new school site adjacent to the recently established population to the east of the Plan Lands. The location of this site adjacent to the Ballynakelly Development with potential access from an existing road will also ensure that the delivery of access to this site is not dependant on further development.

It is an objective of this Local Area Plan that:

- Development of the Main Street and the Ballynakelly West Neighbourhoods (see Section 6) shall each include for the provision of a primary school site (two in total) that accord with the requirements of this Local Area Plan. The Expansion School Site shall adjoin St. Finian’s National School with available access from Main Street and the New School Site shall be located adjacent to the planned Countryside Village Park and the Ballynakelly Development with available access from the Ballynakelly Development. **(Objective LUD9)**
- Development of both school sites shall include for drop-off and pick up facilities for pupils and parking for staff. Development of the Expansion School Site shall include for drop-off and staff parking facilities set amongst a school park along Main Street. **(Objective LUD10)**
- The New School Site shall share recreational facilities with the adjacent planned Countryside Village Park (Taobh Chnoic Park). **(Objective LUD11)**

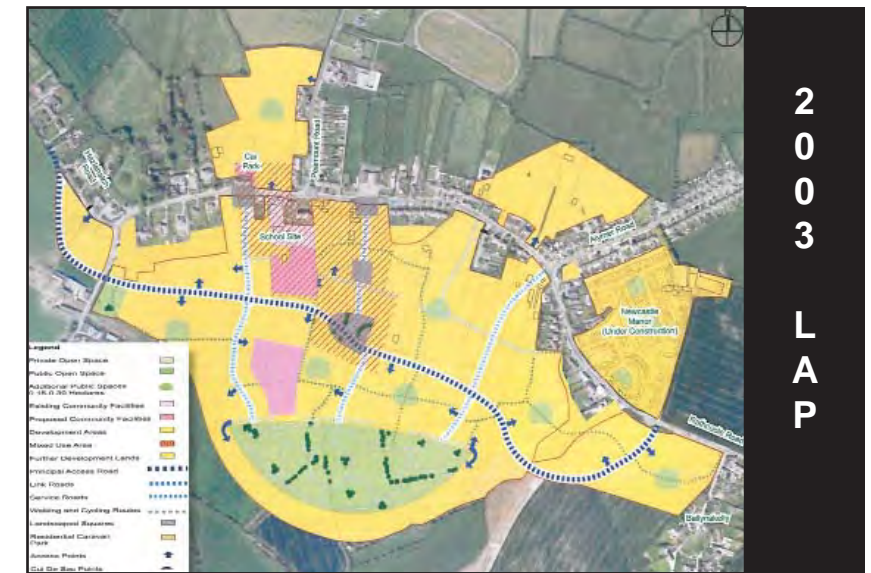
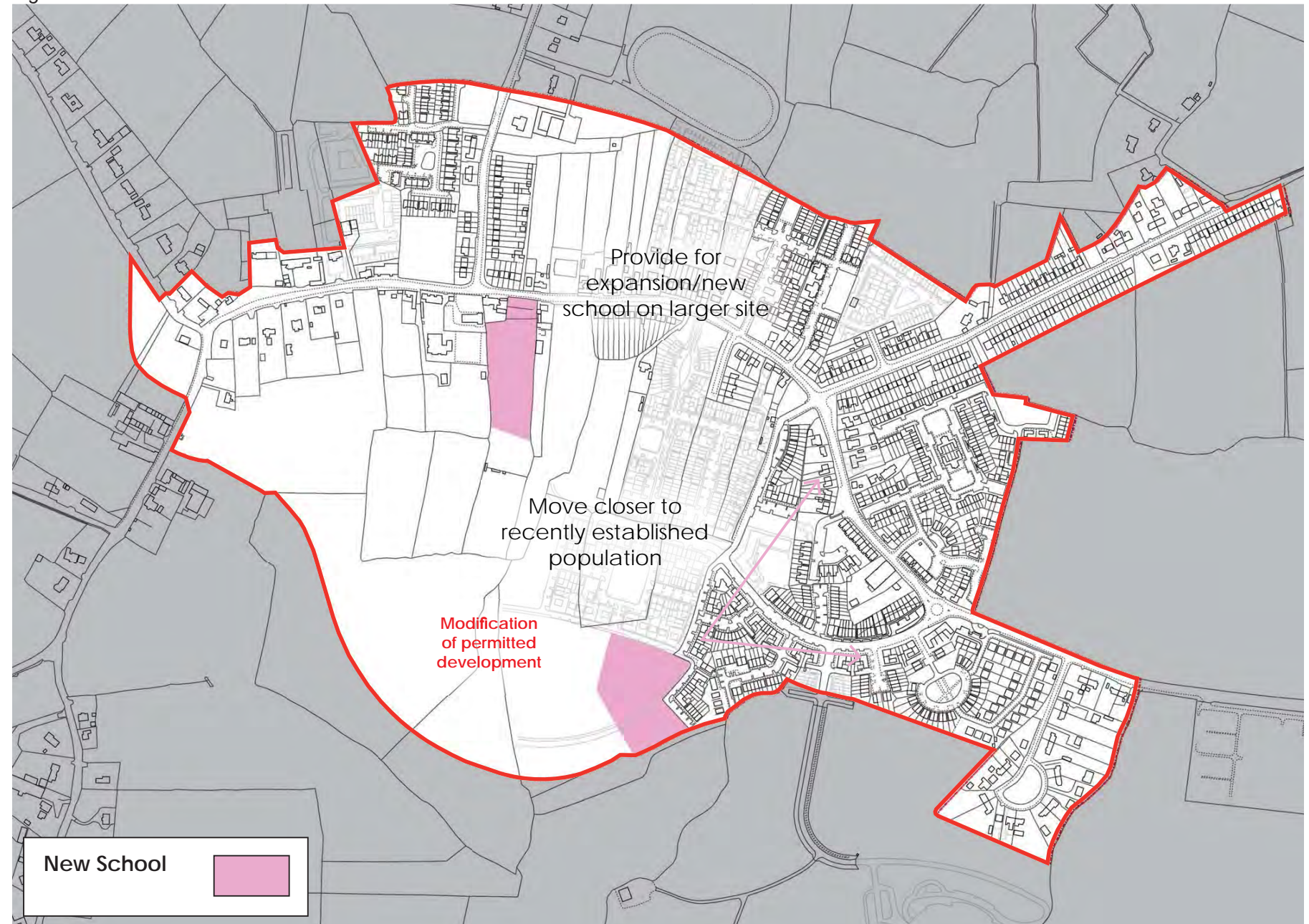


Fig. 5.11 Relocation of School Sites



### 5.5.6 Community Facilities

Community facilities should include for community floor space in the form of a large village community centre preferably located at or close to the existing St. Finian's Community Centre. Such facilities shall include youth specific facilities such as a youth café.

Community floorspace should be located within or near cultural and civic nodes identified along Main Street. It is envisaged that St. Finian's Community Hall will operate as a hub around which community facilities will be developed.

It is an objective of this Local Area Plan that:

- Community facilities, which shall include youth specific facilities, shall be provided at a rate of 3 sq.m per 10 dwellings. The provision of community floorspace at, or adjoining, the existing St. Finian's Community Centre and/or the payment of development contributions towards the provision of community floorspace at this location will be sought as an alternative to the piecemeal location of small pockets of floorspace on individual sites. **(Objective LUD12)**
- Development along Main Street (see Section 6) shall provide for community floorspace within or around the civic and historic/cultural nodes identified under this Plan using St Finian's Community Hall as a centre of focus. This should include for the relocation of 130 sq.m of community floorspace permitted as part of the Ballynakelly Development. **(Objective LUD13)**

### 5.5.7 Dwelling Mix & Location

In the context of the semi-rural setting and historic character of Newcastle Village, the provision of further apartments/duplexes on the Plan Lands will be restricted in order to improve the range and choice of residential units. Social housing will be dispersed throughout the Plan Lands.

It is considered that housing for older people and disabled people should be located within or immediately adjacent to the Village Core and within close proximity to community facilities, parkland facilities, shopping and services. Housing for older people and disabled people should therefore seek to integrate older and disabled residents into the heart of the community. Such housing will also help contribute to a balanced mix and choice of dwellings.

It is therefore an objective of the Local Area Plan to:

- Restrict apartments/duplexes only to small gateway and landmark sites and to developments that include an element of retail or service (financial, professional or other) floorspace within the Village Core and the site of the Ballynakelly Local Centre. Such developments shall be of a small scale and shall fulfil a clear aesthetic or way-finding function. The mix of dwelling types on sites that are subject to extant permissions should be amended accordingly where possible. Extensions of duration of permission should only be granted where development granted prior to the adoption of this Plan accords with this restriction on apartments and duplexes. **(Objective LUD14)**
- Encourage independent housing units for older people on sites located adjacent to parkland facilities and within circa 250 metres walking distance of Main Street. **(Objective LUD15)**
- Ensure that at least 90% of dwellings in any residential scheme have two or more bedrooms with the exception of independent housing schemes for older people. **(Objective LUD16)**

- To encourage a mix of dwelling types and quality designs that will help aid legibility and way-finding throughout the area. **(Objective LUD 17)**

### 5.5.8 Residential Density

The average net density of development carried out on the eastern side of Newcastle Village between 2000 and 2011 equated to circa 40 dwellings per hectare.

This Local Area Plan's density strategy, which is based on the recommended densities set out under *Sustainable Residential Development in Urban Areas* (2009) and policy in the *South Dublin County Council Development Plan* (2010 – 2016), reflects the need to counterbalance the higher densities achieved on the eastern side of the Village in an appropriate manner while responding to the character areas identified for the Village.

Recommended densities across the Plan Lands therefore range from low to medium density depending on relationship to the Village. The uses and net average densities within the three identified Character Areas are set out accordingly in the table below.

Table 5.4 Recommended Densities and Uses

Character Area	Primary Use	Net Average Density per Ha.
The Village Core	Mixed	30 - 35
Village Expansion	Residential with local shopping & services	25 - 30
Settlement Edge	Residential	15 - 20*

Note: To facilitate flexibility, a 10% variation below and above each of the density ranges is permissible.

\* A reduced quantum of development is required on the parcel of land at the south-west corner of the junction of Hazelhatch and Athgoe Road (see Section 6.3.3).

It is therefore an objective of this Local Area Plan that:

- The density of development across the Plan Lands shall accord with that identified for each Character Area under Table 5.3 of this Plan. The density of development on sites that are subject to extant permissions should be amended accordingly, where possible. Extensions of duration of permission should only be granted where development granted prior to the adoption of this Plan accords with this Local Area Plan's density strategy or the densities recommended for small towns and villages under *Sustainable Residential Development in Urban Areas* (2009). **(Objective LUD 18)**

**5.6 Built Form Strategy**

The Built Form Strategy sets out a framework within which a network of streets, blocks and plots can be laid out.

To respond to Newcastle's semi-rural setting and its important historic character, the built form follows the characteristics of a tight knit settlement pattern within the Village Core and Village Expansion areas with a looser built form along the Settlement Edge.

The Built Form Strategy detailed within this plan builds and improves upon the plan structure contained within the 2003 Plan as follows:

- Revised detailed design solutions that incorporate the burgage field system into the settlement pattern.
- A revised softer settlement fringe that creates an appropriate transition between the Village and the adjoining countryside.
- The introduction of landscape frontages along streetscapes within the Settlement Edge and key frontages along streetscapes within the Village Core and Village Expansion Areas.
- The introduction of a street design guide for different street typologies (see Appendix 3).
- The introduction of gateway opportunities, which are designed to be in-keeping with the Village's historic character, at appropriate locations such as approach points to the Village.
- The introduction of standards for street design according to various typologies.
- The division of the Plan Lands and character areas into a series of neighbourhoods with each having its own identifiable character.

**5.6.1 Key Frontages and Landscape Frontages**

The indicative building frontages proposed under the 2003 LAP have been revised to reflect and implement the Character Areas identified under this Plan with the introduction of landscape frontages for streetscapes within the Settlement Edge.

Key frontages within the Village Core and Village Expansion areas will take the form of strong building frontages located close to the street edge. Parking will be on-street and the street edges will have planted privacy strips and generous street planting. This shall apply to residential building frontages in the Village Expansion and Village Core and commercial and civic/community buildings in the Village Core.

Landscape frontages in the Settlement Edge will be softer and will take the form of planted gardens. The inclusion of in-curtilage parking within front gardens should be balanced with the provision of some on-street visitor parking.

All streets within the Plan Lands shall benefit from passive surveillance especially at street corners. This should be enhanced by active street frontages from a mix of uses within the Village Core. Active frontage can be achieved with frequent entrances and openings that encourage pedestrian activity. All residential development shall therefore have own door access to the street with limited exceptions for apartments and duplexes, if any.

A sense of enclosure can help create a more intimate and safer environment through overlooking. This can be achieved by orientating buildings toward the street and placing them along its edge. The use of street trees can also enhance the feeling of enclosure.

It is an objective of this Local Area Plan that:

- Development shall present key building frontages to the street edge within the Village Core and Village Expansion areas in accordance with the requirements of this Local Area Plan. Landscape Frontages shall be presented to the street edge in the Settlement Edge. Active frontages should be promoted as much as possible especially along Main Street. **(Objective BF1)**
- Where existing significant/historical structures exist along or immediately adjoining Main Street these structures, or parts thereof, shall be incorporated, where possible, within the overall design scheme for any development site. **(Objective BF1a)**
- The pursuance and improvement in appearance of unkempt sites through derelict sites legislation shall be supported especially unkempt sites that front roads/streets and Main Street in particular. **(Objective BF1b)**

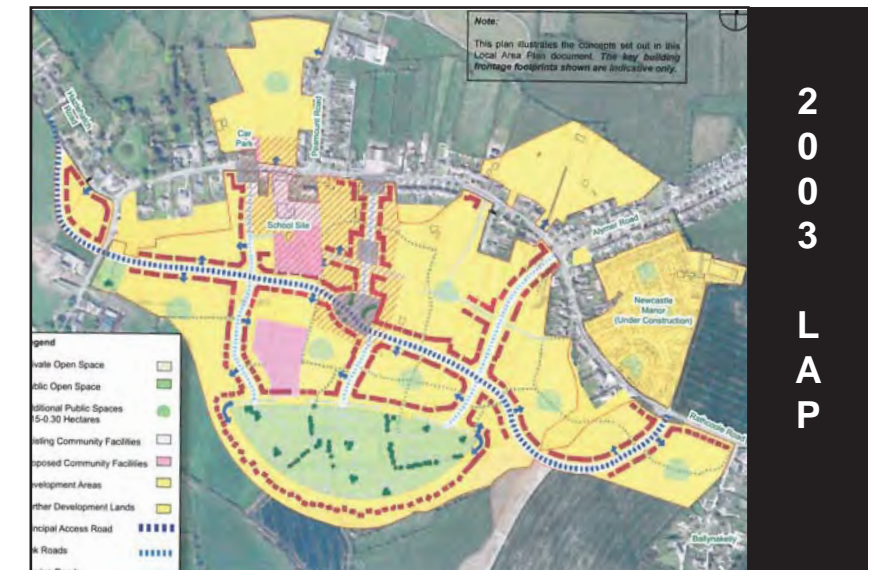
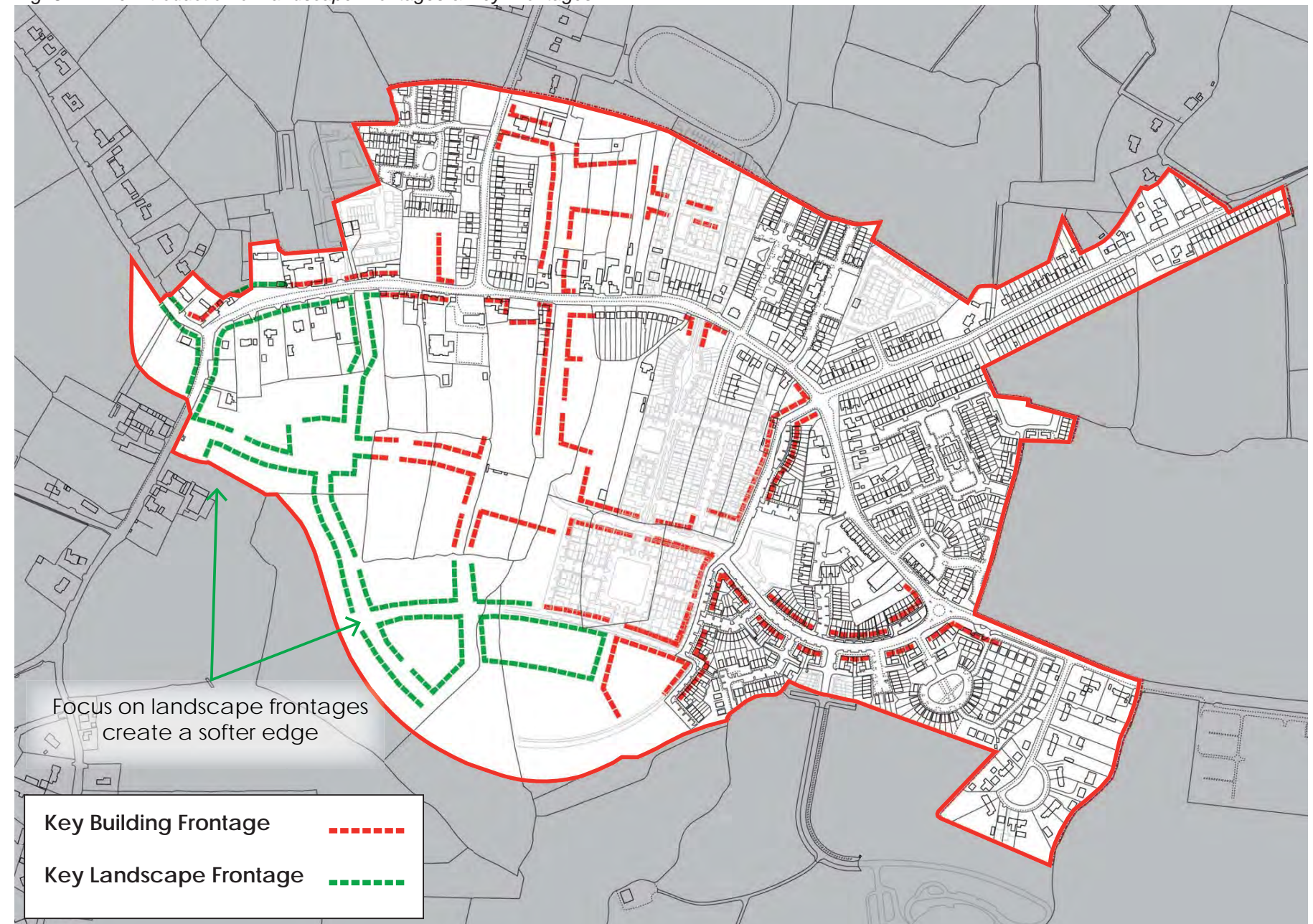


Fig. 5.12 The Introduction of Landscape Frontages & Key Frontages



### 5.6.2 Street Design

The careful application of materials and finishes combined with other aspects of street design can help define the character, function and attractiveness of a street. The appropriate use of different materials and surface finishes together with correct carriage widths can also calm traffic and promote greater accessibility and legibility. Research has found that narrower carriageways are one of the most effective design measures that calm traffic.<sup>1</sup>

Good pedestrian facilities such as wide footpaths and well designed crossings will also make walking more convenient and further encourage pedestrian activity and greater accessibility.

The careful selection of appropriate materials for carriageways in terms of texture and colour is an important factor in successful street design and traffic calming. The use of standard materials, such as asphalt is acceptable on most streets with moderate design speeds. Where lower design speeds are desirable then changes in the colour and/or texture of the carriageway should to be considered, either intermittently or for full street lengths. The use of robust surface materials can reduce vehicle speeds especially at gateway locations, around landmarks and in the areas of the village that are of civic importance.

Shared surfaced streets are an extremely effective way of promoting pedestrian activity, safety and a sense of place. Shared surface streets take the form of fully integrated spaces where pedestrians, cyclists and vehicles share the same space with equal priority thus incorporating a subtle form of traffic calming. The use of shared streets would also build upon Newcastle's unique character.

Shared streets are characterised by the use of an aesthetically pleasing palette of street furniture, materials and finishes and an absence of regulatory signage/line marking, kerbs and other barriers. Such streets can effectively operate as a large space or linear square that can be flexible to changing needs such as market or festival events, street parties and children's play. Shared surfaces would be appropriate to Main Street and Local Access Street akin to Homezones within residential neighbourhoods. Safety for all including disabled people is an essential consideration in street design. Where a shared surface is proposed no kerb should be used – a kerb line may be embedded into the carriageway to indicate an area that is more exclusive for pedestrians and to facilitate people with visual impairments.

Cross sections of street types referred to under the Accessibility and Movement Strategy of this Plan are provided in Appendix 3 of this Local Area Plan. These cross sections include details for different street typology in terms of defining characterises, design speed, cycle routes, parking and materials.

All applicants/developers will be encouraged to retain existing significant structures, or parts thereof, and incorporate these structures, where possible, within the overall design scheme of developments. In particular, structures which may have some historical interest or are located within the Main Street West Neighbourhood (which has a significant village character). Applicants/developers should be encouraged to retain the historic settlement pattern of this part of the Village by either retaining parts (or all) of the structures and reflecting the historic pattern in any proposed future design for the site.

<sup>1</sup> UK Manual for Streets (2007)

It is an objective of this Local Area Plan that:

- All streets are designed in accordance with the Street Hierarchy set out in the Accessibility and Movement Strategy of this Plan and the relevant design and cross section details set out in Appendix 3 of this Plan. **(Objective BF2)**
- The materials, texture and colour of proposed carriageways shall be appropriate to their location within Newcastle. The width of vehicular carriageways shall be minimised to the requirements of the appropriate design speed, user needs and context and function of the street. **(Objective BF3)**
- Pedestrian facilities such as wide footpaths and well designed crossings will form part of all planning applications for development within the Plan Lands. **(Objective BF4)**
- Utilities shall be laid in common utility ducts, including (where appropriate) grid infrastructure, to reduce disturbance to streetscapes and surface treatments from ongoing utility works. This shall be a condition of all relevant permissions. **(Objective BF5)**
- Streets will be designed to reflect the historic character and importance of Newcastle and to contribute to its setting and visual amenity **(Objective BF6)**.

### 5.6.3 Building Design & Height

It is proposed that new development will reflect the rich history of Newcastle Village and preserve and enhance the historic setting of the area including its protected structures, recorded monuments and archaeological features. This will include the utilisation of subtle architectural cues from Newcastle's later historical buildings without reverting to pastiche designs that mimic such buildings and confuse periods of origination.

The scale and proportion of new buildings, particularly along the western end of Main Street (see Main Street West in Section 6), will be subservient to buildings that make up the historic built environment and Village Core. New buildings should be designed to respect the historic character of the Village in a manner that avoids dominating existing structures and monuments.

All new buildings should therefore be of a high standard and designed using the core principles of universal design, with a subtle modern design aesthetic that incorporates elements that are unique to Newcastle such as local building materials, roof pitches, gables and window designs etc. Building heights shall also be sensitive to the remaining historic character and rural setting of Newcastle Village. Building materials should be of a high quality and incorporate colours, textures and patterns that are sensitive to existing visual amenity.

Where residential developments of more than 5 dwellings are proposed within the Plan Lands, dwelling designs shall be varied in the interest of visual amenity and shall be designed to relate to local contexts. Care should also be taken to use materials from a limited palette in the interest of visual amenity.

Managing the demand for energy in a sustainable manner through building design that uses energy more efficiently and using energy sources that minimise damage to the environment should also be a priority for development. The Plan seeks to promote the use of renewable energy systems for all new and existing buildings.

It is an objective of this Local Area Plan to:

- Require the submission of a design statement and rationale for all housing and/or commercial development that demonstrates how the development incorporates elements that reflects its time and place. This should include for the use of local building materials and respond to this Plan's requirements with relation to urban structure, urban grain, density and land-use, buildings heights, green infrastructure and the historic setting of recorded monuments and protected structures. **(Objective BF7)**
- Require the incorporation of a variety of dwelling designs throughout the Plan Lands and particularly within individual developments, subject to the use of a limited palette of materials. **(Objective BF7a)**
- Require all new buildings to be high in energy efficiency and to use energy sources that minimise damage to the environment. All new buildings shall comply with Section 5.4 (Sustainability and Energy Efficiency) of *Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities* (2007) and the relevant Building Regulations. **(Objective BF7b)**
- New development shall be a maximum of two storeys in height with limited exceptions for buildings on landmark sites designated within the Village Core and Expansion Area where there is scope for landmark buildings to include elements that reach a maximum height of between 9 and 12 metres depending on location. **(Objective BF8)**
- To promote innovative building design that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources in accordance with national regulations and policy guidelines. **(Objective BF8a)**
- To prohibit basement developments in the interests of protecting Newcastle's archaeological heritage. **(Objective BF9)**

### 5.6.4 Landmark Opportunities

There are three locations within the Village Core where there are landmark opportunities for buildings/structures that exceed permissible building heights by a minor extent. These locations are situated at each of the landscaped squares: Market Square, Bealtaine Square and Ballynakelly Square. The purpose of landmark buildings is to provide elements of punctuation that announce the location and importance of each of the squares in a manner that draws people into these spaces.

The height, scale and mass of landmark buildings/structures shall be relative to that of surrounding buildings. Landmark buildings/structures at Bealtaine Square and Ballynakelly Square may include elements that reach a maximum height of 12 metres. The landmark building/structure at Market Square may include an element that reaches a maximum height of 9 metres.

### 5.6.5 Gateways

Gateways elements can be used to demarcate a point of arrival or a transition from one place to another and can form an important place-making and legibility device.

Gateway features can comprise landscape treatments and/or structures that contribute to a sense of place. Gateways can also be used as important traffic calming devices by signalling the approach to an area of lower speed.

Where a substantial change in speed is required, such as along an approach road into the Village, a transition may need to be signalled in advance of the gateway to allow time for vehicles to slow down. In



transition areas, designers should seek to introduce measures such as enclosure (i.e. street trees) and changes in surface finishes and materials.

It is proposed that gateways for Newcastle Village be created at the following strategic locations:

1. Junction between Hazelhatch Road, Athgoe Road and Main Street.
2. Roundabout junction at Ballynakelly and Newcastle Manor.
3. Approach into Newcastle Village along Peamount Road.
4. Approach into Newcastle Village along Aylmer Road.

It is an objective of this Local Area Plan that:

- Gateway and landmark features/structures shall only be developed at the identified locations and shall be appropriate to the scale and character of surrounding development. **(Objective BF10)**
- Gateway and landmark features/structures shall incorporate elements, finishes and materials that reflect the development's time and place. The use of trees and planting as gateway features are encouraged especially at the western gateways of the village. **(Objective BF11)**
- Streets shall be designed to incorporate changes in materials and finishes to highlight important local features such as at the Civic, Historical/Cultural and Retail nodes and at all Gateways into the Village. Proposals for materials to be used shall be included within all planning applications. **(Objective BF12)**

#### 5.6.6 Car Parking & On-Street Loading

Where possible, on-street parking should be provided as a means of calming traffic and shall provide for normal day to day parking demands only. The provision of on-street parking can slow traffic and improve pedestrian movement by way of narrowing carriageway widths and allowing pedestrians to access buildings directly from the footpath without the need to negotiate parked vehicles.

To enforce narrower carriageways, parking bays should be finished in a manner that is clearly distinguishable from the main carriageway. Grouped parking bays should be broken up and separated by build outs.

Perpendicular car parking spaces can cater for greater volumes of parking and are suited to lower speed environments such as the Core Area of the Village (where possible) and along Link Roads, Green Links and Access Streets.

Fig 6.1 Overall Indicative Layout of Plan Lands



## 6.0 Neighbourhoods

### 6.1 Introduction

The three Character Areas that have been revised under this Local Area Plan (Village Core, Village Expansion and the Settlement Edge) have been further broken up into a series of distinct neighbourhoods that will each have their own tangible identity.

The planned development of neighbourhoods will help ensure that areas can be developed in a manner that is in keeping with the varying character areas and landscape contexts in and around Newcastle Village while responding to built and natural features that are of heritage value.

The careful management of development at a neighbourhood level will also help refine the transition between village and countryside and between new development and existing development. This allows for the application of specific Local Area Plan objectives that are tailored to each neighbourhood.

Four of the identified neighbourhoods have already been substantially developed but include some areas of zoned lands that remain undeveloped. This Plan therefore sets out to infill and consolidate development where appropriate within these neighbourhoods.

Each of these neighbourhoods shall link directly and indirectly with each other and with Main Street.

The planned neighbourhoods as identified in Figure 6.1 are as follows:

1. Main Street
2. Sean Feirm (Old Farm)
3. Burgage North

4. Burgage South
5. Taobh Chnoic (Hillside)
6. Ballynakelly West
7. Ballynakelly/Castle Manor
8. Aylmer Road
9. Peamount Road
10. Ballynakelly Cottages

This section provides a framework together with specific objectives for each neighbourhood. Each framework is accompanied by an indicative layout that illustrates how the development of each neighbourhood could look if carried out fully in accordance with the framework. It should be noted that neighbourhood frameworks are indicative and may be amended where there is a strong justification and element of planning gain demonstrated at planning application stage. Specific objectives and the neighbourhood frameworks should be viewed in conjunction with the Strategy and Standards sections of this Local Area Plan.

It is an objective of this Local Area Plan to:

- Require planning applications for any building(s), street(s) or space(s) to be accompanied by a masterplan layout drawing that details how the proposed building(s), streets(s) or space(s) fits within the framework for the neighbourhood to which they relate in terms of accessibility and movement; integration of development; density and land use; green infrastructure and built form. These framework elements can be varied in terms of precise location and design provided that they conform to the principles and guidance set out in this Local Area Plan. Existing utilities should be accommodated between blocks and under streets. **(Objective N1)**
- Ensure that each neighbourhood is developed with open ended and integrated pedestrian and cycle routes that link with Main Street and adjacent neighbourhoods. **(Objective N2)**

### 6.1.1 Overall Neighbourhood Summary

A summary of net development areas, net densities, estimated dwellings and projected populations for each of the ten neighbourhoods is set out in Table 6.1. Gross development areas are calculated as the total area within the boundary of each of the neighbourhoods. Net development areas are calculated on the basis of the gross development area for each neighbourhood excluding the following:

- All major public spaces and streets such as Main Street, Link Streets and all six major public open spaces and public squares.
- Sites identified for community facilities including the two primary school and community centre sites.
- Ten percent of gross area in lieu of infrastructure including footpaths, cycle tracks, swales etc.

**Table 6.1 Overall Development Summary of Neighbourhoods**

	Main Street	Sean Feirm	Burgage North		Burgage South	Taobh Chnoic	Ballynakelly West		Ballynakelly/ Newcastle Manor	Aylmer Road	Peamount Road	Ballynakelly Cottages	Total <sup>5</sup>		
<b>Gross Area (Ha.)</b>	13.7	5.4	8.4		9.7	12	8.4		17.8	7.7	6.7	4.1	76.1		
<b>Parks, Major Streets, Existing development (Ha.)</b>	-	0.8	2.9		1.19	6.5	0.9		16	5.9	4.5	-	38.7		
<b>Net Area excl. 10% for infrastructure (Ha.)</b>	-	4.1	5		7.7	5	6.8		0.18	1.6	2	-	34		
<b>Estimated Dwellings<sup>1</sup></b>	Infill Development only	70	<b>A<sup>2</sup></b>	<b>B<sup>3</sup></b>	210	90	<b>A<sup>2</sup></b>	<b>B<sup>3</sup></b>	50	45	<b>A<sup>2</sup></b>	<b>B<sup>3</sup></b>	Infill Development only	<b>A<sup>2</sup></b>	<b>B<sup>3</sup></b>
			140	187			200	377			50	69		855	1,098
<b>Average Net Density (dwellings per hectare)</b>	30-35	15-20	25-30	37.5	25-30	15-20	25-30	55	25-30	25-30	15-20 Village Edge 25-30 Village Expansion	35	-	25	32
<b>Estimated Population<sup>4</sup></b>	-	198	396	529	594	255	566	1,067	127	127	142	195	-	2,419	3,107

<sup>1</sup> Based upon average density for character areas prescribed under Land-Use and Density strategy. Each planning application will be assessed on its own merits and adherence to the Plan's objectives and standards.

<sup>2</sup> Number of dwellings and average density if all undeveloped zoned lands within Neighbourhood, including lands subject to extant permissions, were developed in accordance with this plan's density strategy.

<sup>3</sup> Number of dwellings and average density if existing planning permission for development granted prior to this plan within Neighbourhood subject to extant permissions were fully constructed and remaining undeveloped lands were developed in accordance with this plan's density strategy.

<sup>4</sup> Based on occupancy figure of 2.83 people per household (this figure is similar to both the National average and the average of household size within the Newcastle ED in the 2006 census).<sup>5</sup> Column excludes Main Street and Ballynakelly Cottages with the exception of Gross Area (Ha.).

## 6.2 Neighbourhood 1: Main Street (East)

Main Street (East)	
Gross Area	6.4 Ha.
Net Area	Dependent on extent of infill development
Land Uses	Mixed – Residential, retail, flexible commercial use units, civic, community and tourism.
Residential Density	30-35 dwellings per hectare
Estimated Yield	Dependent on extent of infill development & mix of uses
Dwelling Type	Terraced town houses with limited opportunity for duplexes and apartments
Building Height	Two storeys
Street Type	Main Street
Public Open Space	Bealtaine Square
Car parking	On-street parking to be made available where possible otherwise to the rear of retail developments and in-curtilage for residential developments.
Special Character Features	<ul style="list-style-type: none"> <li>• Directly accessible from all neighbourhoods with exception of Ballynakelly Cottages.</li> <li>• A diverse mix of land uses to include civic, community and tourism uses.</li> <li>• Strong street edges created by direct building frontages that present multiple openings and active edges to encourage on-street activity.</li> <li>• Landmark building to include a built element with a maximum height of 12 metres at Bealtaine Square.</li> </ul>

### 6.2.1 Green Infrastructure

Development along Main Street will include for public realm improvements to include for the planting of indigenous trees and the widening of footpaths. Such improvement will help calm traffic, improve the visual setting of the streetscape and encourage accessible pedestrian movement.

A landscaped square (Bealtaine Square) will signal the midpoint along Main Street to the front of a retail anchor store along the southern side of Main Street. The furnishing of this space with comfortable seating and sheltered bicycle parking will enhance its function as a stop-off point and meeting place. This hard landscaped square will have clean geometric lines softened by formal landscaping and an artistic feature will further signal the location of this space at the heart of the Village.

It is therefore an objective of this Local Area Plan that:

- Development along Main Street shall include for public realm improvements to include planting of indigenous trees, widening of footpaths and provision of robust street furniture. **(Objective MSE1)**
- Development of a retail anchor store along Main Street shall include for a pedestrianised hard landscaped square close to the mid-point

along Main Street. Such a square shall include for formal planting, an artistic feature and park furniture to include for comfortable seating and sheltered bicycle parking. This square shall exclude car parking and drop-off facilities for cars. **(Objective MSE2)**

### 6.2.2 Accessibility and Movement

Main Street will be the primary movement corridor for pedestrians, cyclists and vehicles and will be directly accessible from all neighbourhoods with the exception of Ballynakelly Cottages.

Traffic along Main Street will be calmed to help prioritise cyclist and pedestrian activity and ensure that vehicular movement does not detract from pedestrian and cyclist movement or safety. This will include for on-street parking.

It is therefore an objective of this Local Area Plan that:

- A Main Street Improvement Plan should be agreed or produced as a separate advice document after adoption of this Local Area Plan to help guide and co-ordinate public realm improvements, infill development, redevelopment of sites and the achievement of universal access and universal mobility. **(Objective MSE3)**
- Development along Main Street shall include for relatively uniform traffic calming measures implemented at various locations along Main Street. These measures shall be in-keeping with the principles of place making and shall make use of urban design led methods such as on-street parking, narrowed carriageways, wide footpaths, cycle paths, street planting and furniture, shared surfaces, raised pedestrian crossings and raised traffic tables/junctions etc. **(Objective MSE4)**
- Development along Main Street shall allow and provide for connections to routes that are envisaged under the Accessibility Movement Strategy of this Plan including Link Streets, Access Streets and Green Links. **(Objective MSE5)**

### 6.2.3 Land Use and Density

Main Street is located in the Village Core and will act as a mixed use promenade and centre of activity at the heart of Newcastle Village with a range of uses including residential, retail (anchor stores), general commercial (flexible use units), civic, community and tourism uses. Sensitive conversion and redevelopment of existing residential sites that front Main Street to commercial/retail uses will be encouraged.

In order to facilitate the provision of own door housing on infill sites along Main Street, general net residential densities of up to 35 dwellings shall apply.

It is an objective of this Local Area Plan that:

- Residential development along Main Street shall be subject to a maximum net residential density of 35 dwellings per hectare. **(Objective MSE6)**
- The conversion of residential dwellings that face onto Main Street to village centre uses will be encouraged subject to their sensitive redevelopment and the protection of amenities of existing dwellings. Such redevelopment shall contribute to relatively uniform public realm improvements such as on-street parking, narrowed carriageways, wide footpaths, cycle paths, street planting and furniture, shared surfaces, raised pedestrian crossings and raised traffic tables/junctions etc. **(Objective MSE7)**

### 6.2.4 Built Form

Development along Main Street will directly face the street and create a strong edge with on-street parking where possible. Building heights will be two storeys in height with opportunity for a 9 to 12 metre high element at Bealtaine Square.

The development of the existing parade of shops along the northern side of Main Street into a retail development with a larger footprint is encouraged together with the provision of a new link street to lands to the north (Burgage North Neighbourhood).

It is an objective of this Local Area Plan that:

- The redevelopment of the existing parade of shops on the northern side of Main Street shall include for the provision of a new connection or Link Street to lands to the north and shall provide for a strong built frontage with on-street parking onto Main Street and the new Link Street. **(Objective MSE8)**
- All infill development along Main Street and redevelopment (where possible) shall provide for direct frontage onto Main Street with ample footpath provision and on-street parking. **(Objective MSE9)**
- A landmark building (with element that reaches 12 metres in height) and a landscaped square (Bealtaine Square) shall be permissible at the south-east corner of a planned four way junction between the Link Streets to the north and south and Main Street. **(Objective MSE10)**

Fig 6.2 Main Street (East) - Local Framework

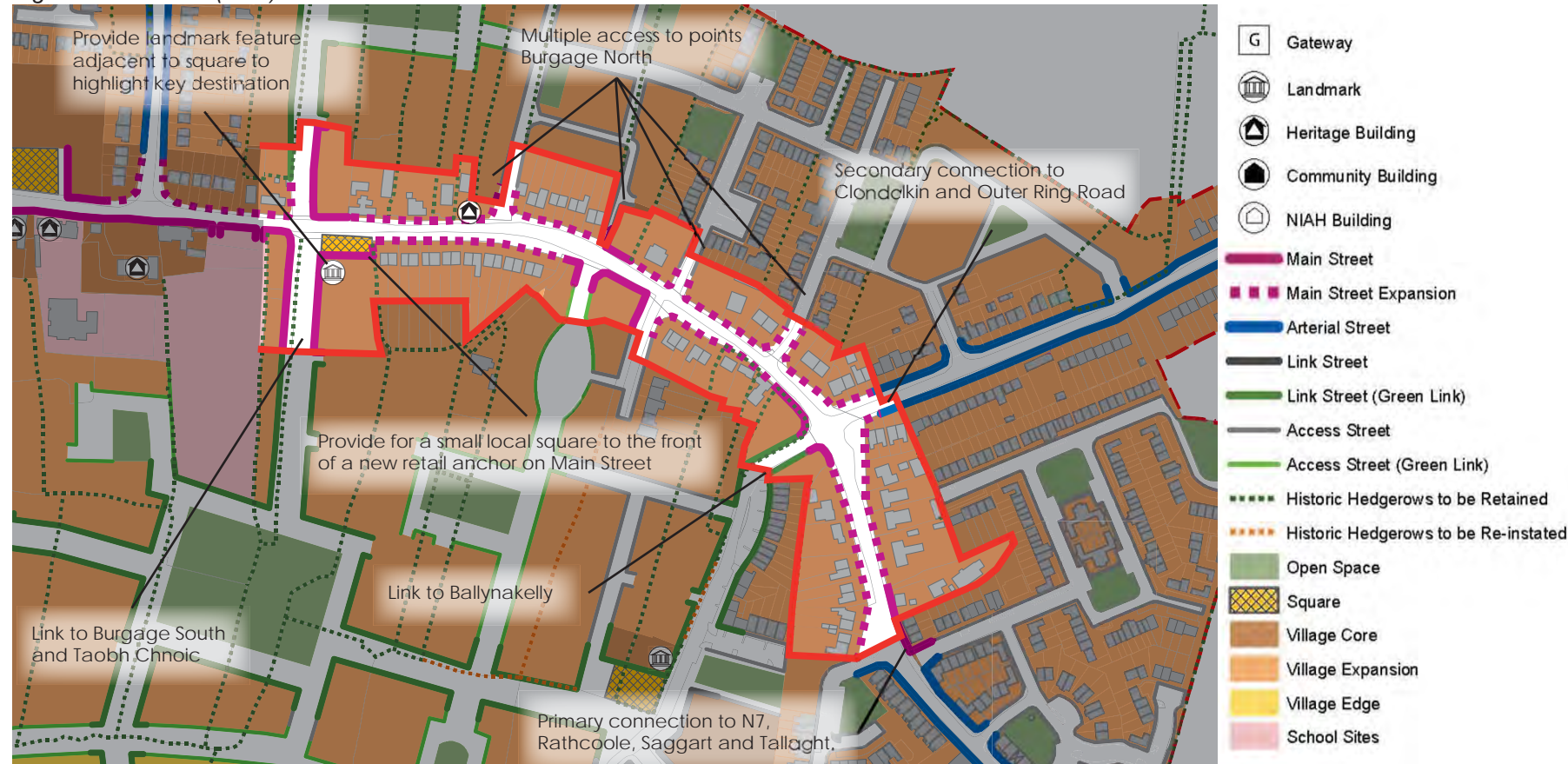


Photo 6.1 Example of Retail Development with Formal Square



Source: Google Maps

Fig. 6.3 Main Street (East) - Indicative Layout



### 6.3 Neighbourhood 1: Main Street (West)

Main Street (West)	
Gross Area	7.3 Ha.
Net Area	Dependent on extent of infill development
Land Use Type	Mixed – Residential, education, retail, flexible commercial use units, civic, community and tourism
Residential Density	30-35 dwellings per hectare (in general)
Estimated Yield	Dependent on extent of infill development & mix of uses
Dwelling Type	Terraced town houses with limited opportunity for duplexes and apartments
Building Height	Two storeys
Street Type	Main Street
Public Open Space	Village Green and Market Square
Car parking	On-street parking to be made available where possible otherwise to the rear of retail developments and in-curtilage for residential developments.
Special Character Features	<ul style="list-style-type: none"> <li>• Directly accessible from all neighbourhoods with exception of Ballynakelly Cottages.</li> <li>• A diverse mix of land uses to include civic, community and tourism uses.</li> <li>• Strong street edges created by direct building frontages that present multiple openings and active edges to encourage on-street activity.</li> <li>• Market square with a mix of commercial, community and residential uses around its perimeter and a landmark building to include a built element with a maximum height of 9 metres.</li> <li>• Retain and enhance Village Green.</li> <li>• Expanded/new school site with playing fields.</li> <li>• Maintain rural character at western end to soften village edge and preserve protected views from Hazelhatch Road.</li> </ul>

#### 6.3.1 Green Infrastructure

Development along Main Street will include for public realm improvements to include for the planting of indigenous trees and the widening of footpaths. Such improvement will help calm traffic, improve the visual setting of the streetscape and encourage pedestrian movement.

The semi-rural setting of heritage features should be protected. The existing sylvan character of the Village Green will be retained and enhanced with additional planting where appropriate. This soft landscaped space will be complemented by a hard landscaped Market Square located to the east of St. Finian's Community Centre. The paving of the Market Square with large paving slabs of locally indigenous stone and its planting with mature clear stemmed trees around its edges will signal this space's function as the primary urban space in Newcastle and location for village events including markets and festivals. The

furnishing of this space with comfortable seating and sheltered bicycle parking around the edge of the space together with the provision of an element of public parking to northern side will also enhance the square's function as a meeting place. Mature planting along the southern edge of the square will provide a buffer from Main Street.

Development around the Motte including redevelopment of the former public house site should protect the views and setting of this important heritage structure. Redevelopment of the former public house site should also retain and incorporate existing views of Saint Finian's Church of Ireland Church from the Hazelhatch Road. It is an objective of this Local Area Plan that:

- Development of the site immediately to the east of St. Finian's Community Hall shall include for the provision of a hard landscaped square paved with large paving slabs and planted with mature clear stemmed trees. This space shall be furnished with comfortable seating and sheltered bicycle parking and shall include an element of public parking in the form of porous grass paviers. (**Obj. MSW1**)
- To protect and enhance the setting and views of the Motte, Saint Finian's Church of Ireland Church and Village Green and environs from surrounding development especially the redevelopment of the adjacent public house at the north-east corner of the junction between Hazelhatch Road and Main Street. (**Objective MSW2**)
- Development shall maintain views of rural lands and Lyons Hill to the south-west from Hazelhatch Road as designated for protection and preservation under the South Dublin County Council Development Plan (2010 – 2016). (**Objective MSW2a**).
- Development along Main Street shall include for public realm improvements to include planting of indigenous trees, widening of footpaths and provision of robust street furniture. (**Objective MSW3**)

#### 6.3.2 Accessibility and Movement

Main Street will be the primary movement corridor for pedestrians, cyclists and vehicles and will be directly accessible from all neighbourhoods with the exception of Ballynakelly Cottages.

Pedestrian and cyclist links will be created between the Peamount Road Neighbourhood to the North and Main Street West via permitted development and the Market Square. Connections will also be created between Main Street and the Sean Feirm Neighbourhood to the south via Link Streets, Access Streets and the planned school grounds.

Traffic along Main Street will be calmed to help prioritise cyclist and pedestrian activity and ensure that vehicular movement does not detract from pedestrian and cyclist movement or safety. This will include for on-street parking. Staff parking and drop off facilities for a new/extended school site on Main Street should be made accessible to the general public outside of the operating hours of the primary school and when such facilities are not in use by the primary school. Public parking should also be provided along the northern side of the Market Square.

The Civic/Historic core at the western end of Main Street should be strengthened by creating a shared space for pedestrians, cyclists and vehicles between the Peamount Road junction with Main Street and the community centre through the sensitive resurfacing of the street in front of the community centre, school, churches and Market Square. It is therefore an objective of this Local Area Plan that:

- A Main Street Improvement Plan should be agreed or produced as a separate advice document after adoption of this Local Area

Plan to help guide and co-ordinate public realm improvements, infill development, redevelopment of sites and the achievement of universal access and universal mobility. (**Objective MSW4**)

- Development along Main Street shall include for relatively uniform traffic calming measures implemented at various locations along Main Street. These measures shall be in-keeping with the principles of place making and shall make use of urban design led methods such as on-street parking, narrowed carriageways, wide footpaths, cycle paths, street planting and furniture, shared surfaces, raised pedestrian crossings and raised traffic tables/junctions etc. (**Objective MSW5**)
- Development along Main Street shall allow and provide for connections to routes that are envisaged under the Accessibility Movement Strategy of this Plan including Link Streets, Access Streets and Green Links. (**Objective MSW6**)

#### 6.3.3 Land Use and Density

Main Street is located in the Village Core and will act like a mixed use promenade and centre of activity at the heart of Newcastle Village with a range of uses including residential, retail, general commercial (flexible use units), civic, community and tourism. A civic quarter will be centred on the new/expanded school, the adjacent Church and an extended St. Finian's Hall in Main Street East.

Community floorspace should be located within or near cultural and civic nodes identified along Main Street. It is envisaged that St Finian's Community Hall will operate as a hub around which community facilities will be developed. Sensitive conversion and redevelopment of existing residential sites that front Main Street to commercial/retail uses will be encouraged. The use of the Glebe Tower House as a visitor centre, interpretive centre or tourist facility is especially encouraged.

In order to facilitate the provision of own door housing on infill sites along Main Street, general net residential densities of up to 35 dwellings shall apply to lands within the Village Core. A reduced quantum of development is required within the Settlement Edge especially on the parcel of land at the south-west corner of the junction of Hazelhatch and Athgoe Road. This will create a softer rural edge and a more appropriate transition with the surrounding countryside while protecting established views and elements of built heritage. It is an objective of this Local Area Plan that:

- Residential development within the Village Core along Main Street shall be subject to a maximum net residential density of 35 dwellings per hectare with the exception of small scale apartment/duplex developments that fulfil a clear aesthetic or way-finding function at gateway, landmark sites and retail/commercial sites. (**Obj. MSW6**)
- Residential development within the Settlement Edge shall be subject to a maximum net residential density of 20 dwellings per hectare. Not more than 3-4 single storey dwellings (with low profile roofs only) shall be provided on the parcel of land at the south-west corner of the junction of Hazelhatch and Athgoe Road provided that such development:
  - provides an appropriate green buffer with adjoining agricultural lands;
  - preserves views of Athgoe Hill and Lyons Hill at the eastern end of Hazelhatch Road to the south-west and;
  - Is sensitive to the setting of Newcastle Farm, a Protected Structure. (**Objective MSW6a**)
- A site for a new/extended primary school with playing fields, staff

parking and drop off facilities shall be reserved with direct access on the southern side of Main Street. **(Objective MSW7)**

- The development of cultural, civic and tourism uses along the western end of Main Street shall be encouraged to aid in the creation of a civic/historic quarter centred on the school, church and heritage buildings. **(Objective MSW8)**
- Community facilities provided as part of residential development (30 sq.m per 10 dwellings) shall be provided within or around the civic and cultural nodes identified under this Plan using St Finian's Community Hall as a centre of focus. **(Objective MSW9)**

**6.3.4 Built Form**

Development within the Village Core will directly face the street and create a strong edge with on-street parking where possible. Building heights will be two storeys in height with opportunity for a 9 metre high element at the designated landmark site. Residential development in the Settlement Edge should be set back from street edges behind garden plots.

Development of the former public house at the north-east corner of the junction between Main Street and Hazelhatch Road should be sensitive to surrounding heritage features and spaces and should attempt to incorporate elements of the Protected Structure that previously occupied the site. It is an objective of this Local Area Plan that:

- Infill development within the Village Core along Main St. shall provide for direct frontage onto Main Street with ample footpath provision and on-street parking. **(Objective MSW10)**
- A landmark feature building with an element that reaches 9 metres in height shall be permissible at the planned Market Square to the east of St. Finian's Community Centre. **(Objective MSW11)**
- The redevelopment of former public house site at the north-east corner of the junction between Hazelhatch Road and Main Street with a cultural/tourist gateway element is permissible subject to protection of the views and setting of the Village Motte, Saint Finian's Church of Ireland Church and Village Green and the implementation of a design that is sensitive to the scale, height and character of the Historic/Cultural Core. Development of the former public house site should create a vista of the Motte that is viewable from the public realm and an element that overlooks the Motte from within. **(Objective MSW12)**

Photo 6.2 Landscaped Square with Shared Surface Parking



Fig 6.4 Main Street (West) - Local Framework

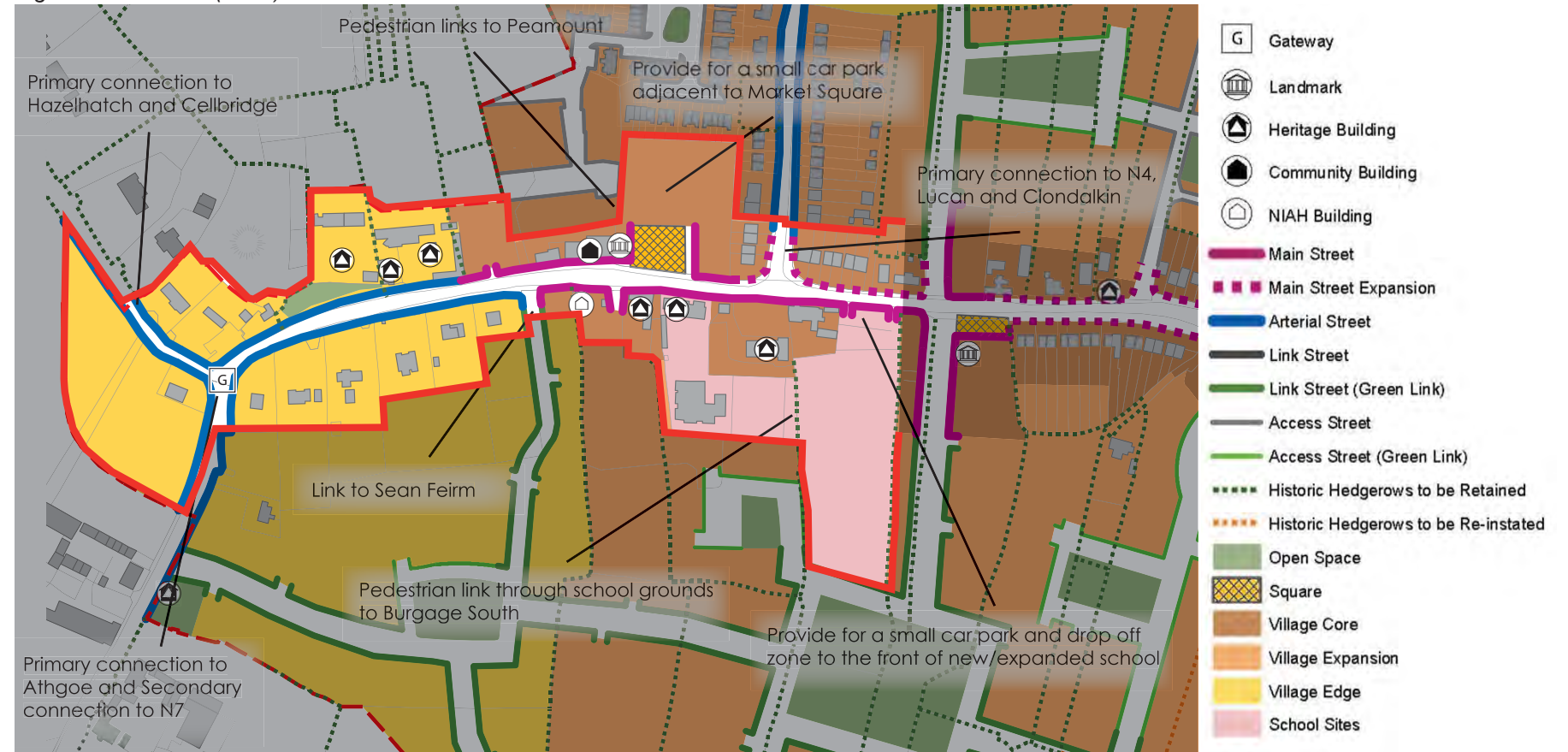


Fig. 6.5 Main Street (West) - Indicative Layout



## 6.4 Neighbourhood 2: Sean Feirm

Sean Feirm	
Gross Area	5.4 Ha.
Net Area	4.1 Ha.
Land Use Type	Residential
Residential Density	15-20 dwellings per hectare
Estimated Yield	Circa 70 dwellings
Dwelling Type	Detached and semi-detached houses
Building Height	1 - 2 storeys (1 storey may include dormers)
Street Type	Green Link Streets, Green Access Streets
Public Open Space	Tower House Park and Sean Feirm Park
Car parking	Mostly in-curtilage with on-street spaces provided where burgage hedgerows are to be retained.
Special Character Features	<ul style="list-style-type: none"> <li>Garden suburb characteristics with dwellings on large plots.</li> <li>Tree lined boulevard to act as a Green Link Street.</li> <li>Athgoe Road Tower House to act as gateway within parkland setting.</li> <li>Maintain semi-rural character to soften village edge.</li> </ul>

### 6.4.1 Green Infrastructure

This neighbourhood forms part of the planned Settlement Edge of the Plan Lands and will provide a transition between the Village and the rural hinterland at the western fringe of the Plan Lands.

The neighbourhood will adopt the characteristics of a garden suburb to include for detached and semi-detached dwellings on large garden plots with substantial front garden setbacks from street edges.

The neighbourhood will incorporate substantial street planting particularly along the sections of boulevard that link parkland (Tower House Park and Sean Feirm Park) with Athgoe Road. This boulevard shall incorporate SUDS features in the form of a central swale.

Sean Feirm Park will comprise a formal local park that performs a number of functions. This space will cater for small scale active recreation such as children's play. Seating and pedestrian routes will also provide for passive recreation. The park will be linked into the SUDS network and will aid in the sustainable management of water in the form of a parkland feature. The park will also provide a large strategic traffic calming feature around which the east-west route between Rathcoole Road and Athgoe Road will be deflected.

Tower House Park, in contrast, will act as a gateway feature and provide an appropriate setting and green buffer around the upstanding Tower House along Athgoe Road. Its purpose will also be enhanced by its incorporation within a heritage trail and walking and cycling circuit routes around the Plan Lands.

It is therefore an objective of this Local Area Plan that development of the Sean Feirm Neighbourhood shall:

- Largely comprise detached and semi-detached dwellings on large garden plots that are set back from street edges by front gardens. **(Objective SF1)**
- Provide for two parks including a soft landscaped pocket park located around the upstanding tower house with passive recreation facilities and a local park with passive and active recreation facilities that forms part of the SUDS network through the incorporation of a water feature. **(Objective SF2)**
- Include for a tree lined boulevard (Green Link Street) that links both of the neighbourhood's parks with Athgoe Road and forms part of the SUDS network through the incorporation of a central swale. **(Objective SF3)**
- Ensure that any proposals on lands adjoining the larger retention pond identified at the western end of the Newcastle South Townland as depicted on the Newcastle Parish Ordnance Survey Map, 1865 (see Fig. 4.3), shall seek to incorporate this feature and be accompanied by reports from suitably qualified persons on both the surface water management and historic significance of this feature. **(Objective SF4)**

### 6.4.2 Accessibility and Movement

The Sean Feirm Neighbourhood will link with Main Street and the Burgage South and the Taobh Chnoic neighbourhoods. The Sean Feirm Neighbourhood will accommodate Green Link Streets that include boulevards with central landscaped medians.

Narrow curved access/tertiary streets will be incorporated within development designs as a traffic calming measure. Access streets will also have shared surfaces. These measures will contribute to the garden suburb character of the neighbourhood and allow for the creation of home zones.

It is therefore an objective of this Local Area Plan that:

- Development of the Sean Feirm Neighbourhood shall include for a vehicular and pedestrian connection to Main Street and a vehicular and pedestrian connection to Athgoe Road that forms part of an east-west through route between Athgoe Road and Ballynakelly. **(Objective SF5)**
- Development of the Sean Feirm Neighbourhood shall include for access/tertiary streets that are finished with shared surfaces for pedestrians, cyclist and vehicles. **(Objective SF6)**

### 6.4.3 Land Use and Density

In keeping with its designation within the Settlement Edge along the western fringe of the Plan Lands, the Sean Feirm Neighbourhood will be predominantly residential and developed at a density of circa 15 – 20 dwellings per hectare. These dwellings should be provided as a sustainable alternative to rural dwellings in the open countryside.

It is therefore an objective of this Local Area Plan that:

- Development within the Sean Feirm Neighbourhood shall provide for residential uses only at a maximum density of circa 20 dwellings per hectare. **(Objective SF7)**

### 6.4.4 Built Form

Loose forms of residential development, comprising detached and semi-detached dwellings, should only be developed within the Sean Feirm Neighbourhood in order to provide an appropriate transition with the rural hinterland. Dwellings should also be set back from street edges behind front garden plots in order to create soft landscaped street edges. Coherent residential development to the rear of existing properties located along Main Street is encouraged.

It is an objective of this Local Area Plan that:

- In order to provide an appropriate transition with the rural hinterland and ensure for the provision of low density housing as an alternative to rural housing, development of the Sean Feirm Neighbourhood shall only comprise detached and semi-detached houses. **(Objective SF8)**
- Residential development to the rear of existing properties located along Main Street shall be carried out in a manner that creates coherent streetscapes and connections between planned and existing streets. This shall be demonstrated as part of all relevant planning applications. **(Objective SF9)**



Fig 6.6 Sean Feirm - Local Framework

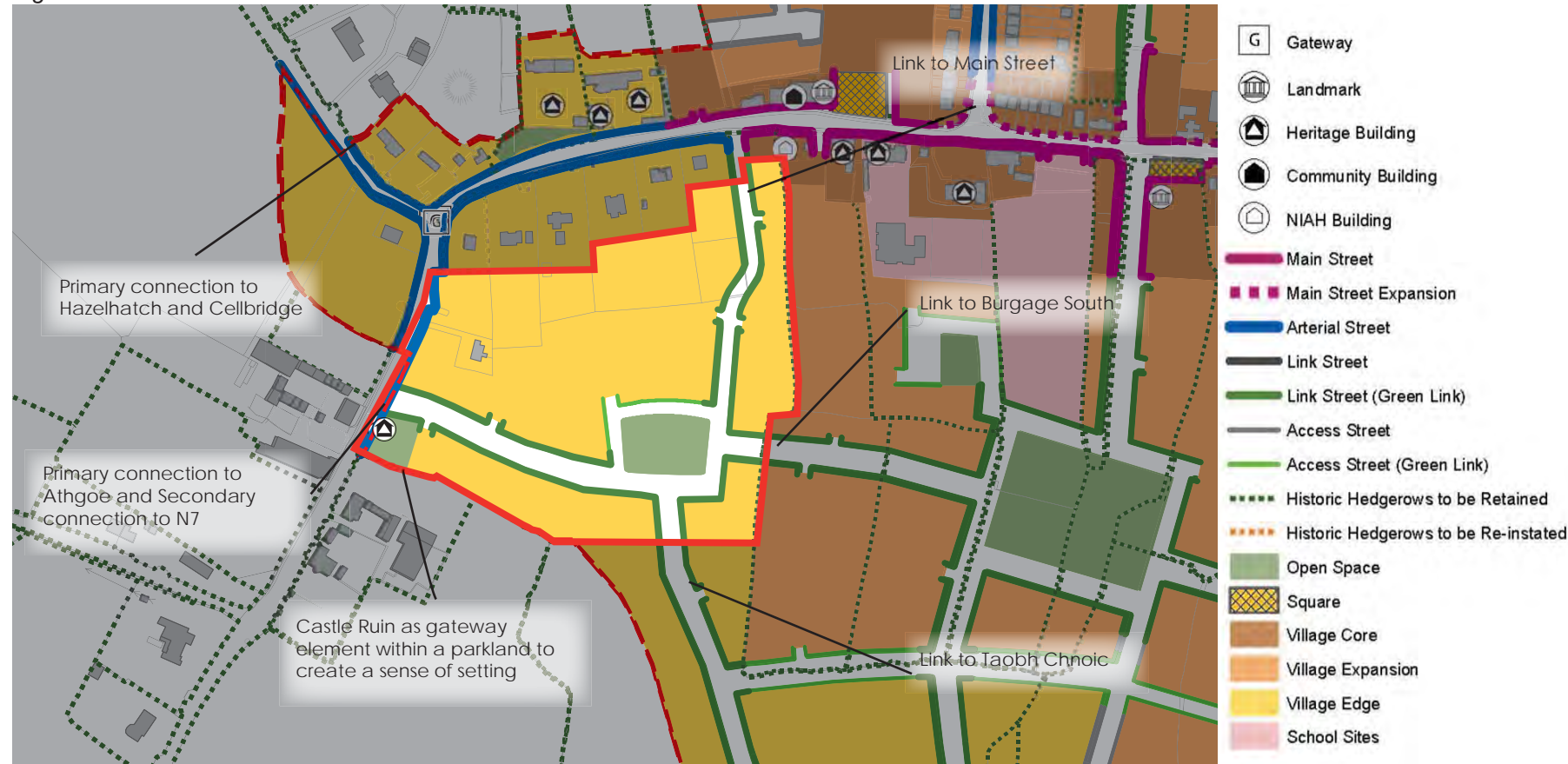


Photo 6.3 Example of Re-Use of Medieval Building for Tourism



Source: www.archiseek.com

Fig. 6.7 Sean Feirm - Indicative Layout



Photo 6.4 Example of Shared Surface Street



### 6.5 Neighbourhood 3: Burgage North

Burgage North	
Gross Area	8.4 Ha.
Net Area	5 Ha.
Land Use Type	Residential
Residential Density	25-30 dwellings per hectare
Estimated Yield	Circa 140 dwellings
Dwelling type	Primarily terraced housing with some detached and semi-detached housing
Building Height	2 storeys
Street Type	Link Streets, Access Streets
Public Open Space	Burgage North Park & series of smaller parks
Car parking	Mostly on-street
Special Character Features	<ul style="list-style-type: none"> <li>Linear layouts of Castlelyon and Aylmer Heath used as an example for development (subject to lower densities) of compact housing set within burgage plot patterns with improved protection and incorporation of hedgerows.</li> <li>Connections between existing permitted and proposed housing estates via an open ended east-west through route or Green Link between Aylmer Neighbourhood and Peamount Neighbourhood.</li> </ul>

#### 6.5.1 Green Infrastructure

The Burgage North Neighbourhood is located on lands that are permeated by burgage plot hedgerows. This neighbourhood will be developed around and within burgage plot patterns in a similar linear manner to the Castlelyon and Aylmer Heath developments, subject to improved protection and incorporation of hedgerows and lower densities. This will include for the incorporation of existing hedgerow boundaries and ditches within the design layout of developments including areas along and within parks, medians, verges and gardens.

The incorporation of existing burgage hedgerows into the planned local park (Burgage North Park) will contribute to its intimacy by creating a series of linked gardens defined by the hedgerows. It is envisaged that each of these gardens will be planted differently with varying functions including a formally planted garden with seating and waterfeature, a children's play area and an informal active amenity space. These spaces will require strong frontage and a high level of passive surveillance from adjacent dwellings.

The local park will be integrated into the SUDS network through the inclusion of a water feature and utilisation of burgage boundary as a swale. It is also proposed that the housing development permitted close to the centre of the neighbourhood (SD07A/0246) be modified to tie into the SUDS network through the use of a burgage boundary as a swale and inclusion of a water feature into a permitted pocketpark.

It is objective of this Local Area Plan that:

- All planning applications for development within the Burgage North Neighbourhood shall clearly identify how burgage plot hedgerows and ditches to these boundaries will be enhanced and incorporated in a similar but improved model to the Castlelyon Development, Aylmer Heath development and the development permitted under SD07A/0246. All such applications shall include a comprehensive hedgerow survey and method statement (compiled by a suitably qualified person) for protection, incorporation and reinstatement of the historic boundaries before, during and after construction. This shall include for details on protecting any sections of hedgerow outside the application site that directly adjoin the application site. **(Objective BN1)**
- Burgage boundaries are utilised, wherever necessary, as SUDS elements in the form of swales for conveying water, landscape features and biodiversity-protecting elements. This shall include for the use of the burgage boundaries for the division of the planned local park into a series of linked gardens with varying functions and a SUDS feature. **(Objective BN2)**
- The sensitive opening of limited sections of burgage boundaries is permissible where a need has been clearly demonstrated on the basis of a requirement for accessibility in terms of pedestrian and cyclist movement and the creation of successful streets and spaces. Where this occurs, high quality design cues that signal and delineate the pre-existing plot line of the section of removed hedgerow boundary shall be utilised such as a change in materials with the use of high quality materials like cut stone and the use of lighting strips etc. **(Objective BN3)**
- Development of the Burgage North Neighbourhood shall include for a series of parks that incorporates existing burgage hedgerows and SUDS features. Each of these spaces shall fulfil a clear function. The larger local park shall be divided by the hedgerows in a manner that creates a series of linked gardens of varying character and functions that includes for a formally planted garden with seating and SUDS waterfeature, a children's play area and an informal active amenity space. **(Objective BN4)**

#### 6.5.2 Accessibility and Movement

The Burgage North Neighbourhood will link with Main Street and the Aylmer and Peamount Neighbourhoods. East-west movement between housing, open spaces and through burgage plots will be provided.

The east-west aligned streets will create an indirect connection between Aylmer Road and Peamount Road via the adjacent neighbourhoods. The removal of the temporary barrier erected along the existing east-west section of through route between the Castlelyon and Aylmer Heath Neighbourhoods shall be sought. All parking should be focused on the street and should be accessible.

It is therefore an objective of this Local Area Plan that:

- Development within the Burgage North Neighbourhood shall provide for and contribute to the creation of open ended east-west streets between existing and new development. This route will eventually link Aylmer Road with Peamount Road. The creation of east-west cul-de-sacs or erection of barriers along the east-west streets shall not be permitted. Exceptional circumstances may include for the development of short home zones with shared surfaces that do not obstruct east-west streets. **(Objective BN5)**

- Development of the Burgage North Neighbourhood shall include for tertiary/access streets that are finished with shared surfaces for pedestrians, cyclists and vehicles. **(Objective BN6)**

#### 6.5.3 Land use and Density

Within the context of the location of this Neighbourhood in the Village Expansion Area on the northern side of Main Street, the Burgage North Neighbourhood will be exclusively residential and developed at a density of 25-30 dwellings per hectare. This will require a modification of the development permitted under SD07A/0246 in the form of a reduction in density. It is therefore an objective of this Local Area Plan that:

- Development within the Burgage North Neighbourhood shall provide for residential uses only at a maximum density of 30 dwellings per hectare. The density of development on sites that are subject to extant permissions should be amended accordingly, where possible. Extensions of duration of permission should only be granted where development granted prior to the adoption of this Plan accords with the permissible density. **(Objective BN7)**

#### 6.5.4 Built Form

It is envisaged that a fine grain of compact development largely comprising terraced housing will be integrated into burgage plots.

Building frontages should be located close to the street edge with the exception of where burgage hedgerows are incorporated into street verges. All parking should be focused on the street.

It is an objective of this Local Area Plan that:

- Development of the Burgage North Neighbourhood shall largely comprise terraced houses with opportunities for detached and semi-detached housing. The dwelling mix on sites that are subject to extant permissions should be amended accordingly. Extensions of duration of permission should only be granted where development granted prior to the adoption of this Plan accords with the permissible dwelling mix. **(Objective BN8)**

Fig 6.8 Burgage North - Local Framework



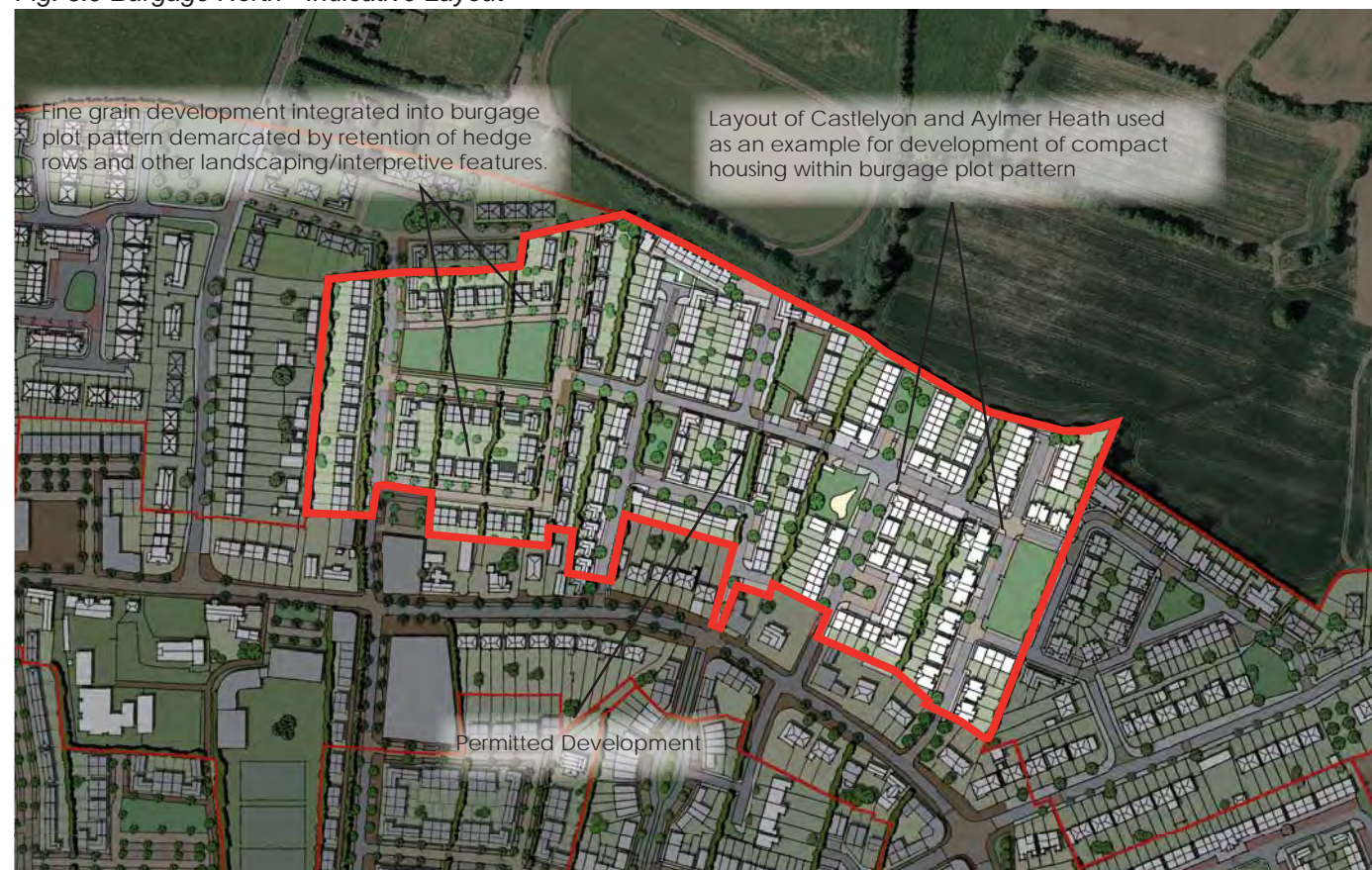
Photo 6.5 Example of Design Cues to Route of Medieval Wall



Photo 6.6 Incorporation of Burgage Plot Hedgerow in Castlelyon



Fig. 6.9 Burgage North - Indicative Layout



## 6.6 Neighbourhood 4: Burgage South

Burgage South	
Gross Area	9.7 Ha.
Net Area	7.7 Ha.
Land Use Type	Residential
Residential Density	25-30 dwellings per hectare
Estimated Yield	Circa 210 dwellings
Dwelling type	Primarily terraced housing with some detached and semi-detached housing on corners
Building Height	2 storeys
Street Type	Green Link Streets, Green Access Streets
Public Open Space	Burgage South Park & two smaller parks
Car parking	Mostly on-street and within parking courts
Special Character Features	<ul style="list-style-type: none"> <li>Linear layouts of Castlelyon and Aylmer Heath used as an example for development of lower density compact housing set within Burgage plot patterns with improved protection and incorporation of hedgerows.</li> <li>Large Neighbourhood Park.</li> </ul>

### 6.6.1 Green Infrastructure

The Burgage South Neighbourhood is located on lands that are permeated by burgage plot hedgerows. This neighbourhood will be developed around and within burgage plot patterns in a similar manner to the Castlelyon and Aylmer Heath developments with lower densities and the Burgage North Neighbourhood. This will include for the incorporation of existing hedgerow boundaries and ditches within the design layout of developments including areas along and within parks, medians, verges and gardens.

This neighbourhood will be focused on a large neighbourhood park (Burgage South) that will have echoes of the quadrangle-shaped formal parks located in rural towns and villages. This park will serve as a landscape oasis within the built environment between Main Street to the north and the Countryside Village Park (Taobh Chnoic Park) to the south. The neighbourhood park should therefore serve a wide range of active and passive functions including walking, cycling, children's play and informal sporting activities.

The boundary around Burgage South Park will be defined by strong formal planting in the form of double row planting, wide footpaths and on-street parking. The incorporation of existing burgage hedgerows into the Burgage South Park will help create a series of linked open spaces defined by hedgerows. This will require a high degree of passive surveillance from surrounding housing.

Each of the open spaces will have varying characteristics and functions defined by the use of landscaping, park furniture (including seating) and inclusive play facilities. The overall neighbourhood park will be

traversed by pedestrian and cycle through routes that will in turn link with smaller local parks located within the neighbourhood and further beyond towards the Countryside Village Park and Main Street via well landscaped streets. These Green Links Streets will also incorporate hedgerows that form burgage and field delineations combined with generous street planting. The park will therefore form an important hub for cycling and walking routes that permeate the Plan Lands.

The neighbourhood park and local parks will be integrated into the SUDS network through the inclusion of water features and utilisation of burgage boundaries as swales.

The Burgage South Park will be used as a strategic traffic calming feature around which streets and associated traffic will be deflected.

It is therefore an objective of this Local Area Plan that:

- All planning applications for development within the Burgage South Neighbourhood shall clearly identify how burgage plot hedgerows and ditches to these boundaries will be enhanced and incorporated in a similar, but improved, model to the Castlelyon development, Aylmer Heath development and the development permitted under SD07A/0246. All such applications shall include a comprehensive hedgerow survey and method statement (compiled by a suitably qualified person) for protection, incorporation and reinstatement of the historic boundaries before, during and after construction. This shall include for details on protecting any sections of hedgerow outside the application site that directly adjoin the application site. **(Objective BS1)**
- Burgage boundaries be utilised wherever necessary as SUDS elements in the form of swales for conveying water, landscape features and biodiversity-protecting elements. This shall include for the use of the burgage boundaries for the division of the planned neighbourhood park into a series of linked gardens with varying functions and SUDS features. **(Objective BS2)**
- The sensitive opening of limited sections of burgage boundaries is permissible where a need has been clearly demonstrated on the basis of a requirement for accessibility in terms of pedestrian and cyclist movement and the creation of successful streets and spaces. Where this occurs, high quality design cues that signal and delineate the pre-existing plot line of the section of removed hedgerow boundary shall be utilised such as a change in materials with the use of high quality materials like cut stone and the use of lighting strips etc. **(Objective BS3)**
- Development of the Burgage South Neighbourhood shall include for a series of parks that incorporates existing burgage plot hedgerows and SUDS features. Each of these spaces shall fulfil a clear function. The larger neighbourhood park shall be divided by the hedgerows in a manner that creates a series of linked open spaces of varying character and active and passive functions including walking, cycling, children's play, and informal sporting activities. **(Objective BS4)**

### 6.6.2 Accessibility and Movement

The Burgage South Neighbourhood will form a central hub to movement between the surrounding neighbourhoods of Taobh Chnoic, Sean Feirm, Ballynakelly West and Main Street.

Cross movement through this neighbourhood will be provided by Green Link north-south and east-west streets that accommodate open ended

pedestrian and cycle routes, which will largely converge on Burgage South Park.

It is therefore an objective of this Local Area Plan that:

- Development within the Burgage South Neighbourhood shall ensure that the neighbourhood acts as a hub for movement and provides for and contributes to the creation of an open ended east-west and north-south aligned streets between the surrounding neighbourhoods of Taobh Chnoic, Sean Feirm, Ballynakelly West and Main Street. **(Objective BS5)**
- Development of the Burgage South Neighbourhood shall include for access/tertiary streets that are finished with shared surfaces for pedestrians, cyclist and vehicles. Landscaped parking courts are permissible along such streets where a need is demonstrated, subject to the use of porous grassed paviers. **(Objective BS6)**

### 6.6.3 Land Use and Density

Within the context of the location of the Burgage South Neighbourhood within the Village Expansion Area on the southern side of Main Street, land uses will be predominantly residential with opportunities for some local shop and/or service units at strategic locations such as at street corners, junctions and adjacent to parklands. The density of residential development will range between 25-30 dwellings per hectare.

Housing for older people in the form of independent living units are envisaged close to the Village Core and near parkland amenities along the north-south Green Link Street between Burgage South Park and Main Street. It is an objective of this Local Area Plan that:

- Development within the Burgage South Neighbourhood shall provide for residential uses including housing for older people at a maximum density of circa 30 dwellings per hectare. Local shop and/or service units of not more than 100 sq.m (net) each are permissible at street corners, junctions and adjacent to parklands. **(Objective BN7)**

### 6.6.4 Built Form

It is envisaged that a fine grain of compact development largely comprising terraced housing will be integrated into burgage plots. Housing for older people will ensure a balanced mix and choice of dwellings for all age types and should comprise independent living housing units.

Building frontages should be located close to the street edge with the exception of where burgage hedgerows are incorporated into street edges. All parking should be located on-street. Coherent residential development to the rear of existing properties located along Main Street (The Rise) is encouraged.

It is an objective of this Local Area Plan that:

- Development of the Burgage South Neighbourhood shall largely comprise terraced houses with opportunities for detached and semi-detached housing and dwellings specifically designed for the needs of older people. **(Objective BS8)**
- Residential development to the rear of existing properties located along Main Street (The Rise) shall be carried out in a manner that allows for the creation of a coherent and open ended streetscape. This shall be demonstrated as part of all relevant planning applications. **(Objective BS9)**

Fig 6.10 Burgage South - Local Framework

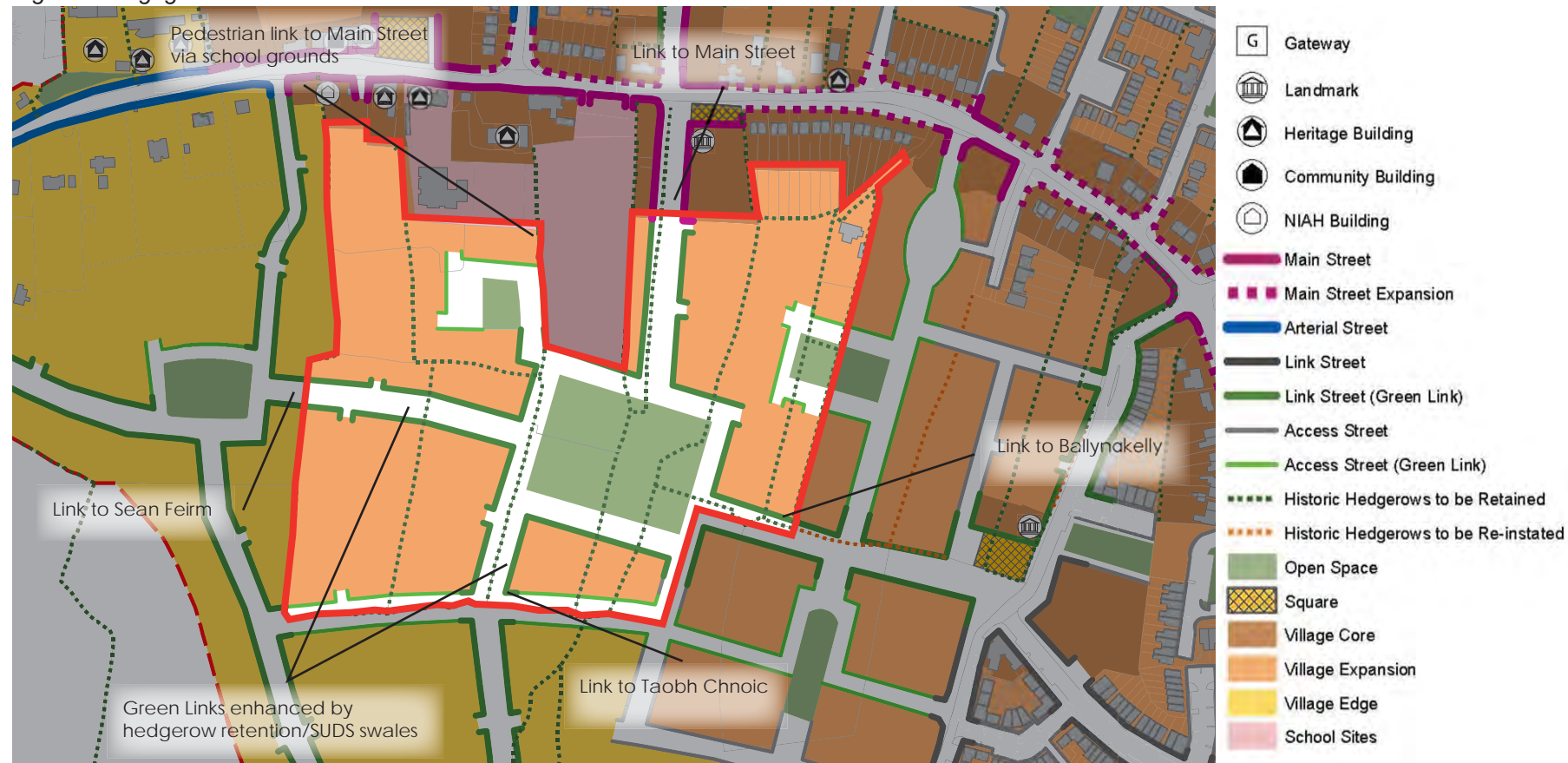


Photo 6.7 Retention of Burgage Hedgerow within Aylmer Heath



Fig. 6.11 Burgage South - Indicative Layout



### 6.7 Neighbourhood 5: Taobh Chnoic

Taobh Chnoic	
Gross Area	12 Ha.
Net Area	5 Ha.
Land Use Type	Residential, education and village parkland
Residential Density	15-20 dwellings per hectare
Estimated Yield	Circa 90 dwellings
Dwelling type	Detached and semi-detached houses
Building Height	1 - 2 storeys (1 storey may include dormer)
Street Type	Green Links Streets, Green Access Streets, Access Streets
Public Open Space	Taobh Chnoic (Countryside Village Park)
Car parking	Mostly in-curtilage with on-street spaces provided where burgage hedgerows are to be retained.
Special Character Features	<ul style="list-style-type: none"> <li>Hillside neighbourhood at southern fringe of Plan Lands to provide transition with rural hinterland and frame vistas and views.</li> <li>School with playing fields located adjacent to Countryside Village Park.</li> </ul>

#### 6.7.1 Green Infrastructure

This neighbourhood forms part of the planned settlement edge of the Plan Lands and will provide a transition between the Village and the rural hinterland at the southern fringe of the Plan Lands.

The neighbourhood will adopt the characteristics of a garden suburb to include for detached and semi-detached dwellings on large garden plots with substantial front garden setbacks from street edges.

The neighbourhood will also incorporate substantial street planting particularly along the sections of boulevard that act as green links between adjacent neighbourhoods and the Countryside Village Park. These sections of boulevard shall incorporate existing hedgerows and combine such with SUDS features to create central and streetside swales.

Taobh Chnoic Park will play a dominant role in this neighbourhood in its contribution to the achievement of a soft settlement edge with the open countryside. The park will combine with adjacent streets and boulevards that align to frame views of the opening countryside, Athgoe Hill, Lyons Hill and beyond to the Dublin Mountains. The network of circuitous pedestrian and cycle routes that permeate the Plan Lands and connect its various parks should ultimately converge on Taobh Chnoic Park as a focal point and the main primary open space for active recreation.

The park will incorporate and preserve sections of existing hedgerow that traverse this planned space. It is envisaged that active recreation facilities such as children's play facilities, Multi Use Games Areas

(MUGA) including/and all weather pitches will be accommodated close to housing on the northern side and lower slopes of the park together with garden allotments. These facilities would be complementary to the adjacent planned school.

The southern and higher slopes of the park would be more suited to passive recreation in the form of seating, pedestrian and cycle paths together with dense planting of large native tree species that help provide a significant buffer with the adjacent countryside whilst providing for heritage trails.

The sloping topography of this neighbourhood especially the lands occupied by the park will be protected from intrusive engineered solutions such as cut and fill and/or the erection of retaining walls in the interest of visual amenity including the protection of heritage, retaining the character of the area and the sustainable management of water.

The upper slopes of the park should be planted with groups of large native or naturalised tree species. This will provide an appropriate buffer with the surrounding rural landscape and provide shelter and a natural boundary to the park.

It is therefore an objective of this Local Area Plan that development of the Taobh Chnoic Neighbourhood shall:

- Largely comprise detached and semi-detached dwellings on large garden plots that are set back from street edges by front gardens. **(Objective TC1)**
- Provide for a large countryside park along the southern fringe of the Plan Lands that will act as the main primary open space for active recreation for Newcastle Village; a point of convergence for pedestrian and cycle paths that permeate the Plan Lands; and a landscaped buffer to the open countryside with the inclusion of Children's Play Facilities, MUGAs including all-weather playing pitches, pedestrian and cycle routes, existing hedgerows, heritage trails and woodland planting. **(Objective TC2)**
- Include for tree lined boulevards (Green Links) that incorporate SUDS elements, in the form of swales, and links the Countryside Park (Taobh Chnoic Park) with adjacent neighbourhoods and pedestrian and cycle routes. **(Objective TC3)**
- Protect and incorporate the slope of the existing topography and exclude the use of intrusive engineered solutions such as cut and fill and/or the erection of retaining walls. This shall be demonstrated by the inclusion of extensive north-south and east-west site sections of all proposed developments within the Taobh Chnoic Neighbourhood. **(Objective TC4)**

#### 6.7.2 Accessibility and Movement

The Taobh Chnoic Neighbourhood will adjoin all the planned neighbourhoods to the south of Main Street with the exception of Ballynakelly Cottages. A series of radial pedestrian, cycle and vehicular radial routes including two Green Link Streets will converge on this neighbourhood with the main point of convergence being the Countryside Park.

The radial routes will be all connected by east-west Green Access Streets that will traverse the neighbourhood in the form of narrow streets that are well planted and include shared surfaces. These Green Access Streets will run along the developed perimeters of the Countryside Park (Taobh Chnoic Park) and the designated school site. The school should

be provided with drop off and pick up facilities for parents and sufficient parking for staff only.

It is therefore an objective of this Local Area Plan that development of the Taobh Chnoic Neighbourhood shall:

- Include for vehicular, pedestrian and cycle connections with all adjoining neighbourhoods, which shall converge on the Countryside Village Park (Taobh Chnoic Park) and form circuit routes. These routes shall connect the Countryside Park with Tower House Park and Sean Feirm Park. **(Objective TC5)**
- Include for tertiary streets (Green Access Streets) that are finished with shared surfaces for pedestrians, cyclist and vehicles around the developed perimeters of the Countryside Village Park (Taobh Chnoic Park) and the designated school site. **(Objective TC6)**

#### 6.7.3 Land Use and Density

In keeping with its designation within the settlement edge along the southern fringe of the Plan Lands, the predominant land uses within the Taobh Chnoic Neighbourhood will be residential with parklands.

A school site is also designated adjacent to the Countryside Park (Taobh Chnoic Park). Where possible, recreation facilities should be shared between the public park and school site.

The residential element of the neighbourhood will be developed at a density of circa 15 – 20 dwellings per hectare.

It is therefore an objective of this Local Area Plan that:

- Residential development within the Taobh Chnoic Neighbourhood shall be carried out at a maximum density of circa 20 dwellings per hectare. **(Objective TC7)**
- A primary school site with playing fields, staff parking and pick up/drop off facilities shall be reserved close to the recently established population base at Ballynakelly and adjacent to the Countryside Village Park (Taobh Chnoic Park). **(Objective TC8)**

#### 6.7.4 Built Form

Loose forms of residential development comprising detached and semi-detached dwellings should only be developed in this Neighbourhood in order to provide an appropriate transition with the rural hinterland and Countryside Village Park. Dwellings should also be set back from streets edges behind front garden plots in order to create soft landscaped street edges.

It is an objective of this Local Area Plan that:

- In order to provide an appropriate transition with the rural hinterland including the Countryside Village Park (Taobh Chnoic Park) and to ensure for the provision of low density housing as an alternative to rural housing, development of the Taobh Chnoic Neighbourhood shall only comprise detached and semi-detached houses. **(Objective TC9)**

Fig 6.12 Taobh Chnoic - Local Framework



Photo 6.8 Example of Housing Adjacent to Countryside Park



Photo 6.9 Example of Housing Adjacent to Countryside Park



Fig. 6.13 Taobh Chnoic - Indicative Layout



### 6.8 Neighbourhood 6: Ballynakelly West

Ballynakelly West	
Gross Area	8.4 Ha.
Net Area	6.8 Ha.
Land Use Type	Residential
Residential Density	25-30 dwellings per hectare
Estimated Yield	Circa 200 dwellings
Dwelling type	Primarily terraced housing with some detached and semi-detached housing
Building Height	2 storeys (possibly 3-4 storey element on landmark site at landscaped square)
Street Type	Link Streets, Green Link Streets, Green Access Streets, Access Streets
Public Open Space	Landscaped square and shared local park with Burgage South
Car parking	Mostly on-street with some parking courts
Special Character Features	<ul style="list-style-type: none"> <li>Re-align permitted street layout to facilitate hedgerow retention and reinstatement and incorporation of SUDS.</li> <li>Location of Local Square to site adjacent to permitted Local Centre.</li> </ul>

#### 6.8.1 Green Infrastructure

The Ballynakelly West Neighbourhood is located on undeveloped lands that recently included complete burgage plot delineations. These lands form part of the permitted Ballynakelly Development and sections of hedgerow appear to have been removed as part of site clearance works. Substantial sections of hedgerow remain and development has yet to commence on these lands. This presents an opportunity to protect remaining sections of hedgerow and reinstate the sections of hedgerows that have been removed as part of a revised development.

This will involve a realignment of the layout of the permitted development in a manner that ensures that the neighbourhood is developed around and within burgage plot patterns in a similar manner to the Castlelyon and Aylmer Heath developments and the Burgage North and South Neighbourhoods. This will include for the incorporation of existing hedgerow boundaries and ditches within the design layout of developments including areas along and within parks, medians, verges and gardens.

The development will also be modified to include for the introduction of a landscaped square along the eastern edge of the neighbourhood opposite the site of the permitted local centre development in the Ballynakelly/Newcastle Manor Neighbourhood. This square will incorporate reinstated sections of hedgerow together with design prompts that echo plot lines where elements of the previous burgage delineations are not reinstated, which shall only occur for reasons of accessibility.

The square should be developed in the character of a quadrangle with soft landscaping and formal tree planting together with reinstated hedgerows along boundaries. This will require a high degree of passive

surveillance from surrounding development. Facilities should include a children's play area, seating and through routes for pedestrians. The space should also extend across the junction between the existing Link Street and planned Green Link in the form of a shared surface.

The realigned development layout together with the incorporation and reinstatement of burgage plot boundaries will allow for the utilisation of hedgerows as swales that connect with the Plan's SUDS network. It is also proposed that a SUDS element in the form of a water feature be incorporated into the permitted local park that will be shared with the adjacent Ballynakelly West neighbourhood.

It is therefore an objective of this Local Area Plan that:

- All planning applications for development within the Ballynakelly West Neighbourhood shall clearly identify how burgage plot hedgerows and ditches to these boundaries will be enhanced, reinstated (where removed) and incorporated in a similar but improved model to the Castlelyon Development, Aylmer Heath development and the development permitted under SD07A/0246. All such applications shall include a comprehensive hedgerow survey and method statement (compiled by a suitably qualified person) for protection, incorporation and reinstatement of the historic boundaries before, during and after construction. This shall include for details on protecting any sections of hedgerow outside the application site that directly adjoin the application site. **(Objective BW1)**
- Burgage boundaries shall be utilised wherever possible as SUDS elements in the form of swales for conveying water, landscape features and biodiversity-protecting elements. **(Objective BW2)**
- The sensitive opening and non reinstatement of limited sections of burgage boundaries is permissible where a need has been clearly demonstrated on the basis of a requirement for accessibility in terms of pedestrian and cyclist movement and the creation of successful streets and spaces. Where this occurs, high quality design cues that signal and delineate the pre-existing plot line of the section of removed hedgerow boundary shall be utilised such as a change in materials with the use of high quality materials like cut stone and the use of lighting strips etc. **(Objective BW3)**
- Development of the Ballynakelly West Neighbourhood shall include for a series of parks that incorporate existing burgage hedgerows and SUDS features. A soft landscaped square shall be developed opposite (to the east/north-east of the permitted Ballynakelly local centre development as detailed on the local framework plan. The landscaped square shall include formal planting and a children's play facility. **(Objective BW4)**
- Extensions of duration of permission should only be granted where development granted prior to the adoption of this Plan adequately reinstates and incorporate burgage plot delineations. **(Objective BW5)**

#### 6.8.2 Accessibility and Movement

The Ballynakelly West Neighbourhood will form an important hub for movement between the surrounding neighbourhoods of Taobh Chnoic, Burgage South, Ballynakelly/Newcastle Manor and Main Street. Cross movement through this neighbourhood will be provided by north-south and east-west Link Streets, Green Link Streets, Green Access Streets and Access Streets.

Shared surfaces for pedestrians, cyclists and vehicles will be utilised as a traffic calming measure along Access/tertiary streets and as an

extended design feature of the landscaped square. It is therefore an objective of this Local Area Plan that:

- Development within the Ballynakelly West Neighbourhood shall ensure that the neighbourhood acts as a hub for movement and provides for and contributes to the creation of open ended east-west and north-south through streets and routes between the surrounding neighbourhoods of Taobh Chnoic, Burgage South, Ballynakelly/Newcastle Manor and Main Street. **(Objective BW6)**
- Development of the Ballynakelly West Neighbourhood shall include for Access/tertiary streets finished with shared surfaces for pedestrians, cyclist and vehicles. A shared surface street should also be provided along the southern boundary of the landscaped square and around its adjoining junctions as a means of extending this space. **(Objective BW7)**

#### 6.8.3 Land Use and Density

Residential development has already been permitted within this neighbourhood. Should a revised application for permission be sought it is proposed that the density of residential development be reduced to 25 – 30 dwellings per hectare in line with the Settlement Strategy of this Local Area Plan. It is also proposed that small scale local shopping/service units (no more than 100 sq.m net per unit) be permissible along the northern side of the landscaped square in order to enhance the vitality of the square and present this space with an active frontage.

It is therefore an objective of this Local Area Plan that:

- Development within the Ballynakelly West Neighbourhood shall provide for residential uses at a maximum density of circa 30 dwellings per hectare. The density of development on sites that are subject to extant permissions should be amended accordingly. Extensions of duration of permission should only be granted where development granted prior to the adoption of this Plan accords with the permissible density. **(Objective BW8)**
- Small scale local shopping/service units (no more than 100 sq.m net per unit) shall be permissible along the northern side of the planned landscaped square. **(Objective BW9)**

#### 6.8.4 Built Form

A large proportion of the residential development permitted in the Ballynakelly West Neighbourhood comprises apartments and duplex housing. Should a revised application for planning permission be sought, it is recommended that the housing mix be modified to provide for housing only.

Building frontages should be located close to the street edge with the exception of Green Streets and where burgage hedgerows are incorporated into street verges. Parking should largely be located on-street with parking courts permissible around shared surface streets.

It is an objective of this Local Area Plan that:

- Development of the Ballynakelly West Neighbourhood shall largely comprise terraced houses with opportunities for small numbers of detached and semi-detached housing. The dwelling mix on sites that are subject to extant permissions should be amended accordingly. Extensions of duration of permission should only be granted where development granted prior to the adoption of this Plan accords with the prescribed dwelling mix. **(Objective BW10)**



Fig 6.14 Ballynakelly West - Local Framework

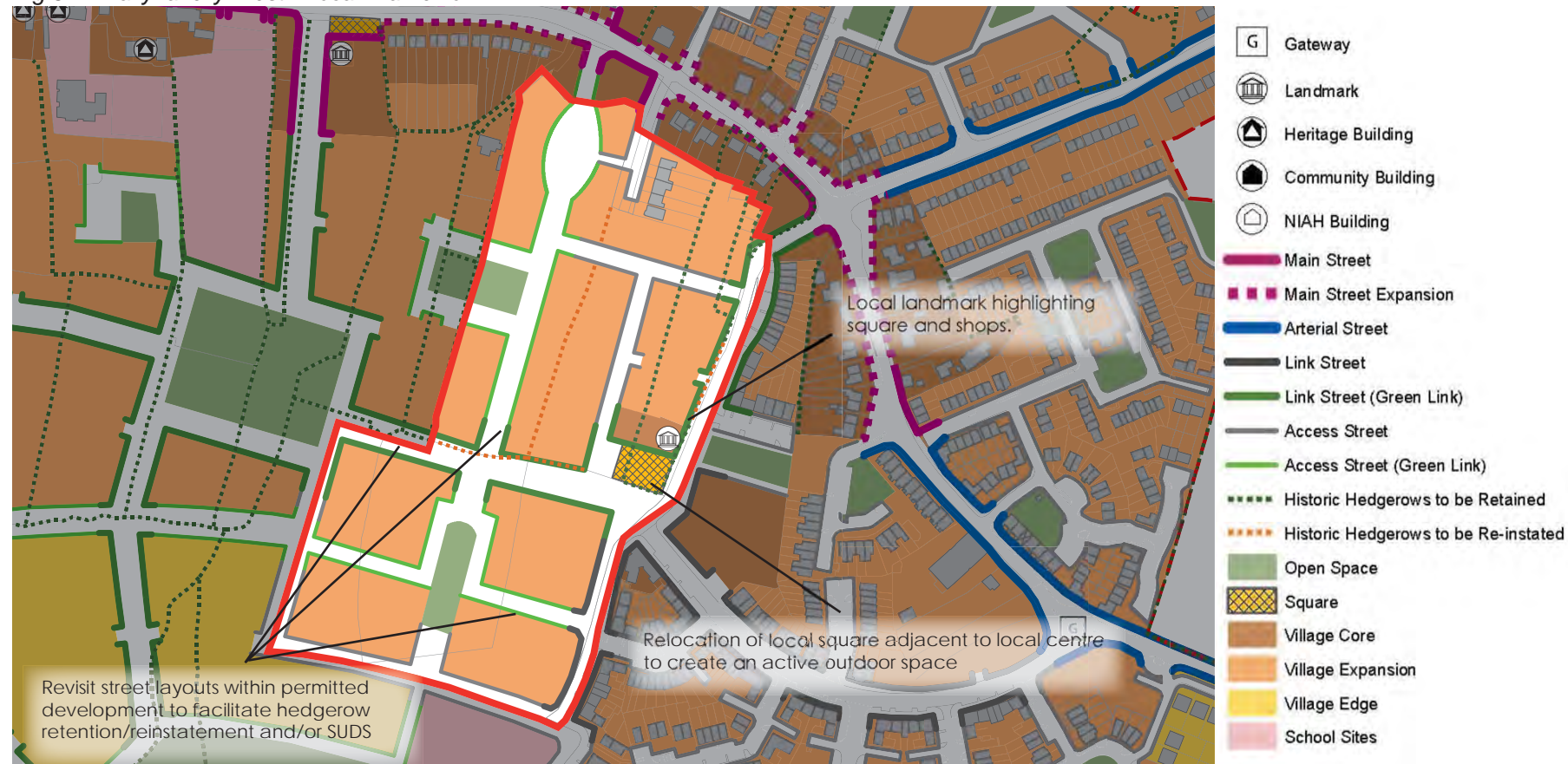


Photo 6.10 Example of Landscaped Square with Hedgerow Boundary



Fig. 6.15 Ballybakelly West - Indicative Layout



### 6.9 Neighbourhood 7: Aylmer Road

Aylmer Road	
Gross Area	7.7 Ha.
Net Area	1.6 Ha.
Land Use Type	Residential
Residential Density	25-30 dwellings per hectare
Estimated Yield	Circa 45 dwellings
Dwelling type	Primarily terraced housing with some detached and semi-detached housing
Building Height	2 storey
Street Type	Arterial Street and Access Streets
Public Open Space	14% of Net Area
Car parking	In-curtilage and on-street
Special Character Features	<ul style="list-style-type: none"> <li>Revised layout for undeveloped element of Aylmer Heath (now expired) to provide additional open space and additional connection to Aylmer Road.</li> </ul>

#### 6.9.1 Green Infrastructure

A burgage plot hedgerow remains largely intact along the north-western boundary of the Aylmer Road Neighbourhood, which adjoins the partially completed Aylmer Heath development including an area of open space. The planning permission for the undeveloped element of the Aylmer Heath development has expired and it is proposed that a revised layout fully incorporates the intact hedgerow along the north-west boundary.

It is also proposed that the revised layout contributes to the creation of an east-west route between Aylmer Road and Peamount Road through the neighbourhoods on the northern side of Main Street. This should include for the provision of an additional area of public open space in the form of a pocket park at the junction between the planned eastern Access Street and Aylmer Road. It is envisaged that this street and space should open onto Aylmer Road opposite a pedestrian Green Link with Newcastle Manor. The pocket park will help announce the entrance of the east-west route through the neighbourhoods on the northern side of Main Street.

It is objective of this Local Area Plan that development of the Aylmer Road Neighbourhood shall:

- Provide a revised layout for the undeveloped element of the Aylmer Heath housing estate to include for the incorporation and enhancement of the intact burgage plot hedgerow boundary between existing and planned housing and along the existing area of public open space. The revised layout shall also include an Access Street and a pocket park that opens onto Aylmer Road. **(Objective AR1)**

#### 6.9.2 Accessibility and Movement

The Aylmer Road Neighbourhood will provide an important connection between the adjacent Burgage North Neighbourhood and Aylmer Road as part of the east-west route between Aylmer Road with Peamount Road on the northern side of Main Street. This will involve two vehicular and pedestrian openings onto Aylmer Road including a Link Street that aligns with a pedestrian green link between Aylmer Road and Newcastle Manor.

It is also proposed that Aylmer Road be upgraded to include a traffic calming element as a gateway feature along the approach into Newcastle Village.

It is noted that an unauthorised boundary has been erected between the Aylmer Heath and Castlelyon development, which terminates the permitted and planned east-west route on the northern side of Main Street. The completion of the Aylmer Heath development should only be permitted after removal of this barrier.

It is therefore an objective of the Local Area Plan that:

- Development of the Aylmer Neighbourhood shall include for two vehicular access points onto Aylmer Road as part of an east-west through route that connects the neighbourhoods on the northern side of Main Street and Aylmer Road with Peamount Road. **(Objective AR2)**
- The completion of the Aylmer Heath development shall only be permitted after removal of the unauthorised barrier between Aylmer Heath and Castlelyon and after the opening of the east-west street between these two estates. **(Objective AR3)**

#### 6.9.3 Land Use and Density

The land use in this neighbourhood will be exclusively residential with a density of between 25-30 dwellings per hectare. It is therefore an objective of this Local Area Plan that:

- Further development within the Aylmer Neighbourhood shall provide for residential uses only at a maximum density of circa 30 dwellings per hectare. **(Objective AR4)**

#### 6.9.4 Built Form

It is envisaged that the completion of the Aylmer Heath development will provide for a compact form of development largely comprising terraced housing. Building frontages should be located close to the street edge and all parking should be located on-street.

Coherent residential development to the rear of existing properties located along the northern side of Aylmer Road is essential in the creation of an open ended neighbourhood.

It is an objective of this Local Area Plan that:

- In order to ensure compliance with the Settlement Strategy of this Local Area Plan, development of the Aylmer Road Neighbourhood shall largely comprise terraced houses with some opportunities for detached and semi-detached housing. **(Objective AR5)**
- Residential development to the rear of existing properties located along Aylmer Road shall be carried out in a manner that allows for the creation of a coherent and open ended streetscape. This shall be demonstrated as part of all relevant planning applications. **(Objective AR6)**

Fig 6.16 Aylmer - Local Framework



Fig. 6.17 Aylmer - Indicative Layout



### 6.10 Neighbourhood 8: Peamount

Peamount	
Gross Area	6.7 Ha.
Net Area	2 Ha.
Land Use Type	Residential
Residential Density	15-20 dwellings per hectare within Settlement Edge 25-30 dwellings per hectare within Village Expansion Area
Estimated Yield	Circa 50 dwellings
Dwelling type	Terraced, detached and semi-detached
Building Height	1-2 storeys
Street Type	Arterial Street, Green Link Streets and Access Streets
Public Open Space	14% of Net Area
Car parking	In-curtilage and on-street visitor parking
Special Character Features	<ul style="list-style-type: none"> <li>Revised street layout for permitted development off Main Street to include for vehicular link with Newcastle Glebe estate.</li> <li>Garden suburb development along and off Peamount Road.</li> </ul>

#### 6.10.1 Green Infrastructure and Heritage

The northern element of this neighbourhood is located within the planned Settlement Edge whilst the southern element of the neighbourhood is within the planned Village Expansion Area.

The Village Expansion Area comprises the majority of the Newcastle Glebe housing estate and a backland site to the rear of St. Finian's Hall (north of Main Street) on which a housing development has been permitted.

The Settlement Edge comprises lands along the northern perimeter of the Plan Lands including the northern and public open space element of the Newcastle Glebe estate and undeveloped lands on the eastern side of the Peamount Road.

Development within the Settlement Edge will adopt the characteristics of a garden suburb to include for detached and semi-detached dwellings on large garden plots with substantial front garden setbacks from street edges. A Green Link Street with substantial street planting will connect housing on the north-eastern side of the neighbourhood with Peamount Road. A pocket park with formal planting will link the Neighbourhood with the SUDS network and include a water feature or flooding depression.

A permitted soft landscaped through route with planting between the northern and southern side of the permitted residential development within the Village Expansion Area to the rear of St. Finian's Hall should be retained and upgraded as a link with the Village Core. It is therefore an objective of this Local Area Plan that development of the Peamount Neighbourhood shall:

- Ensure that housing within the Settlement Edge comprises detached and semi-detached dwellings on large garden plots that are set back from street edges by front gardens. **(Objective PN1)**
- Provide for generous street planting and grass verges along Green Link Streets. **(Objective PN2)**
- Provide for a landscaped pocket park set amongst housing within the Settlement Edge to link with the SUDS network in the form of a waterfeature or flooding depression. **(Objective PN3)**
- Include for the permitted soft landscaped through route to the rear of Main Street and St. Finian's Hall and upgrade such as a link with the Village Core. **(Objective PN4)**

#### 6.10.2 Accessibility and Movement

The Peamount Neighbourhood straddles Peamount Road. This neighbourhood will provide an important connection between the Burgage North Neighbourhood and Peamount Road as part of an east-west through route that will connect the neighbourhoods on the northern side of Main Street as well as Aylmer Road with Peamount Road.

This will require the provision of a Green Access and Green Link Streets to connect the neighbourhood with Peamount Road and the Burgage North neighbourhood. Access streets will have shared surfaces that will contribute to the garden suburb character of the neighbourhood and create a traffic calming measure.

It is also proposed that Peamount Road be upgraded to include a traffic calming element in the form of a gateway feature along the approach into Newcastle Village.

A permitted through route between the northern and southern side of the residential development permitted to the rear of Main Street and St. Finian's Hall should be retained and upgraded as a pedestrian and cyclist link with the Village Core via the adjacent planned Market Square. The permitted residential development should also be modified to connect with the Newcastle Glebe housing estate in the form of an extended vehicular cul-de-sac. This would accord with the permission for the Newcastle Glebe Housing Estate, which includes for the provision of a north-south link towards Main Street.

It is therefore an objective of the Local Area Plan that development of the Peamount Neighbourhood shall:

- Include for a through Green Link Street with Peamount Road as part of an east-west through route that will connect the neighbourhoods on the northern side of Main Street and Aylmer Road with Peamount Road. **(Objective PN5)**
- Include for the permitted through route to the rear of Main Street and St. Finian's Hall and upgrade such as a pedestrian and cyclist green link with the Village Core via the planned Market Square off Main Street (West). **(Objective PN6)**
- Require the provision of a connection between the permitted residential development to the rear of St. Finian's Hall with Newcastle Glebe in the form of an extended vehicular cul-de-sac. An extension of duration of permission for development to the rear of Saint Finian's Hall should only be granted where it provides a direct link with Newcastle Glebe. **(Objective PN7)**
- Include for tertiary/Access Streets in the Settlement Edge that are finished with shared surfaces for pedestrians, cyclist and vehicles. **(Objective PN8)**

#### 6.10.3 Land Use and Density

Land use within this neighbourhood will be predominantly residential with densities varying between 15 to 35 dwellings per hectare according to location within the Settlement Edge or the Village Expansion Area. The density and land use of the development permitted to the rear of St. Finian's Hall should be modified accordingly.

It is therefore an objective of this Local Area Plan that:

- Development within the Settlement Edge of the Peamount Neighbourhood shall only provide for residential uses up to a maximum density of circa 20 dwellings per hectare. **(Objective PN9)**
- Development within the Village Expansion area of the Peamount Neighbourhood shall only provide for residential uses up to a maximum density of circa 35 dwellings per hectare. Extensions of duration of permission should only be granted where development granted prior to the adoption of this Plan accords with the maximum permissible density. **(Objective PN10)**

#### 6.10.4 Built Form

Residential development in the Settlement Edge area of the Peamount Neighbourhood should comprise loose forms of housing comprising detached and semi-detached dwellings in order to provide an appropriate transition with the rural hinterland. These dwellings should also be set back from streets edges behind front garden plots in order to create soft landscaped street edges.

Residential development in the Village Expansion Area of the Peamount Neighbourhood should comprise a fine grain of compact development in the form of terraced housing with some scope for detached and semi-detached housing. Building frontages should be located close to the street edge with the exception of where burgage hedgerows are incorporated into street verges. Parking should largely be located on-street.

It is an objective of this Local Area Plan that:

- Development of the Settlement Edge area of the Peamount Neighbourhood shall comprise detached and semi-detached houses in order to provide an appropriate transition with the rural hinterland and to ensure for the provision of low density housing as an alternative to rural housing. **(Objective PN11)**
- Development of the Village Expansion area of the Peamount Neighbourhood shall largely comprise terraced houses with opportunities for detached and semi-detached housing. The dwelling mix on sites that are subject to extant permissions should be amended accordingly where possible. Extensions of duration of permission should only be granted where development granted prior to the adoption of this Plan accords with the prescribed dwelling mix. **(Objective PN12)**

Fig 6.18 Peamount - Local Framework

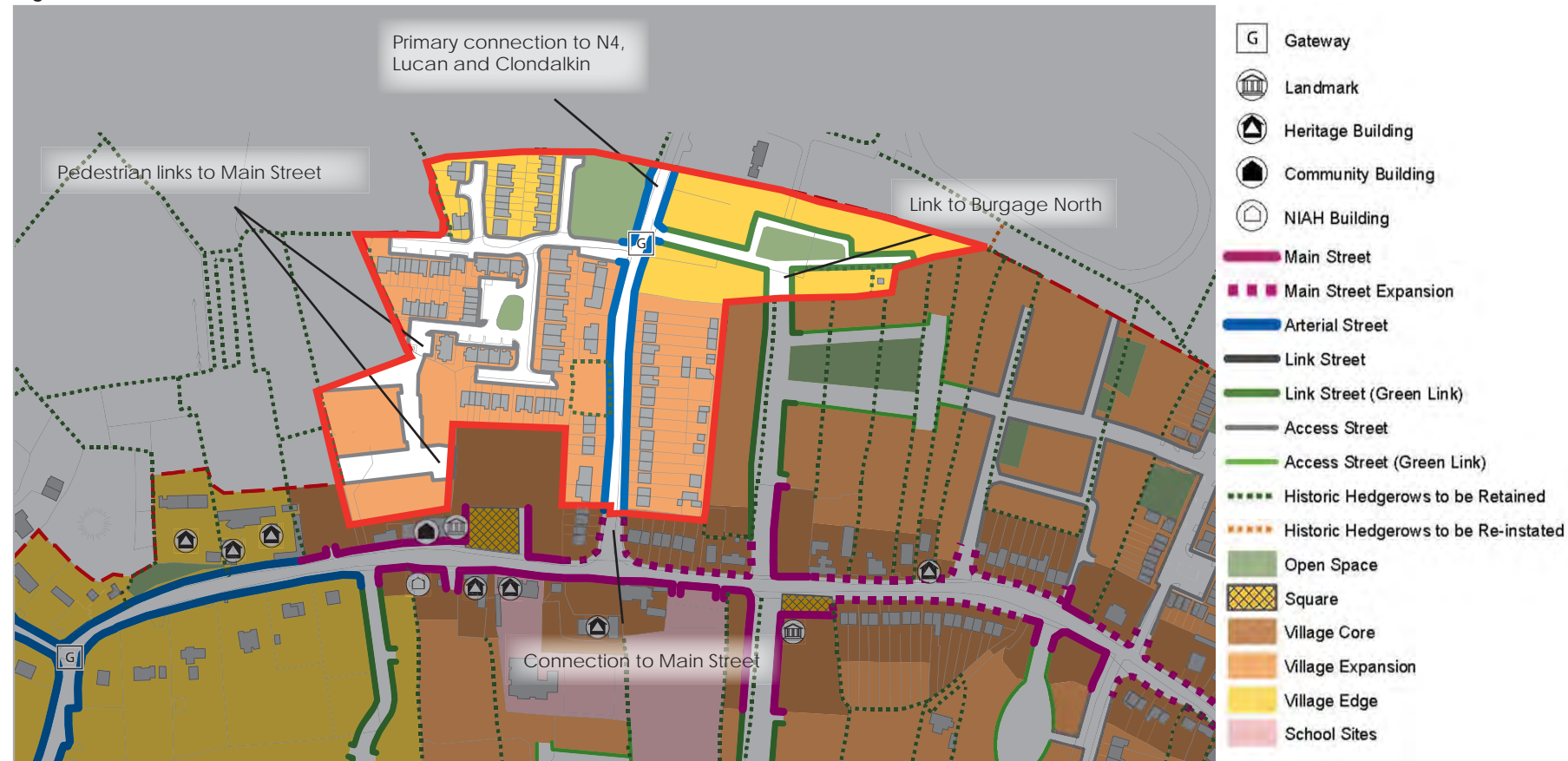


Fig. 6.19 Peamount - Indicative Layout



6.11 Neighbourhood 9: Ballynakelly Cottages

Ballynakelly Cottages	
Gross Area	4.1 Ha.
Net Area	Dependent on extent of backland development
Land Use Type	Residential
Residential Density	Dependent on compliance with policy on backland development
Estimated Yield	Dependent on compliance with policy on backland development
Dwelling type	Primarily detached dwelling houses
Building Height	Primarily single storey with dormer elements permissible
Street Type	Access Street
Public Open Space	Not Applicable
Car parking	In-curtilage
Special Character Features	The semi-rural character and residential amenity of this area should be protected with small scale backland housing.

6.11.1 Green Infrastructure and Heritage

The existing Ballynakelly Cottages comprises an enclave of semi-detached cottages with some low density backland housing development. These dwellings are well served by an existing central open space, which is considered to be sufficient to provide for the needs of existing residential dwellings and for further small scale infill development.

6.11.2 Accessibility and Movement

Ballynakelly Cottages is served by a centrally located circular cul-de-sac off Main Street. This access arrangement presents little opportunity to connect with adjacent development or connect with through routes but is sufficient to serve the limited number of existing and potential dwellings.

6.11.3 Land Use and Density

There is limited opportunity for further backland development in the form of low density individual housing in the rear gardens of existing cottages. Such development should protect the amenities and character of the area. It is therefore an objective of this Local Area Plan that:

- Backland development to the rear of houses in Ballynakelly Cottages shall protect and enhance the semi-rural and low density character of Ballynakelly Cottages and shall be in accordance with County Development Plan policies and objectives on backland development. **(Objective BC1)**

6.11.4 Built Form

It is an objective of this Local Area Plan that:

- Backland development to the rear of houses in Ballynakelly Cottages shall take the form of detached single storey housing and shall be in accordance with County Development Plan policies and objectives on backland development. **(Objective BC2)**

Fig. 6.20 Ballynakelly Cottages - Local Framework



Fig. 6.21 Ballynakelly Cottages - Indicative Layout



6.12 Neighbourhood 10: Ballynakelly/Newcastle Manor

Ballynakelly/Newcastle Manor	
Gross Area	17.8 Ha.
Net Area	0.18 Ha (excluding existing development)
Land Use Type	Residential and Local Centre
Residential Density	25-30 dwellings per Ha on infill sites
Estimated Yield	Circa 50 dwellings
Dwelling type	Semi-detached and terraced housing on infill sites. Apartments/duplexes at Local Centre.
Building Height	2 – 3 storeys
Street Type	Arterial Street, Link Streets, Access Streets
Public Open Space	Local Centre Park
Car parking	In-curtilage and on-street for infill housing
Special Character Features	Completion of Local Centre and opportunity for infill development on remaining sites in Ballynakelly.

6.12.1 Green Infrastructure and Heritage

The Ballynakelly/Newcastle Manor Neighbourhood has been largely developed with the exception of a Local Centre and an associated pocket park. The Local Centre Pocket Park should complement the landscaped square within the Ballynakelly West Neighbourhood with informal landscaping. It is an objective of this Local Area Plan that:

- Development of the Ballynakelly Local Centre Development and its associated pocket park shall include for informal landscaping, seating and a MUGA. This shall be provided for under any new application for the Local Centre or by agreement on compliance with conditions under the extant permission. **(Objective BNM1)**

6.12.2 Accessibility and Movement

The Ballynakelly/Newcastle Manor Neighbourhood forms an important part of the east-west through route that will tie the neighbourhoods together on the southern side of Main Street. The eastern section of this route has already been developed as part of the Ballynakelly Development together with a north-south link street with Main Street. The Ballynakelly West Neighbourhood will link with and continue these open ended routes. It is also an objective of the Aylmer Neighbourhood to create a pedestrian Green Link between Newcastle Manor and Aylmer Road.

6.12.3 Land Use and Density

It is an objective of the Local Area Plan that:

- Development of the permitted Local Centre in Ballynakelly shall provide for crèche and retail floorspace in accordance with its extant permission. Only residential development shall take place on remaining infill sites in Ballynakelly. **(Objective BNM2)**

6.12.4 Built Form

It is an objective of the Local Area Plan that:

Development on infill sites shall take the form of 2 storey terraced housing with opportunity for semi-detached housing on backlands. Revised applications or extensions or duration of permission for apartments/duplexes on the Local Centre site shall comply with the relevant standards including those contained within Section 7 of this Plan. **(Objective BNM3)**

Fig 6.22 Ballynakelly/Newcastle Manor - Local Framework

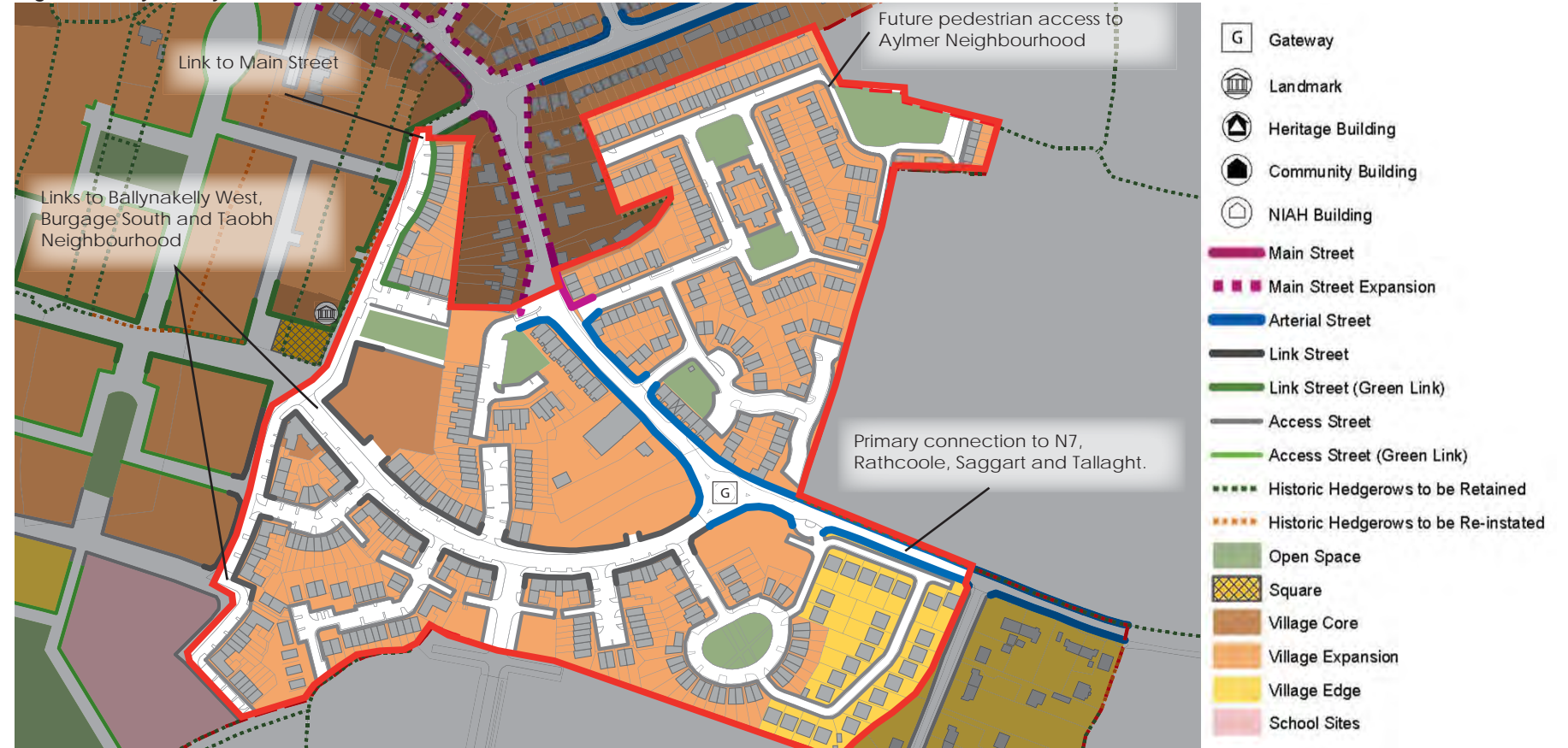
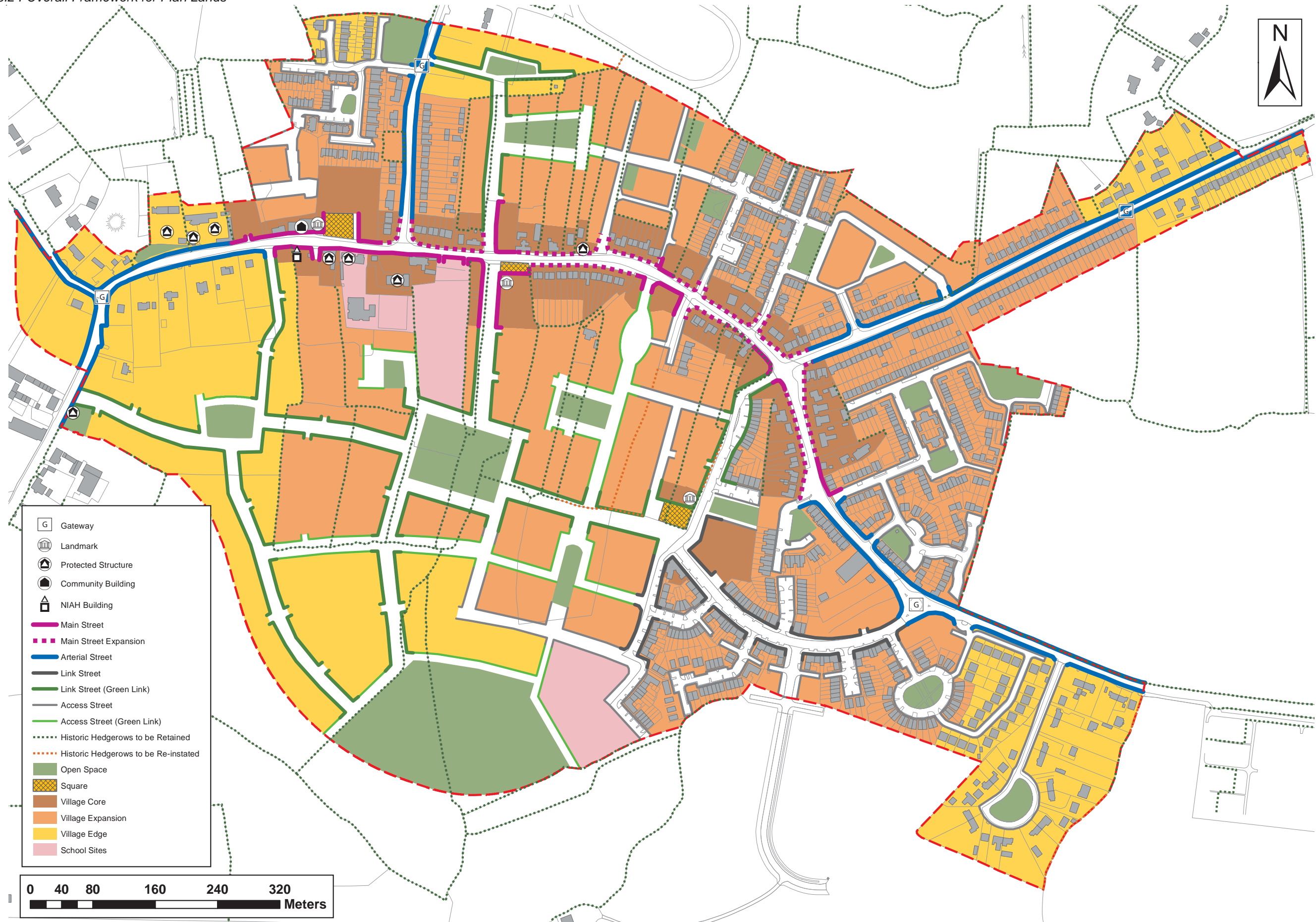


Fig. 6.23 Ballynakelly/Newcastle Manor - Indicative Layout



Fig 6.24 Overall Framework for Plan Lands





**7.0 Standards and Design Criteria**

This section of the Local Area Plan sets out qualitative and quantitative standards and urban design criteria for the development of the Plan Lands. It is an objective of this Local Area Plan that:

- Development within the Plan Lands shall adhere to the qualitative and quantitative standards and urban design criteria set out under this Plan. (**Objective SC1**)

Innovative design solutions may be stifled in order to comply with a standard or standards. Where this is the case, variations may be acceptable where it is clearly demonstrated that the urban design criteria and associated indicators have been satisfied.

**7.1 Urban Design Criteria**

All developments within the Plan Lands shall comply with the 12 urban design criteria set out under the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* (2009) and the accompanying indicators detailed under the *Urban Design Manual: A Best Practice Guide* (2009) and illustrated in Figure 7.1 below.

All planning applications will therefore be assessed against the following urban design criteria:

- Context: How does the development respond to its surroundings?
- Connections: How well connected is the new neighbourhood?
- Inclusivity: How easily can people use and access the development?
- Variety: How does the development promote a good mix of activities?

- Efficiency: How does the development make appropriate use of resources, including land?
- Distinctiveness: How do the proposals create a sense of place?
- Layout: How does the proposal create people friendly streets and places?
- Public Realm: How safe, secure and enjoyable are the public areas?
- Adaptability: How will the buildings cope with change?
- Privacy and Amenity: How does the scheme provide a decent standard of amenity?
- Parking: How will the parking be secure and attractive?
- Detailed Design: How well thought through is the building and landscape design?

Fig. 7.1 Urban Design Criteria and Indicators



Source: *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas* (2009)

## 7.2 Standards

Detailed qualitative and quantitative standards for the development of the Plan Lands are set out under the relevant headings below. Technical quantitative standards have largely been sourced from plans previously adopted by South Dublin County Council including the *Clonburris SDZ Planning Scheme & Local Area Plan (2009)* and the *Fortunestown Local Area Plan (2012)*.

### 7.2.1 Pedestrian and Cyclist Movement

The key principles to promote ease of pedestrian and cycle movement are set out as follows:

- All pedestrian and cyclist crossings shall provide for direct or single phase crossing and, where appropriate, should cater for the visually impaired. This shall ensure that pedestrians and cyclists can cross streets without having to stop halfway on a central traffic island for passing traffic.
- Raised table footway crossovers shall be provided where access and other minor streets intersect.
- Footpaths shall be continued at the same level across vehicular entrances. The interface of the pedestrian crossover and the carriageway should take the form of a ramp of no greater than 1:12. The surface of the ramp should comprise durable paviers or setts, in natural stone or pre-cast concrete depending on the context.
- The use of guardrails at pedestrian and cyclist crossings shall be avoided where possible. Tactile paving at pedestrian crossings should take the form of studs drilled into the paved surface.
- Dedicated cycle ways should be provided, where possible, along Main Street, Arterial Streets and Link Streets as specified in Appendix 3 (Street Design Cross Sections and Typologies) and through open spaces and green links.
- All tertiary/Access Streets shall be designed for low traffic speeds (10kph-30kph) in a manner that allows for safe integration with traffic for cyclists.
- In order to avoid conflicts between pedestrian and cycle movement, pedestrian paths and cycle paths/tracks shall be segregated horizontally and/or vertically in accordance with the *National Cycle Manual (2010)*. Such segregation could be provided in the form of kerb lines and differing surface finishes as illustrated in Appendix 3 of the Local Area Plan.
- Advance stacking locations shall be provided as safe queuing spaces for cyclists at signalised junctions in accordance with the recommendations of the *National Cycle Manual (2010)*.

### 7.2.2 Cycle Parking and Facilities

To promote the option of cycling as a means of transport; safe, secure and sheltered cycle parking shall be provided for any apartment developments, all parks (especially Taobh Chnoic Park) and all commercial developments (especially retail, service and employment intensive developments) at the rate detailed in Table 7.1. Cycle parking should be located in conspicuous locations and close to the entrances of any building(s) and parks that they serve but not at the expense of interrupting pedestrian and cycle movement. Such parking should also benefit from passive surveillance and should be of a high quality design and finish that contributes to their streetscape and/or parkland setting.

### 7.2.3 Pedestrian Routes

Pedestrian routes and open spaces including semi-private open spaces should be fronted by dwellings and directly overlooked at ground floor level by dwellings. All routes, public spaces and semi-private spaces shall be well lit and have a straight alignment without secluded corners

or bends. Where boundary walls/fences are present, they should not exceed 1.2 metres in height. Footpaths should generally have a width of 1.8 metres to 2 metres in lower activity areas such as Access Streets and a minimum width of 3 metres within areas of higher activity such as along Link Streets and Green Link Streets.

Table 7.1 Bicycle Parking Standards

Development	Bicycle Parking
Residential Units	1 space per dwelling
Retail	1 space per 100 sq.m gross floor area
Employment (office, service)	1 space per 100 sq.m gross floor area
Primary Schools	1 space per 10 pupils
Parks	1 space per 0.2 hectares
Community Centres	1 space per 30 sq.m gross floor area

### 7.2.4 Lighting

Lighting should be designed to achieve appropriate levels of illumination and be capable of integrating a number of elements of street furniture including signage and bins. Lower levels of illumination may be acceptable when located in close proximity to the fenestration of residential dwellings and bat roosts or when used as a design feature. The use of energy efficient lighting and renewable energy is encouraged.

Due regard should be had to the impact of lighting on foraging routes for bats and bat roosts in particular. Planning applications for development in the vicinity of bat roosts and flight and feeding paths shall be accompanied by a specialised lighting strategy and design details that demonstrate mitigation against the impact on bat species.

Phasing details for the installation and connection of street lighting shall also accompany planning applications for residential development. Such phasing details shall prevent the occupation of dwellings in the absence of adequate street lighting.

### 7.2.5 Car Parking

The quantum of car parking shall be provided in line with the standards set out under the *South Dublin County Development Plan, 2010-2016* or any superseding County Development Plan.

To ensure that streetscapes are not dominated by parking, surface parking shall only be provided in on-street format or in the front gardens of low density houses or where car parking bays are provided. Parking bays should be carefully designed and heavily landscaped in order to reduce visual impact.

In the interest of visual amenity, porous grass paver grids are required where there are large areas of grouped car spaces (more than 5 grouped spaces) such as at parking courts, schools, retail units and public spaces. Accessible solid surface parking should be provided around the edges of such areas for people with mobility difficulties. Solid surface pedestrian paths between porous grids or surfaces may also be necessary in the interest of accessibility.

The provision of on-street parking shall be balanced with streetscape design and landscaping in a manner that ensures that such parking does not visually dominate any street.

Parallel on-street parking shall comply with the following standards:

- Typically lay-bys will be 18 metres in length (3 car parking spaces);
- Kerb build outs for street trees must be no wider than 4 metres except within junction visibility splays and, where possible, located at equal spacing along the street;
- The maximum permitted length of a lay-by is 5 car parking spaces or 30 metres;
- A break in on-street car parking must be provided where access to car parking areas is required.

Perpendicular on-street parking shall comply with the following standards:

- No more than 5 spaces shall be provided in a row;
- Rows shall be interrupted by build-outs with tree planting;
- Run-over strips of 0.4 metre shall be provided at the interface of parking spaces and pavements in order to avoid the overhanging of vehicles onto pavements.

Parking shall ultimately adhere to the design details provided for each of the street typologies under Appendix 3 of this Plan.

### 7.2.6 Traffic Calming

Traffic calming measures, devices and design mechanisms throughout the Plan Lands shall take the form of the following:

- The promotion of low speed environments and avoidance of long continuous streets;
- The location of buildings close to street edges;
- Continuity of built frontages;
- Active ground floor uses;
- Encouragement and facilitation of high levels of pedestrian and cyclist activity;
- The provision of frequent pedestrian and cyclist crossing points;
- Horizontal and vertical deflections along carriageways to include raised traffic tables and pinch points;
- Narrow carriageways;
- Minimisation of signage and road markings;
- Reduced visibility splays;
- On-street parking;
- Tighter corner radii;
- Shared surfaces for vehicles, pedestrians and cyclists;
- Frequent tree planting along streets.

The implementation of these traffic calming measures, devices and design mechanisms shall be implemented throughout the Plan Lands as an alternative to hard retrofitted measures such as speed ramps and speed bumps.

The retention and augmentation of burgage plot hedgerows along street edges and within central medians should be used to promote low speed environments by reinforcing narrow carriageway widths and deflecting sightlines.

For further details on traffic calming measures refer to Street Cross Sections and Typologies in Appendix 3 of this Plan and the *Design Manual for Urban Roads and Streets*, which is soon to be jointly published by the Department of Transport, Tourism and Sport and the Department of the Environment, Communities and Local Government in response to the recommendations of *Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland, 2009 – 2020*.

### 7.2.7 Traffic Noise

Softer methods of reducing the impact of traffic noise on residential amenity shall be implemented rather than measures that detract from the quality of streetscapes such as noise barriers and wide building setbacks. Examples of measures that can be implemented include:

- Reducing speed limits along streets;
- Dispersal of traffic;
- Use of noise absorbing construction materials on carriageway surfaces and in the construction of buildings that adjoin streets;
- Provision of additional tree planting and other landscaping along and between streets;
- Distribution of uses across sites in a manner that places less sensitive uses such as commercial uses closer to busy streets and shields residential uses.

Many of the above measures have been incorporated into the preparation of the Local Area Plan at a wider level.

Photo 7.1 Example of Shared Surface Street



Photo 7.2 Example of Corner Commercial Unit within Village Core



### 7.2.8 Dwelling Standards

Having regard to the desire to provide a range of quality new homes within the Plan Lands with generous internal spaces, the design of all dwellings shall comply with and exceed the minimum requirements of the internal space standards set out under *Quality Housing for Sustainable Communities (2007)* and *Sustainable Urban Housing: Design Standards for New Apartments (2007)* or any updated versions of these documents. Apartments, if any, shall especially be required to have floor areas greater than the minimum floor areas and aggregate floor areas for living rooms, dining rooms, kitchens, storage space and bedrooms.

Dwellings should be adaptable to changing life cycle needs. Roof spaces in houses should be easily convertible to high standard habitable accommodation with the exception of housing in areas that are visually sensitive to increased building heights and massing such as the Taobh Chnoic and Sean Feirm Neighbourhoods.

### 7.2.9 Private Amenity Space for Houses

All dwellings shall be provided with private amenity space, which can take the form of gardens, patios, private courtyards, balconies, roof gardens or winter garden balconies. Private amenity space shall be designed to have a functional relationship with habitable rooms, optimise solar gain and shall be orientated to avoid overlooking and overshadowing.

All houses including detached, semi-detached and duplex units (if any) shall comply with the minimum required private amenity space standards set out under the *South Dublin County Development Plan, 2010-2016* or any superseding County Development Plan. Dwellings within the Sean Feirm and Taobh Chnoic neighbourhoods shall be subject to more generous private open space provision.

### 7.2.10 Private Amenity Space for Apartments

The Plan's Density and Built Form Strategy encourages housing in the form of detached, semi-detached and terraced housing. There is limited provision for apartments and duplexes on small gateway and landmark sites and to developments that include an element of retail or service (financial, professional or other) floorspace within the Village Core and Local Centre in the Village Expansion Area provided that they fulfil a clear aesthetic or way-finding function.

Balcony sizes for apartments, if any, shall generally exceed substantially the minimum requirements set out under *Sustainable Urban Housing: Design Standards for New Apartments (2007)* to ensure that development is in keeping with the high amenity character of the Village. Main balconies shall avoid being north facing.

Apartments, if any, shall be provided with both private and shared semi-private amenity space. Private amenity space may be provided in lieu of semi-private amenity space. Semi-private amenity space may also be provided in lieu of private amenity space subject to the provision of minimum balcony sizes of 5 sq.m for each apartment and the provision of high quality semi-private spaces that are accessible by all apartments to which they relate and offer passive and active functions such as children's play and 'kick about' facilities. Ball games should be allowed in such spaces.

All semi-private spaces shall generally be located to the interior of a perimeter block or at least partially shaped and enclosed by buildings to

which they relate. Such spaces shall be well overlooked and fronted by ground floor apartment units with direct access from such units.

### 7.2.11 Privacy and Overlooking

In order to achieve a private interface between public streets/spaces and dwellings, privacy strips shall be provided to the front of dwellings and residential units located close to street edges. The use of these privacy strips for refuse and bin storage should be avoided.

The minimum depth of each privacy strip shall be 1.5 metres and these minimum depths will only be appropriate in developments located within or close to the Village Core. More generous private space/gardens with depths of up to 4.5 metres should be provided in the Village Expansion Area where the provision of such setbacks would not materially detract from the quality of street design. Larger front gardens are encouraged in the Settlement Edge. If boundary treatments are to be used for privacy strips and front gardens, these should have a maximum height of 1.2 metres with frequent access points.

Rear gardens must be fully accessible from the properties to which they relate. The layout of gardens must also respond to the natural topography of the Plan Lands.

Overlooking between the habitable areas (living, dining and sleeping areas) of separate dwellings should be avoided. Developments should comply with the methods to ensure privacy as set out under the *South Dublin County Council Development Plan, 2010 – 2016* or any superseding County Development Plan.

### 7.2.12 Bin Storage

Bin storage should be sensitively designed and incorporated into each development in a manner that does not adversely impact on the visual setting of streetscapes. Areas for the storage of bins should be incorporated within the design of each individual dwelling house and should not be included within privacy strips.

### 7.2.13 Block Form, Urban Grain and Street Interface

In order to encourage intense pedestrian activity, block lengths of 50 to 80 metres are appropriate in the Village Core and Village Expansion Areas. Building depths of 10 metres for residential buildings and 20 metres for retail/commercial buildings are recommended. Long residential blocks (greater than 80 metres) are only appropriate in the lower density Settlement Edge.

Retail and commercial units should be concentrated along key frontages and corners within the Village Core, including the Ballynakelly Local Centre, with entrances provided at regular intervals. Security shutters are to be located behind glazing and transparent with no more than 50% of the surface area consisting of solid materials. Windows should not be obscured with advertising or other signage. All ground floor residential units within the Village Core and especially at corners should have relatively high floor to ceiling heights of circa 3 metres in order to ensure that such units are adaptable to change such as to retail, service or office units.

Blank walls should be avoided in all instances especially along primary and secondary streets elevations and service/vehicular entrances should not be grouped together.

All ground floor residential dwelling units within the Village Core shall have a minimum of one window fronting onto their respective streets or spaces. Entrances to residential buildings should generally be located no greater than 15 metres apart.

#### 7.2.14 Accessibility

All new development shall be carried out in accordance with Part M (Access and Use) of the Building Regulations or any superseding regulations.

#### 7.2.15 Public Open Space Quantum

Public Open Space shall be provided in line with the requirements of the County Development Plan and shall therefore be provided at a minimum rate of 14% in areas zoned Objective 'A1'. Tables 7.1 and 7.2 opposite and the Green Infrastructure Strategy in Section 3 should be consulted in relation to public open space hierarchy requirements.

#### 7.2.16 Neighbourhood Equipped Area for Plan (NEAP)

The Plan Lands should be developed to include a NEAP with a minimum activity area of 1,000 sq.m. and play facilities for a wide range of children's age groups. This NEAP should be co-located in Taobh Chnoic Park with a LEAP (see below).

The activity area in the NEAP should be divided into a play equipment area (at least 8 items) for younger children and a hard surface area for older children. The hard surface area should cater for ball games to include for a MUGA with basketball and football courts with associated seating areas.

#### 7.2.17 Local Equipped Area for Plan (LEAP)

The Plan Lands should be developed to include a series of LEAPs dispersed amongst specified neighbourhoods (see Table 7.2). These play spaces should provide a minimum activity area of 400 sq.m with play facilities for children up to 8 years of age to include at least 5 types of play equipment (of which at least 2 shall comprise individual pieces) that stimulate different senses and encourage different activities.

#### 7.2.18 Young Children's Area of Play (YCAP)

The Plan Lands should be developed to include a series of YCAPs dispersed amongst each of the neighbourhoods within local parks and Burgage South Park. These play spaces should provide a minimum activity area of 100 sq.m. with play facilities for toddlers and young children up to the age of 6 to include features and equipment that are easily recognisable by young children such as footprint trails, play equipment in the shape of animals and special shaped seats.

#### 7.2.19 Specifications for Street Finishes

It is important that the design of the public realm reinforces the functionality and connectivity of the proposed street network and considers the access and safety needs of people with mobility difficulties. The proposed street network should be expressed in the scale and type of materials used, with an appropriate palette of materials developed by locations, based on position in the street hierarchy.

Primary and secondary streets should be paved in such a way that differentiates these strategic routes from tertiary routes to accentuate their importance. The paving should have a form, appropriate colour and texture suited to the character and purpose of the street. In all other streets especially Access Streets including homezones, a mix of small element paving, shared surfaces and flexible bound surfaces

Table 7.2 Summary of Requirements for Landscaped Squares

	Market Square - Main Street (West)	Ballynakelly Square – Ballynakelly West	Bealtaine Square - Main Street (East)
Minimum Size (Ha)	0.15	0.1	0.05
Play Equipment	None	1 x YCAP	None
Features	Hard landscaped town square to function as Village's primary urban space and location for village events with element of public parking.	Character of a quadrangle with soft landscaping and formal tree planting together with reinstated hedgerows.	A formal space with a modern and contemporary character and clean formal lines.
Materials	Hard paved – large slabs of locally indigenous stone. Comfortable seating and sheltered bicycle parking.	Soft landscaping to meet shared hard surface that extends across adjacent street and junctions.	Hard paved – large slabs of locally indigenous stone. Artistic feature.
Planting	Mature, large sized, clear stemmed tree planting.	Large sized mature indigenous trees with water feature.	Formal planting to soften the hard geometric lines of the design.

Table 7.3 Summary of Requirements for Landscaped Parks

	Taobh Chnoic	Burgage South Park	Burgage North Park	Sean Feirm Park	Ballynakelly West Park	Tower House Park	Village Green
Minimum Size (Ha.)	3.5	1	0.3	0.25	0.2	0.1	0.07
Play Equipment	1 x LEAP 1 x NEAP	1 x LEAP 1 x YCAP	1 x LEAP	1 x YCAP	1 x YCAP	1 x YCAP	None
Features	Countryside Village Park with active recreation facilities close to the adjoining built edge & passive recreation close to rural lands.	Large neighbourhood park serving a wide range of active and passive functions in a series of linked spaces defined by hedgerows. Formal planting around outer edges.	A series of linked gardens defined by hedgerows with various passive & active functions.	Formal local park that caters largely for passive recreation with an element of children's play.	Local park shared with Burgage South neighbourhood to cater for passive recreation with an element of children's play.	A gateway park with an historical feature entrance to the Plan Lands.	Existing sylvan character retained and enhanced with additional planting & incorporation of sensitively designed seating where appropriate.
Materials	Soft landscaping with park furniture. Gentle terracing of slopes where sports fields are provided. Retaining structures to be avoided.	Soft landscaping with park furniture & SUDS water feature.	Soft landscaping with park furniture & SUDS water feature.	Soft landscaping including formal landscaping with park furniture & SUDS water feature.	Soft landscaping including formal landscaping with park furniture & SUDS water feature.	Soft landscaping including formal landscaping with park furniture.	Additional planting with seating.

may be used to enhance the pedestrian priority and more intimate, local character of these spaces.

It is essential that there is a continuity of surface treatment to all streets and that a 'patchwork effect' of different materials to different frontages and street edges is avoided. Kerbs should consist of durable and relatively maintenance free materials such as natural stone. Street furniture should be chosen from a limited palette of materials and colours.

#### 7.2.20 Boundary Treatments

Front boundary treatments should only be used to differentiate public spaces/streets from private or semi-private spaces such as front gardens, shared entrances, ground floor balconies or privacy strips.

In order to retain passive surveillance and appropriate frontage, the height of such front boundary treatment should be a maximum of 1.2 metres in height with an individual entrance to each residential property. Private and semi-private spaces should be contained within perimeter blocks behind building frontages. High side/rear walls, fences or railings

should be avoided and minimised along public streets. Any boundaries between large semi-private spaces and public streets or public spaces shall incorporate defensive landscaping such as hedging as opposed to walls or fences.

Concrete block walls or timber fences shall only be utilised between rear gardens and should not face the public realm with the exception of the aforementioned low boundaries between private front gardens/privacy strips and public streets/spaces.

#### 7.2.21 Landscaping and Incorporation of Existing Elements

Planning applications for development should be accompanied by flora and fauna studies, tree surveys, hedgerow surveys and landscape management plans that set out to conserve and enhance the quality of existing habitats by incorporating elements of heritage and biodiversity value in accordance with the *Green City Guidelines* (2008).

Landscape plans should therefore be accompanied by method statements that specify the proposed method for protecting existing habitats and elements of biodiversity and heritage value during and after construction.

Landscape Plans shall also clearly demonstrate compliance with the objectives of this Local Area Plan and its qualitative and quantitative standards where relevant.

Planning applications for development on lands that include or are bound by burgage plot and/or townland hedgerow boundaries or ditches shall clearly demonstrate how these boundaries will be enhanced or reinstated and incorporated. All such applications shall include a comprehensive hedgerow survey and method statement (compiled by a suitably qualified person) for protection, incorporation and reinstatement of the historic boundaries before, during and after construction. This shall include for details on protecting any sections of hedgerow outside the application site that directly adjoin the application site.

Sensitively designed heritage information boards that detail and illustrate the significance of burgage field delineations (including associated hedgerows and ditches) and ancient/historic monuments should be placed at appropriate locations throughout the Plan Lands including along heritage trails, close to burgage hedgerows and close to places where monuments have been discovered or recorded. These boards shall display information on built and natural heritage only.

#### 7.2.22 Soft Landscaping and New Planting

The use of appropriate planting is a critical element in unifying the built and landscape structure of the Plan Lands. There are a number of different landscape contexts within the Plan Lands. Each context requires consideration about the appropriate form, character and species of planting for each neighbourhood. In broad terms, there are nine generic planting schemes that should be implemented within the Plan Lands, which are as follows:

##### 1. Boulevard and Avenue Planting

Tree planting along Main Street, Arterial Streets and Green Link Streets should play a dominant role in defining the streetscape. Where burgage hedgerows do not exist or there are gaps in hedgerows along sections, semi-mature trees shall be planted and selected for their tolerance to busy street environments.

##### 2. Street Tree Planting

Planting along Link Streets shall consist of medium sized single species that link adjacent neighbourhoods. The selection of species should take account of issues of shade and maintenance and be indigenous, where practical.

##### 3. Waymarker Planting

Intensive tree planting shall be utilised where there are gaps in the green network between parks, squares and Green Links. These trees shall act as waymarkers and signal a continuation of the green structure and link between landscaped spaces and hedgerows.

##### 4. Major Parks

Tree planting within Taobh Chnoic and Burgage South Park should be of a scale commensurate with the scale of these parks. A mix of mature and semi-mature broadleaf species should be incorporated in a manner that defines individual spaces within these parks and forms appropriate edges to surrounding streets.

##### 5. Neighbourhood Parks

Planting in neighbourhood parks (Burgage South and North Parks) and local squares (Ballynakelly) should comprise a mix of compact medium sized and ornamental tree species or fruit bearing tree species. Large specimen trees may form focal points but should allow for a significant element of sun penetration and avoid the creation of large shaded spaces.

##### 6. Pocket Parks

Planting in pocket parks should also consist of a mix of compact small-medium sized and ornamental tree species or fruit bearing tree species. It is also important to ensure that planting allows for a significant element of sun penetration and avoids the creation of large shaded spaces.

##### 7. Linear Corridors/Parks

Linear ecological and green corridors and parks should retain and enhance existing planting such as the burgage hedgerows. Selective planting of native or naturalised species is required to enhance biodiversity and seasonal interest, where there is a shortfall or gap in the hedgerows.

##### 8. SUDS and Swales

Where swales do not follow the line of existing hedgerows/ditches, tree planting along the edge of any swales and attenuation areas should enhance these potential habitats. A mix of riparian vegetation and water tolerant tree planting is required in 'wet' zones. The informal planting of medium and large broadleaf trees should be further provided around and beyond the water tolerant trees.

Photo 7.3 Example of Planted Pocket Park with Seating



Photo 7.4 Neighbourhood Park with Planting & Children's Play Facility



**7.2.23 Bat Movement across Streets**

Where removal of a section of hedgerow is required for street access, the street width and gap in the hedgerow shall be kept to a minimum and determined by street typology (see street design typologies and sections in Appendix 3) in order to protect and retain foraging routes for bats. Mature street planting should be located to help fill the void between removed sections of hedgerow and create an ‘eco hop’ across streets between remaining sections of hedgerow (see Fig. 7.2).

Sensitively designed heritage information boards that inform residents and visitors of the presence of protected bat species and their habitats, including foraging routes, should be placed at appropriate locations along heritage trails, bat ‘eco hops’ and close to burgage hedgerows. These boards shall display information on built and natural heritage only.

**7.2.24 Hard Landscaping and Street/Park Furniture**

The selection of materials, finishes and furniture for streets, parks and hard landscaped areas should relate to the character of the space proposed, the intended use of the space and the character of the neighbourhood in which the space sits or which it bounds (see Table 7.3).

**7.2.25 Management and Maintenance of Hard and Soft Landscaping**

Planning applications should be accompanied by maintenance and management strategies for all hard and soft landscaped areas including streets and spaces. These strategies should set out the key maintenance operations and activities required, method statements for their frequency and implementation and details of the management structure.

Details of streets, parks and open spaces to be taken in charge by South Dublin County Council shall be included with all planning applications and, in the interest of clarity, should not be left for agreement by way of compliance with a condition after any decision of the Planning Authority.

Table 7.3 Hard Landscaping

Element	Appropriate Response, Materials and Finishes
Pedestrian & cycle routes	Surfaces may include asphalt, bound gravel or paviers in selected areas.
Street/park Furniture	Street and park furniture such as seating and bins should be robust, easily maintained and selected from renewable materials such as timber where possible. Benches should incorporate arm and back rests. Bicycle parking should include sheltered canopies.
Lighting	Lighting should be designed and located to provide sufficient illumination to urban standards and a sense of safety along streets and spaces. Lower levels of illumination may be acceptable when used as a design feature and lighting. High quality lighting poles such as stainless steel should be utilised around parks and public spaces. Lighting in the vicinity of bat roosts and flight and feeding paths shall be designed to mitigate against the impacts on bat species.
Park Boundaries	Boundaries along public parks, public spaces and green corridors should be attractive. Masonry or concrete walls are discouraged along public spaces and steel, wire or palisade fencing is prohibited.

**7.2.26 Renewable Energy**

Managing the demand for energy in a sustainable manner through using energy more efficiently, producing cleaner energy and using energy sources that minimise damage to the environment shall be a priority for development. All buildings, including residential, commercial and community, should be designed to take account of local climate considerations and incorporate renewable energy options and energy saving measures.

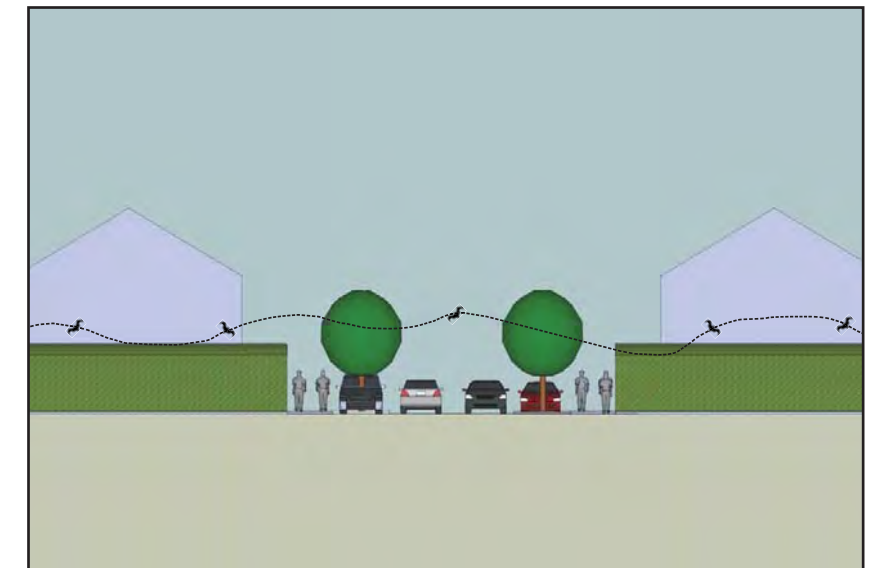


Fig. 7.2 Illustration of Bat ‘Eco Hop’ Across Street



### 7.2.27 Surface Water Drainage

The sustainable management of rainwater through the use of Sustainable Urban Drainage Systems (SUDS) should be integral to the design of all buildings and spaces within the Plan Lands. Detailed proposals for surface water drainage will therefore be required as part of all future planning applications, which shall set out to achieve the following SUDS principles:

- Achieve adequate water quality treatment;
- Minimise runoff volumes and speed;
- Treat storm water effluent appropriately before discharge whilst taking consideration of the impact on the receiving environment especially watercourses;
- Protect groundwater.

SUDS systems normally combine civil engineering structures with landscaping practice. It is desirable to maximise the amenity potential and ecological benefits of these systems. SUDS components should be designed and implemented as part of a series of drainage features that interconnect to create a drainage network rather than created as stand alone elements. The following is a range of SUDS components that should be combined throughout the Plan Lands:

- Ponds
- Basins
- Pervious Pavements
- Swales
- Infiltration Trenches
- Soakaways
- Green Roofs
- Rainwater Harvesting

Account should be taken of the opportunities and constraints of SUDS and the unique features of each site including topography and soil typologies. Further guidance and research should be undertaken by consulting the relevant resources such as the *Greater Dublin Strategic Drainage Study*, [www.irishsuds.com](http://www.irishsuds.com) and various SUDS manuals and publications.

#### 7.2.28.1 Ponds & Basins

Ponds or basins that are located on sites that measure less than 3 hectares will more than likely require a throttle design that meets the site discharge requirements without a significant risk of blockage. Ponds built in permeable soils may require liners to ensure the existence of a permanent pool. Where the soils are relatively porous a liner or a clay lining should be used. Design of this perimeter zone should maximise infiltration.

The use of basins and ponds is acceptable in areas where aquifers are considered to be highly vulnerable. In the case of basins, surface waters should not be highly polluted and a significant unsaturated zone should be provided below the base of each basin. In the case of ponds a liner or a clay lining should be used where the soils are relatively porous.

#### 7.2.28.2 Swales

The use of swales is an extremely effective means of linking together a SUDS network and addressing both hydraulic and water quality issues. Swales are very effective at adsorbing pollutants and can therefore provide a reasonable level of protection to vulnerable aquifers. Swales should not be designed to be particularly pervious and should not be under-drained.

Swales shall be of an appropriate (shallow and wide) dimension to allow for ease of maintenance including mowing and should be designed to protect health and safety. It is accepted that the land take of swales can be significant, however, this issue can be overcome by the use of mini-swales or the utilisation of existing drainage ditches and hedgerows.

#### 7.2.28.3 Porous Grass Paver Grids

To lessen and slow down the flow of surface water to attenuation wetlands and in the interest of visual amenity, porous grass paver grids shall be required at all locations where there are large expanses of car parking (more than 5 grouped spaces) such as at parking courts, schools, retail units and public spaces.

#### 7.2.28.4 Soakaways

Soakaways can be an effective means of disposing water at subsurface level and returning water to aquifers. Soakaways designed in accordance with the appropriate regulations should therefore be used as a sustainable alternative to surface water sewer drainage systems. Soakaways may, however, have limited application in high-density residential areas where there is difficulty in complying with requirement to locate at least 5 metres from each dwelling.

The appropriate size for a soakaway is dependent upon soil permeability and volume of water to be discharged. Less permeable soils will offer slower drainage rates and will require larger soakaways. For a storm water soakaway, factors such as catchment area, ground permeability and frequency and strength of storms will need to be taken into account. In very poor ground conditions soakaways may be installed to act as a filter bed/filter soakaway prior to discharge to a drainage ditch or water course. In areas with highly vulnerable aquifers, soakaways should only accept runoff from roofs.

#### 7.2.28.5 Green Roofs

Green roofs can be an effective means of reducing runoff volumes for ordinary rainfall events and can contribute to visual amenity. The implementation of green roofs should be considered throughout all development especially within the design of civic/cultural/retail buildings and residential properties in the Settlement Edge. It is noted that green roofs can have a significant impact on the sizing of main drainage components unless combined with rainwater harvesters.

#### 7.2.28.6 Rainwater Harvesting

Rainwater harvesting can reduce demand on potable water supplies whilst reducing the size of some main drainage components. All suitable dwellings or groups of dwellings should therefore be provided with such facilities. Detailed evaluation of the benefits of rainwater harvesting requires the use of time series rainfall data.

### 7.2.29 Place Names

Street and place names within Newcastle should reflect the Village's historic past and consideration should be given to the use of the Irish language. New place names should also reflect their location within old townlands and the nature of any prehistoric, early historic or later historic ritual and/or settlement activity that may have taken place in the area.

Planning applications for residential and/or commercial within the Plan Lands should be accompanied by an historical report that details the historic importance of the site and demonstrates how this will be reflected through the development's street and place names. Such

reports should also include details on the design, location and content of heritage information boards referred to under Sections 7.2.19 and 7.2.21.

Photo 7.5 Use of Planted Swale as Central Street Verge



Source: Google Maps

Photo 7.6 Example of Water Retention Park



Source: Google Maps

### 8.0 Phasing

This Plan sets out to facilitate development of essential infrastructure and amenities that are required to develop a sustainable community. The phasing tables set out in this section detail the phasing and timing for development within the Plan Lands in a manner that ensures that infrastructure and amenities are delivered in conjunction with residential and commercial development.

The purpose of phasing is to avoid a shortage of community facilities and amenities for residential communities and to ensure that such facilities and amenities are provided in a timely manner rather than at the latter stages of residential development or after such development has taken place. Appropriate phasing is largely based on the timed integration and delivery of residential and commercial development in tandem with community and public transport facilities or the provision of links to such facilities.

The commencement of development within the Plan Lands shall be managed through the careful consideration of planning applications. The management of development on the Plan Lands should only allow for the permissible quantum of development under each phase to commence construction after key outcomes under the previous phases have generally been achieved which are detailed under Tables 8.1 – 8.5.

Therefore, residential and/or commercial development across the Plan Lands in each phase shall not proceed until such time as the required community and parkland facilities and amenities have been constructed.

### 8.1 Phase One

Table 8.1: Phase One\*

<b>Key Development</b>	300 dwellings (if all permitted developments are modified in accordance with this Local Area Plan) – 540 <sup>a</sup> dwellings (if all permitted developments are carried out in accordance with their permissions while they remain extant).
<b>Key Outcomes Required before Next Phase</b>	<ul style="list-style-type: none"> <li>The completion of the expansion or redevelopment of the existing school along Main Street and its opening for the intake of pupils, OR, the completion of a second primary school, on another site within the Plan lands, and its opening for the intake of pupils.</li> <li>The provision of at least 130 sq.m of community floorspace, preferably located along Main Street.<sup>b</sup></li> </ul>
<b>Rationale</b>	There is a severe shortage of pupil places in the existing school and any further increase in population would exacerbate this problem. The Department of Education and Skills advice requires two primary schools to serve the existing and proposed habitants of the village.

\*Phase One relates only to the development of sites that are subject to existing permissions while these permissions remain extant.

### 8.2 Phase Two

Table 8.2: Phase Two

<b>Key Development</b>	100 dwellings
<b>Key Outcomes Required before Next Phase</b>	<ul style="list-style-type: none"> <li>1.62 Ha. open space (to include a minimum of 1 NEAP, 1 LEAP and 2 YCAPs).<sup>c</sup></li> <li>A minimum of two Neighbourhood Link Streets, which will open up two new access points with Main Street (or the arterial street network).<sup>d</sup></li> <li>50 sq.m of community floorspace* as part of one facility at, or adjoining, the existing Saint Finian's Community Centre and/or the payment of development contributions towards the provision of community floorspace at this location.</li> </ul>
<b>Rationale</b>	Open space and play facilities are required to serve existing housing and in tandem with further housing developments. Links Streets will be required to connect neighbourhoods to Main Street and to each other in a manner that promotes permeability and a choice of routes.

\*Includes 20 sq.m of community floorspace frontloaded from Phase 5

### 8.3 Phase Three

Table 8.3: Phase Three

<b>Key Development</b>	100 dwellings
<b>Key Outcomes Required before Next Phase</b>	<ul style="list-style-type: none"> <li>1.1 Ha. of open space (to include a minimum of 1 LEAP and 2 YCAPs).<sup>c</sup></li> <li>A minimum of two Neighbourhood Link Streets, which will open up two new access points with Main Street (or the arterial street network). At least one of these Neighbourhood Link Streets will link Taobh Chnoic Park with Main Street to the north.<sup>d</sup></li> <li>Negotiations completed and planning permission in place for the construction of a second primary school.</li> <li>50 sq.m of community floorspace* as part of one facility at, or adjoining, the existing Saint Finian's Community Centre and/or the payment of development contributions towards the provision of community floorspace at this location.</li> </ul>
<b>Rationale</b>	Open space and play facilities are required in tandem with housing developments. Links Streets will be required to connect neighbourhoods to Main Street and to each other in a manner that promotes permeability and a choice of routes. A second primary school will be required to meet the future population needs of Newcastle and measures should be put in place before zoned lands are fully developed.

\*Includes 20 sq.m of community floorspace frontloaded from Phase 5



#### 8.4 Phase Four

Table 8.4: Phase Four

<b>Key Development</b>	100 dwellings
<b>Key Outcomes Required before Next Phase</b>	<ul style="list-style-type: none"> <li>• 1.1 Ha. of open space (to include a minimum of 1 LEAP and 1 YCAPs).<sup>c</sup></li> <li>• A minimum of two Neighbourhood Link Streets, which will open up two new access points with Main Street (or the arterial street network).<sup>d</sup></li> <li>• Full east-west linkage across Plan Lands between the neighbourhoods of Ballynakelly and Sean Feirm.</li> <li>• Full north-south linkage across Plan Lands between neighbourhoods of Peamount and Taobh Chnoic.</li> <li>• Second primary school to be fully operational.</li> <li>• 50 sq.m of community floorspace* as part of one facility at, or adjoining, the existing Saint Finian's Community Centre and/or the payment of development contributions towards the provision of community floorspace at this location.</li> </ul>
<b>Rationale</b>	Open space and play facilities are required in tandem with housing developments. Links Streets will be required to connect neighbourhoods to Main Street and to each other in a manner that promotes permeability and a choice of routes.

\*Includes 20 sq.m of floorspace frontloaded from Phase 5

#### 8.5 Phase Five

Table 8.5: Phase Five

<b>Key Development</b>	200 dwellings
<b>Key Outcomes Required</b>	2.2 Ha. open space (shortfall, if any, in play facilities and apparatus will be provided in conjunction with the build out of dwellings) preferably, as an extension of St. Finian's Hall.

Notes to Tables 8.1 – 8.5:

<sup>a</sup> Extant Planning Permissions

It is possible that 540 additional dwellings could be built on the Plan Lands if all extant permission for residential development, that currently exist, were to be fully built or completed prior to their expiration. The densities and layouts of these permitted developments are, however, not in keeping with the objectives of this plan and some of these permissions are close to expiry. Furthermore, aspects of these permitted developments may no longer be viable under the current housing market and economic climate.

New applications lodged for development on these sites would be looked upon favourably, provided that:

- they adhere to the density and housing mix requirements contained within the Plan
- the burgage field pattern and associated hedgerows are fully incorporated within design layouts and sections of hedgerow are reinstated where previously removed
- new dwellings are occupied only after a new or expanded primary school has been constructed and is fully operational

<sup>b</sup> Community Facilities

A total of 130 sq.m of community floorspace was granted as part of the Ballynakelly Local Centre development to meet the needs of the overall Ballynakelly Development. This plan seeks to co-locate the permitted community floorspace with the existing community centre along Main Street (St. Finian's Hall). It would be preferable if a revised application for development of the Ballynakelly Local Centre includes for an agreement to locate and develop 130 sq.m of community floorspace adjacent to St. Finian's Hall in lieu of the permitted floorspace and that the co-located floorspace be managed by the operator's of the existing hall.

No further development shall be permitted on the lands to which planning application Reg. Ref. SD05A/0344 relates until the required community floorspace has been constructed and is operational either at the permitted Ballynakelly Local Centre site or,

<sup>c</sup> Open Space

A minimum 6 Hectares to be developed across the Plan Lands to include the following:

- Taobh Chnoic Park (1 NEAP, 1 LEAP)
- Burgage South Park (1 LEAP, 1 YCAP)
- Burgage North Park (1 LEAP)
- Sean Feirm (1 YCAP)
- Tower House Park (1 YCAP)
- Ballynakelly West Park (1 YCAP)
- Village Green
- Market Square
- Bealtaine Square
- Ballynakelly Square (1YCAP)

Additional pocket parks will be provided with each including a YCAP as a minimum.

<sup>d</sup> Link Street options required under phasing tables (see Appendix 3 for details):

1. Village Extension - Neighbourhood Link Option 1
2. Village Extension - Neighbourhood Link Option 2
3. Village Edge - Neighbourhood Link Option 1
4. Village Edge - Neighbourhood Link Option 2

**Appendix 1: Policy and Strategic Context**

This Local Area Plan has been informed by a hierarchy of European, National, Regional and Local Planning Policy documents and EU Directives that are outlined in the table below.

Policy Context	Policy Document/Directive	Summary of Policies/Objectives	Issue for Local Area Plan
European	<i>EU Water Framework Directive (2000/60/EC) 2000</i>	Aims to prevent any deterioration in the status of any waters and to achieve at least "good status" in all waters by 2015.	To maintain and improve, where possible, the quality of the Griffeen and Shinkeen, including their tributaries and surface water with a prohibition on direct discharges to groundwater.
	<i>Strategic Environmental Assessment (SEA) Directive 2001/42/EC</i>	Ensuring that an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment, to ensure a high level of protection of the environment.	Ensure that the SEA for the Local Area Plan complies with all the guidelines as set out in the EU Directive.
	<i>Bristol Accord</i>	8 Characteristics of a Sustainable Community: Active, Inclusive and Safe; Well Run; Well Connected; Well Served; Environmentally Sensitive; Thriving; Well designed and Built; Fair for Everyone.	Develop the Plan Lands in accordance with the principles identified under the Accord.
	<i>Groundwater Daughter Directive (2006/118/EC)</i>	Establishes a regime which sets underground water quality standards and introduces measures to prevent or limit inputs of pollutants into groundwater.	To maintain and protect the quality of the groundwater against pollution and deterioration.
National	<i>National Spatial Strategy, 2002 – 2020</i>	- Consolidate the Greater Dublin Area. - Achieve a better quality of life. - Address regional imbalances in terms of job opportunities and development.	Consolidate existing development and utilise public transport in accordance with the principles of the National Strategy.
	<i>National Development Plan, 2007 – 2013</i>	Co-ordinate national investment in infrastructure and achieve balanced regional development.	Ensure that any further development makes efficient use of infrastructure.
	<i>National Climate Change Strategy, 2007</i>	Integrate land use and transport policies and include appropriate technologies to bring about a change in Ireland's contribution to climate change.	Achieve an integrated approach to development, maximise use and links to public transport, ensure appropriate development around public transport stops and encourage the use of greener technologies in building design.
	<i>Draft Local Area Plan Guidelines - Consultation Document, June 2012</i>	Consultation draft document to facilitate planning authorities in preparing and implementing Local Area Plans having regard to realistic future development needs, wider county and city plans and regional planning guidelines.	Take into consideration and have regard to the advice of the draft guidelines during the preparation of the Newcastle Local Area Plan. Ensure that the Plan is consistent with any adopted Guidelines on Local Area Plans.
	<i>Manual for Local Area Plans, June 2012</i>	A companion best practice manual to the Draft Guidelines for Planning Authorities on Local Area Plans.	Take into consideration and have regard to the examples of best practise during the preparation of the Newcastle Local Area Plan.
	<i>The Planning System and Flood Risk Management- Guidelines for Planning Authorities , 2009</i>	Guidelines aimed at ensuring a more consistent, rigorous and systematic approach to incorporating flood risk assessment into the planning system.	Prevent development on lands which pose, or are likely to pose in the future, a significant flood risk.
	<i>Retail Planning Guidelines for Planning Authorities, 2012</i>	Policy framework document that guides (inter alia) local authorities in relation to appropriate scale, type and locations for various retail development on the basis of a number of policy objectives and in the interest of protecting the vitality and viability of town centres.	Ensure that the planned quantum, location and types of retail development in Newcastle provide for local need and comply with the policy objectives of the Retail Planning Guidelines.
	<i>Retail Design Manual – A Companion Document to the Retail Planning Guidelines for Planning Authorities</i>	Companion design guide to Retail Planning Guidelines that introduces key principles of urban design on (inter alia) site selection, access, connectivity, density, mix of uses, public realm, built form and sustainable construction.	Include standards and design criteria that aim to achieve a high standard in retail design and public realm improvements
	<i>Sustainable Residential Development in Urban Areas, 2009</i>	Achieve 12 identified urban design criteria and prescribed densities when designing residential areas and creating neighbourhoods.	Ensure that any future development implements the 12 urban design criteria in a manner that creates sustainable neighbourhoods and integrates new development with existing development while ensuring for efficient use of lands within the Village Centre.
	<i>Urban Design Manual, A Best Practice Guide, 2009</i>	Accompanies Sustainable Residential Development in Urban Areas (2009) and further details and illustrates the means of achieving the 12 urban design criteria.	Ensure that any future development implements the 12 urban design criteria.
	<i>Quality Housing for Sustainable Communities, 2007</i>	Create good quality and sustainable residential neighbourhoods through guidance on site selection, layout and dwelling design.	Promote high quality sustainable residential communities through careful site selection, urban design and a good mix and design of dwellings.
	<i>Sustainable Urban Housing: Design Standards for New Apartments, 2007</i>	Provide apartment developments with appropriate amenities and ensure that they meet prescribed standards in a manner that ensures flexibility in terms of differing household needs.	Ensure that any apartment developments are of a high standard in terms of size, layout and amenities.
	<i>Childcare Facilities Guidelines for Planning Authorities, 2001</i>	Requires childcare facilities to be provided in tandem with residential development.	Ensure that childcare facilities are provided in accordance with local childcare needs.

	<i>Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland, 2009 – 2020</i>	Sets out to reverse current unsustainable transport and travel patterns; outlines actions to reduce travel demand; outlines steps to ensure integrated delivery of transport policy.	Ensure the Plan encourages and provides for sustainable modes of transport including walking, cycling and public transport use.
	<i>National Housing Strategy for People with Disabilities; National Disability Strategy; Building Regulations (Part M Amendment) 2010; Building for Everyone: A Universal Design Approach</i>	Strategies, guidelines and regulations that deal with disability issues in terms of accessibility and interaction with the built environment.	Ensure that the plan encourages universal access and design for all and brings attention to the principles of universal design and the building regulations.
<b>Regional</b>	<i>Regional Planning Guidelines, Greater Dublin Area 2004 – 2016.</i>	Sets out a strategy for the Greater Dublin Area based on a city region, reduction of population loss to its hinterland and improvement of modal shift to use of public transport.	Ensure that the plan lands are developed in line with enhanced public transport facilities in the context of their location within the Metropolitan Area and in a manner that is consistent with the Regional Planning Guidelines.
	<i>Greater Dublin Area Draft Transport Strategy, 2011-2030</i>	Sets out a long term transportation strategy for the Greater Dublin Area.	Ensure for the appropriate integration of land uses, development and transport infrastructure in a manner that is consistent with the Transport Strategy.
	<i>Waste Management Plan for the Dublin Region, 2010 – 2022</i>	Sets targets for management and minimisation of waste.	Meet the requirements of the Waste Management Plan.
	<i>Retail Strategy for the Greater Dublin Area, 2008 -2016</i>	Proposes a hierarchy of retail centres throughout the Greater Dublin Area.	Ensure that development of the Plan Lands including the quantity, location and nature of retail development comply with the Retail Strategy.
	<i>Dublin City Council Development Plan 2011–2017 &amp; Economic Development Action Plan for Dublin City Region</i>	Sets out (inter alia) a Strategic Green Network.	Ensure, where possible, that Local Area Plan Green Infrastructure progresses the realisation of a strategic green network across the Dublin region according with the Strategic Green Network set out in the Dublin City Council Development Plan 2011 – 2017.
<b>Local</b>	<i>South Dublin County Council Development Plan, 2010-2016</i>	Zonings and Specific Objectives for Plan Lands: - Objective A1; To provide for new residential communities in accordance with approved action plans – 14% public open space - Objective LC; To protect, provide for and/or improve Local Centre facilities. - Objective F; To preserve and provide for Open Space and Recreational Amenities. - PS; To provide for a Primary School. SLO 12: Secure the provision of new public libraries in suitable locations to include the Rathcoole/Newcastle area. SLO 46: Preserve and articulate the planimetric layout of surviving burgage plots on lands in the environs of Newcastle–Lyons Village.	Ensure that the Local Area Plan is consistent with the objectives of the Development Plan, including its core strategy.
	Department of Defence	Building height restrictions for Casement Aerodrome Baldonnell:	Ensure that the Local Area Plan is consistent with the policy of the Department of Defence.
	<i>South Dublin County Heritage Plan, 2010 - 2015</i>	Describes various elements of heritage value throughout the County and sets out a series of actions and objectives for the protection and enhancement of these elements and the achievement of a Green Structure.	Ensure that the Local Area Plan sets out to protect, utilise and enhance elements of heritage and biodiversity value while creating a network of green spaces.
	<i>Green City Guidelines- Advice for the protection and enhancement of biodiversity in medium to high-density urban developments (2008)</i>	Guidelines aimed at providing practical guidance on how to integrate biodiversity into new developments, specifically medium to high-density urban schemes.	Ensure that the approach to planning and development of the area integrates best practice methods for protecting and enhancing biodiversity.
	<i>South Dublin County Council Disability Act Implementation Plan</i>	Local plan for implementing disability legislation at a county level.	Ensure that the plan encourages universal access and design for all and brings attention to the principles of universal design.
	<i>South Dublin County Council Litter Management Plan, 2011 - 2014</i>	Aims to achieve a litter free County through prevention, enforcement, awareness, partnership, cleansing and communication.	Ensure that streets and buildings are designed to achieve passive surveillance and encourage active surveillance in a manner that indirectly discourages dumping.
	<i>Guidelines for Designing out Anti-Social Behaviour, 2007</i>	Sets out criteria for designing out potential crime and anti-social behaviour when dealing with or preparing planning applications, local area plans, masterplans and planning studies.	Implement design criteria.

## Appendix 2: Protected Structures and Recorded Sites and Monuments

### Sites and Monuments Recorded under National Monuments Act 1994 (as amended)

Reference:	Address/Location	Description
DU020-002	Newcastle Farm	Ringfort (Rath/Cashel) site of
DU020-003	Newcastle Village	Village
DU020-00301	Newcastle North, Newcastle	Motte
DU020-003002	Newcastle North	Church
DU020-003003	Glebe	Cross
DU020-003004	Glebe	Tower House
DU020-003005	Newcastle Farm	Holy Well
DU020-003006	Newcastle South	Tower House
DU020-003007	Tower House	Newcastle South
DU020-003008	Cornerpark, Glebe	Deserted Medieval Settlement
DU020-004	Newcastle Demesne	Enclosure site
DU020-005	Athgoe	Hill-top earthen enclosure
DU020-006	Highdownhill, Newcastle	Barrow
DU021-017001	Newcastle South	Well
DU021-017002	Newcastle North	Tower House
DU021-018	Cornerpark	Enclosure
DU021-095	Burnt Mound	Ballynakelly, Commons Little
DU021-027	Rathcreedan, Newcastle	Mound Site
DU024-016	Raheen (Newcastle Barony)	Mound Site
DU021-095	Ballynakelly, Commons Little	Fulacht Fia

### Record of Protected Structures located in and around Newcastle Village

Reference	Address/Location	Description
223	St Finian's Church of Ireland, Newcastle	Church and Cross (RM)
225	St Finian's Church of Ireland	Medieval Four Storey Tower House with Arched Doorway (RM)
226	The Old Glebe, Newcastle	House, Tower House (RM)
227	Newcastle North	Detached three bay single story house
229	The Loft, Newcastle	Detached Five Bay Two Storey House
230	Newcastle National School, Newcastle	Detached Two Bay Two Storey Former Primary School
232	St. Finian's Roman Catholic Church, Newcastle	Church, Graveyard & Gates
238	Newcastle Farm	Detached five bay two storey farm house and range of outbuildings
241	Newcastle South Castle, Newcastle	Stone Castle (ruin), Possible Tower House (RM)
243	St Finian's Well, Newcastle	Stone holy well and lintel (RM)
247	Newcastle Lodge, Newcastle	House
248	Newcastle House, Newcastle	Two Storey House, Out-offices & Gates.

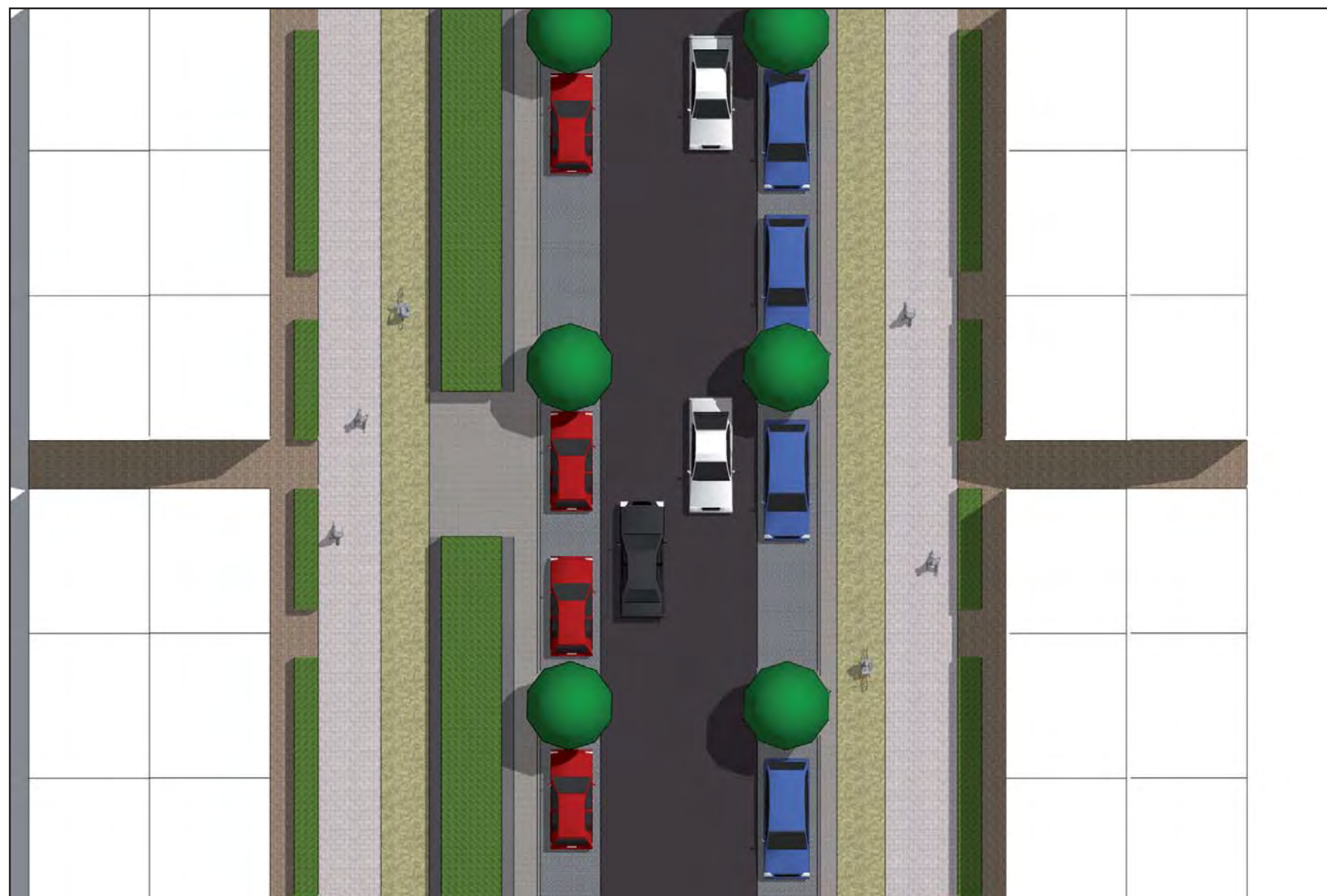
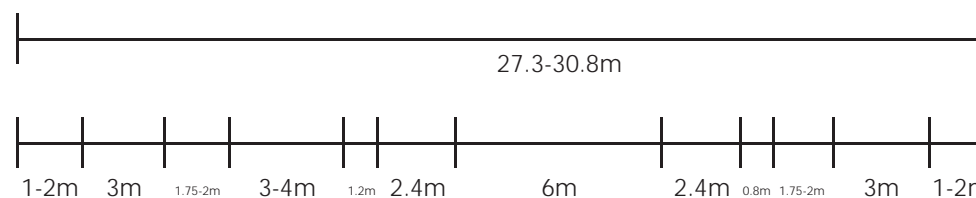
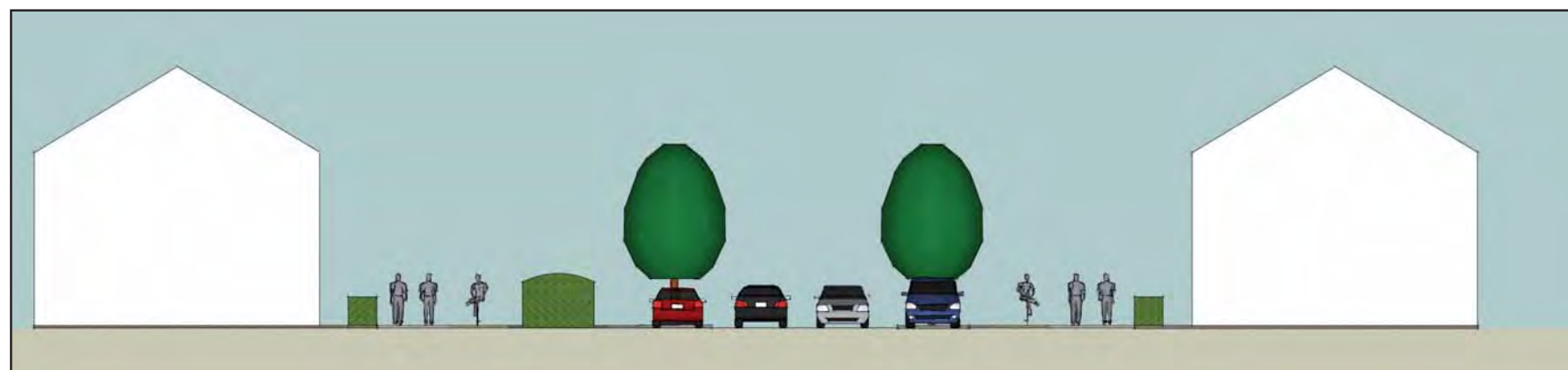
### Structures Listed under NIAH and Not Included in RPS

Ref.	Description	Appraisal	Rating
11212006	Detached three-bay two-storey house, c.1850, currently in a dilapidated condition. Roughcast rendered rubble limestone walls. All openings blocked. Replacement flat corrugated iron roof. Section of wall to east with series of blocked openings.	Although derelict, this house and the associated wall are valuable evidence of the original settlement pattern and variety of dwelling types in the village.	Local

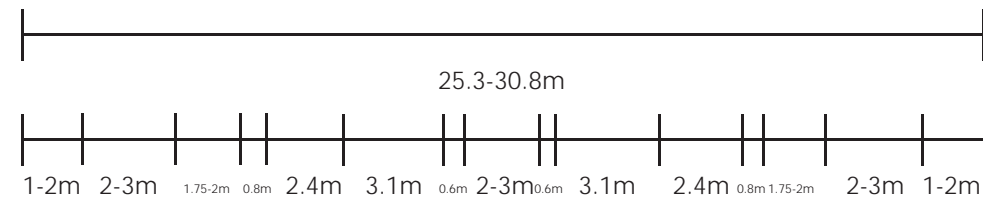
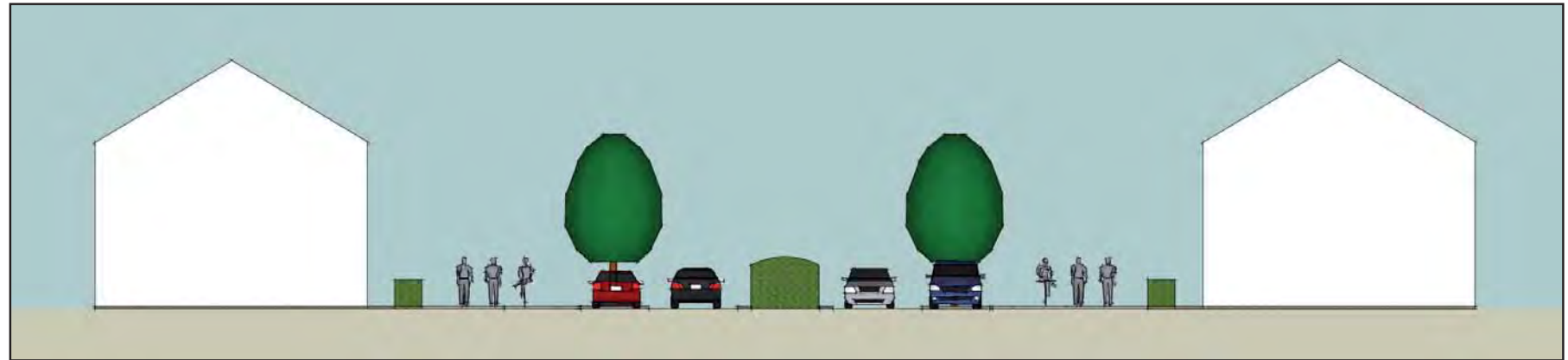
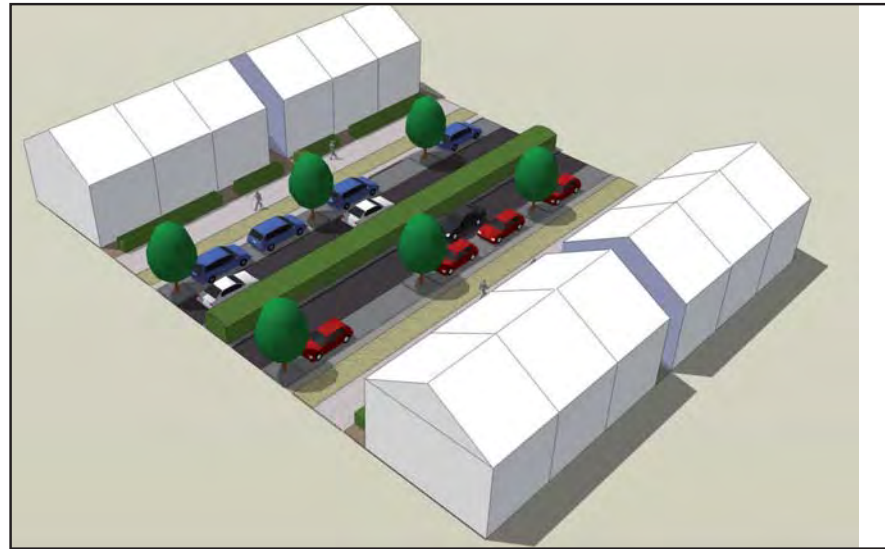
**Appendix 3: Street Design Cross Sections and Typologies**  
**Village Extension - Neighbourhood Link Option 1**  
**(green link with hedgerow/SUDs swale)**



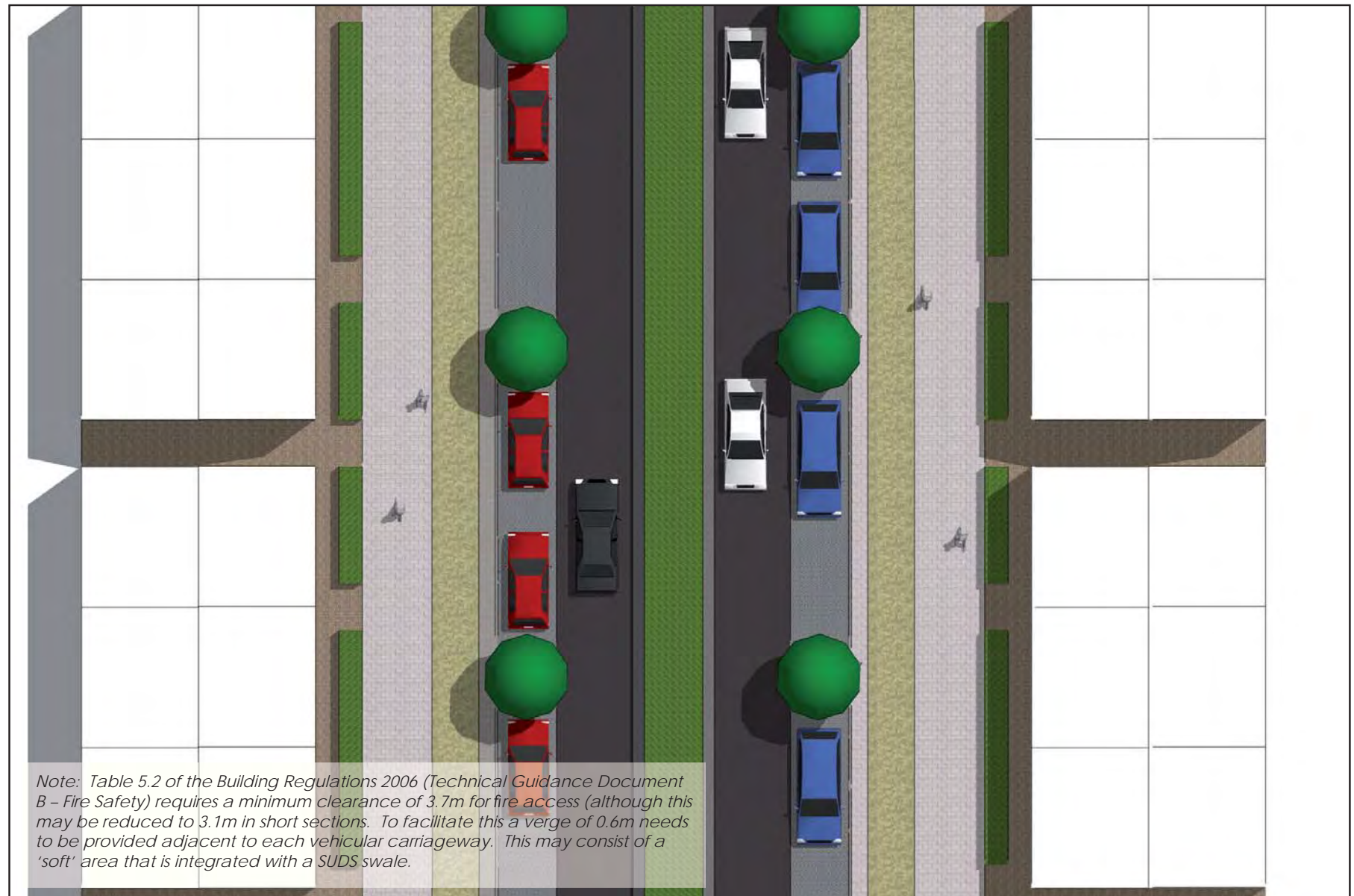
Defining Characteristic	Significant hedgerow feature to side of main carriageway between pedestrian path and car parking bays. Where no hedgerow exists, may be adapted to incorporate a SUDs swale.
Design Speed	30-40 kph.
Cycle Paths	2m cycle tracks to be provided. May be reduced to 1.5m where a verge is provided adjacent to the path
Car Parking	On-street parallel spaces. Maximum 2 per bay .
Materials	Paved footpaths, verges and car parking bays.  Dense Macadam Bitumen (DBM) carriageway surface with paving treatments at major junctions and adjacent to Ballynakelly Square.  Coloured DBM cycles tracks.



Village Extension - Neighbourhood Link Option 2 (green link with hedgerow)

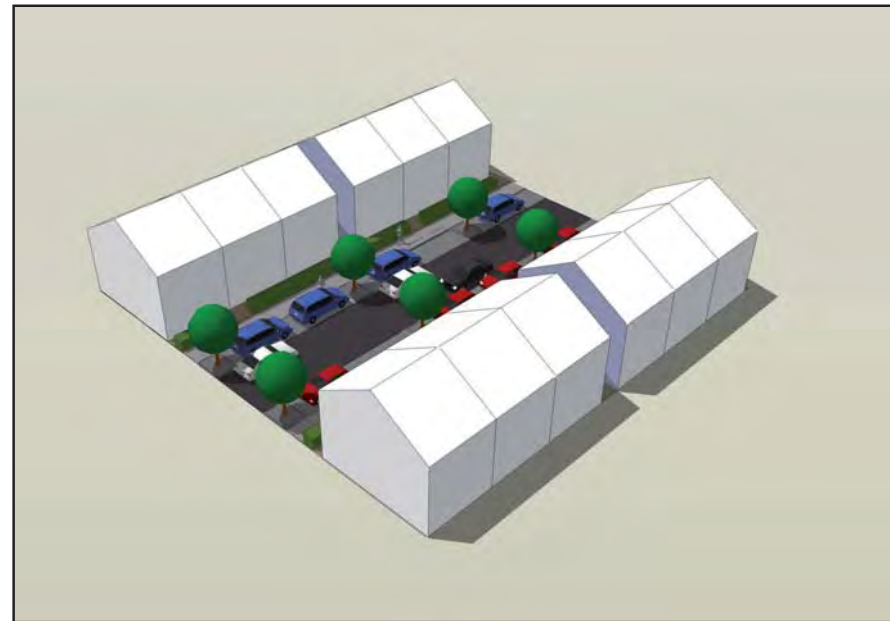


Character	Significant hedgerow feature in central median. Where no hedgerow exists, may be adapted to incorporate a SUDs swale.
Design Speed	30-40 kph.
Cycle Paths	2m Cycle tracks to be provided. May be reduced to 1.5m where a verge is provided adjacent to the path.
Car Parking	On-street parallel spaces. Max 2 per bay (Burgage South). Integrated mix of in-curtilage and parallel on-street parking (Taobh Chnoic).
Materials	Paved footpaths, verges and car parking bays. DMB carriageway surface with paving treatments at major junctions and adjacent to Burgage South Park. Coloured DBM cycles tracks.

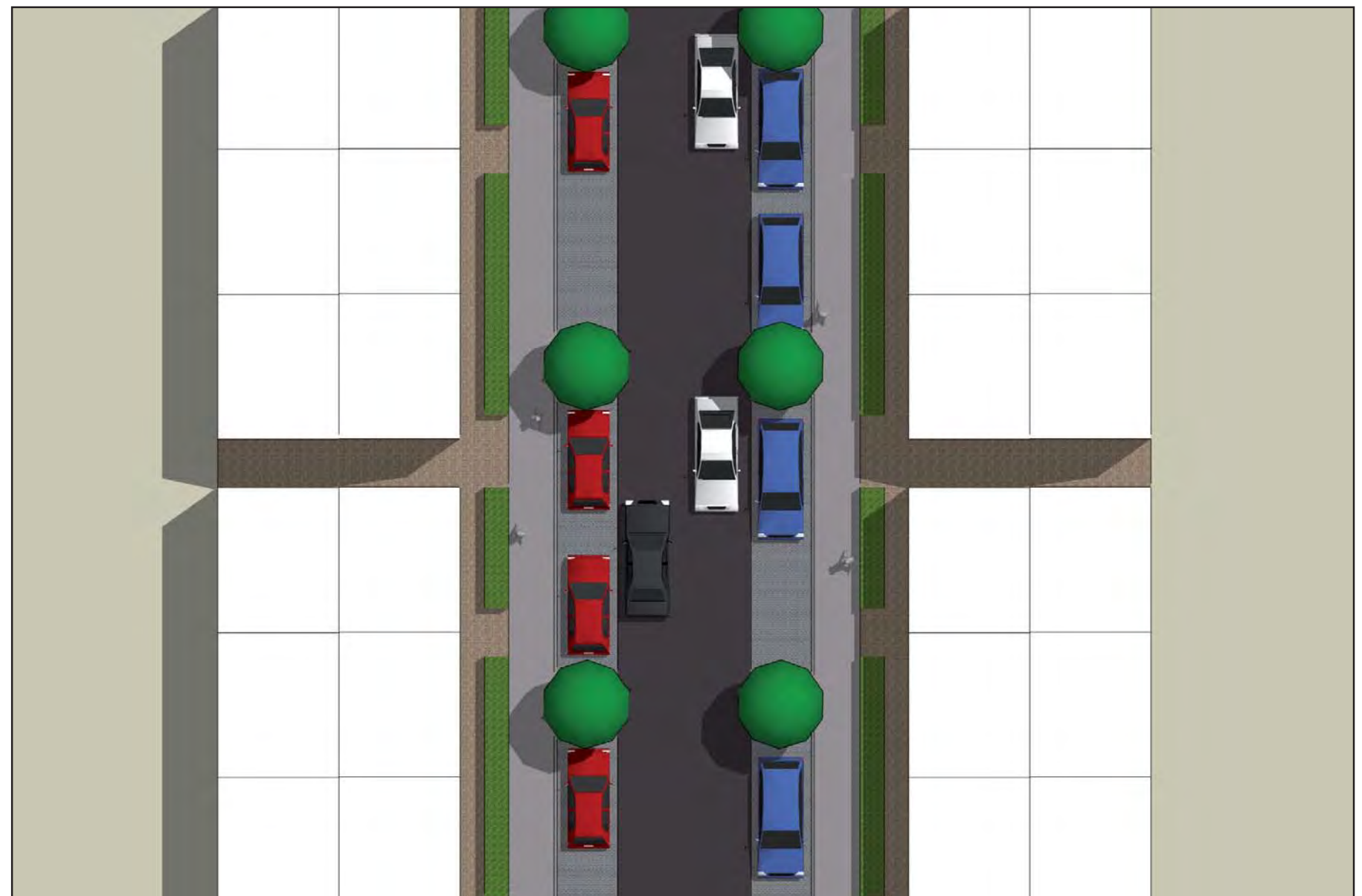
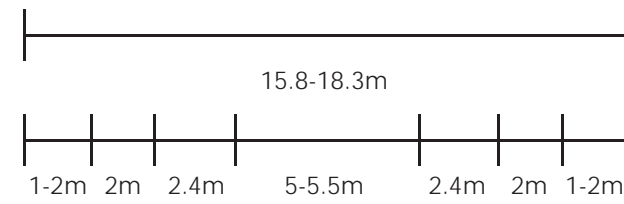
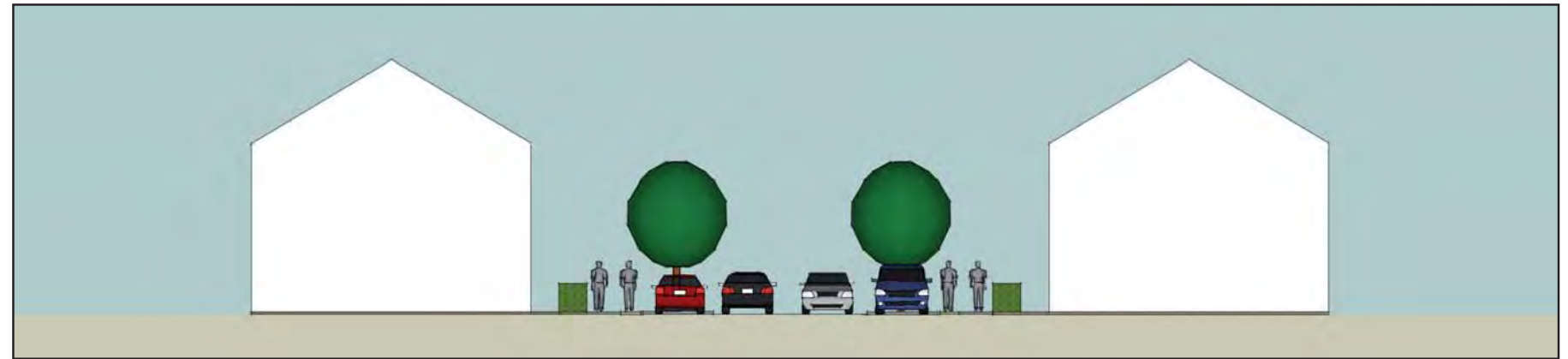


Note: Table 5.2 of the Building Regulations 2006 (Technical Guidance Document B - Fire Safety) requires a minimum clearance of 3.7m for fire access (although this may be reduced to 3.1m in short sections). To facilitate this a verge of 0.6m needs to be provided adjacent to each vehicular carriageway. This may consist of a 'soft' area that is integrated with a SUDs swale.

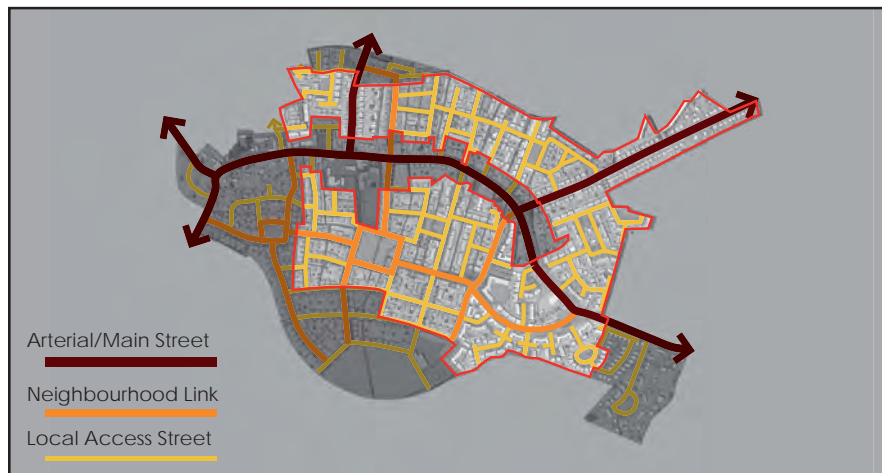
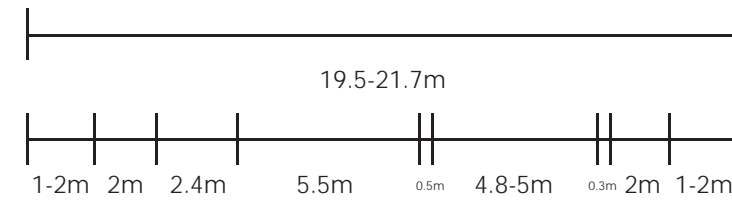
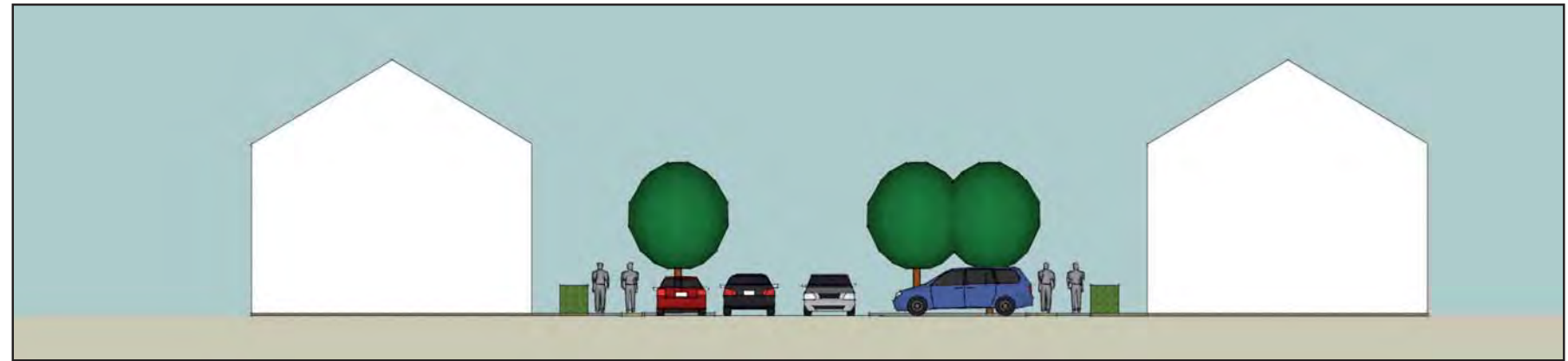
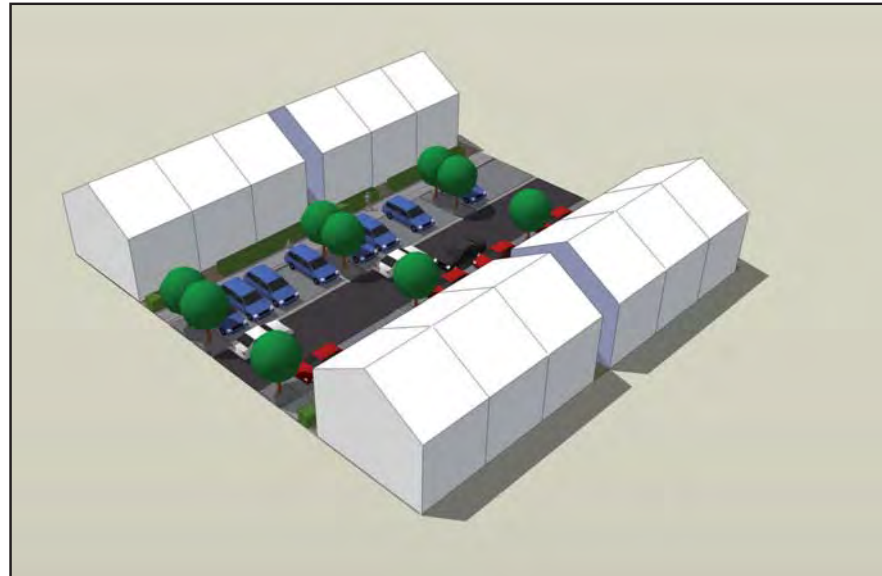
Village Extension - Local Access Street Option 1



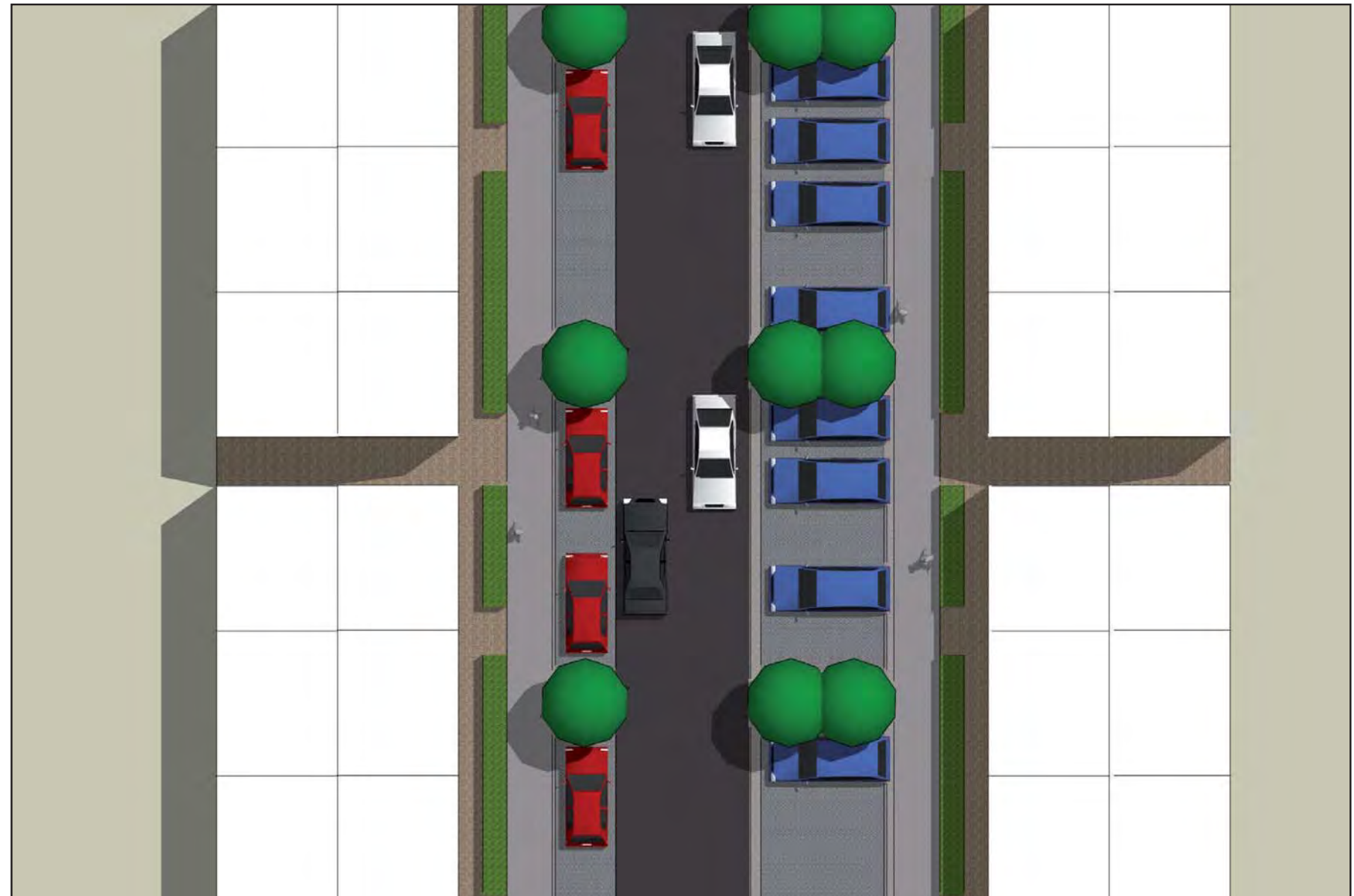
Design Speed	30 kph.
Cycle Paths	Not required.
Car Parking	On-street parallel spaces. Max 2 per bay.
Materials	Concrete footpaths, paved or landscaped verges, paved, imprinted or coloured DBM parking bays.  DMB carriageway surface with paving or imprinted treatments at strategic locations.



Village Extension - Local Access Street Option 2

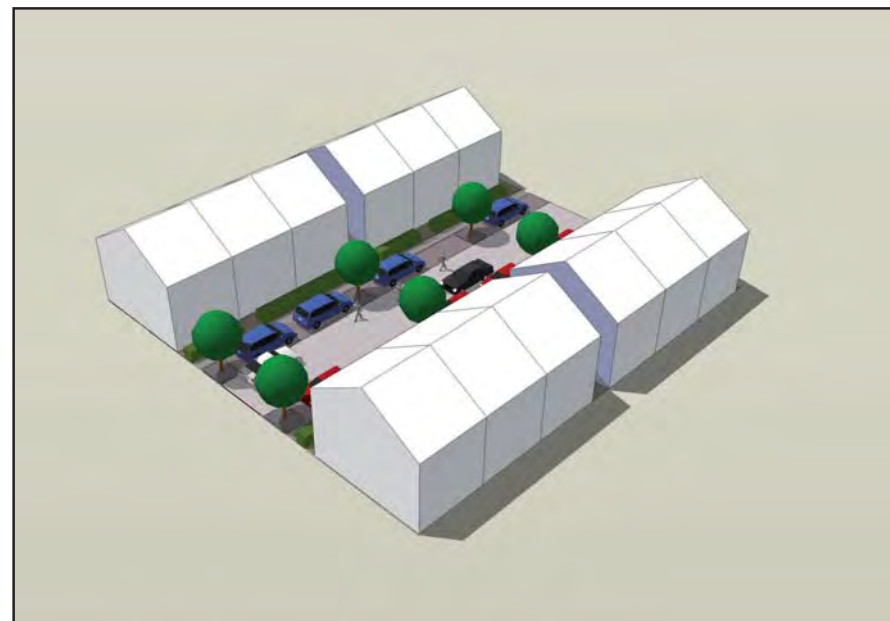


Design Speed	30 kph.
Cycle Paths	Not required.
Car Parking	Mix of on-street parallel spaces (max 2 per bay) and on-street perpendicular spaces (max 5 per bay and restricted to one side of the street only).
Materials	Concrete footpaths, paved or imprinted verges, paved, imprinted or coloured DBM parking bays.  DMB carriageway surface with paving or imprinted treatments at strategic locations.

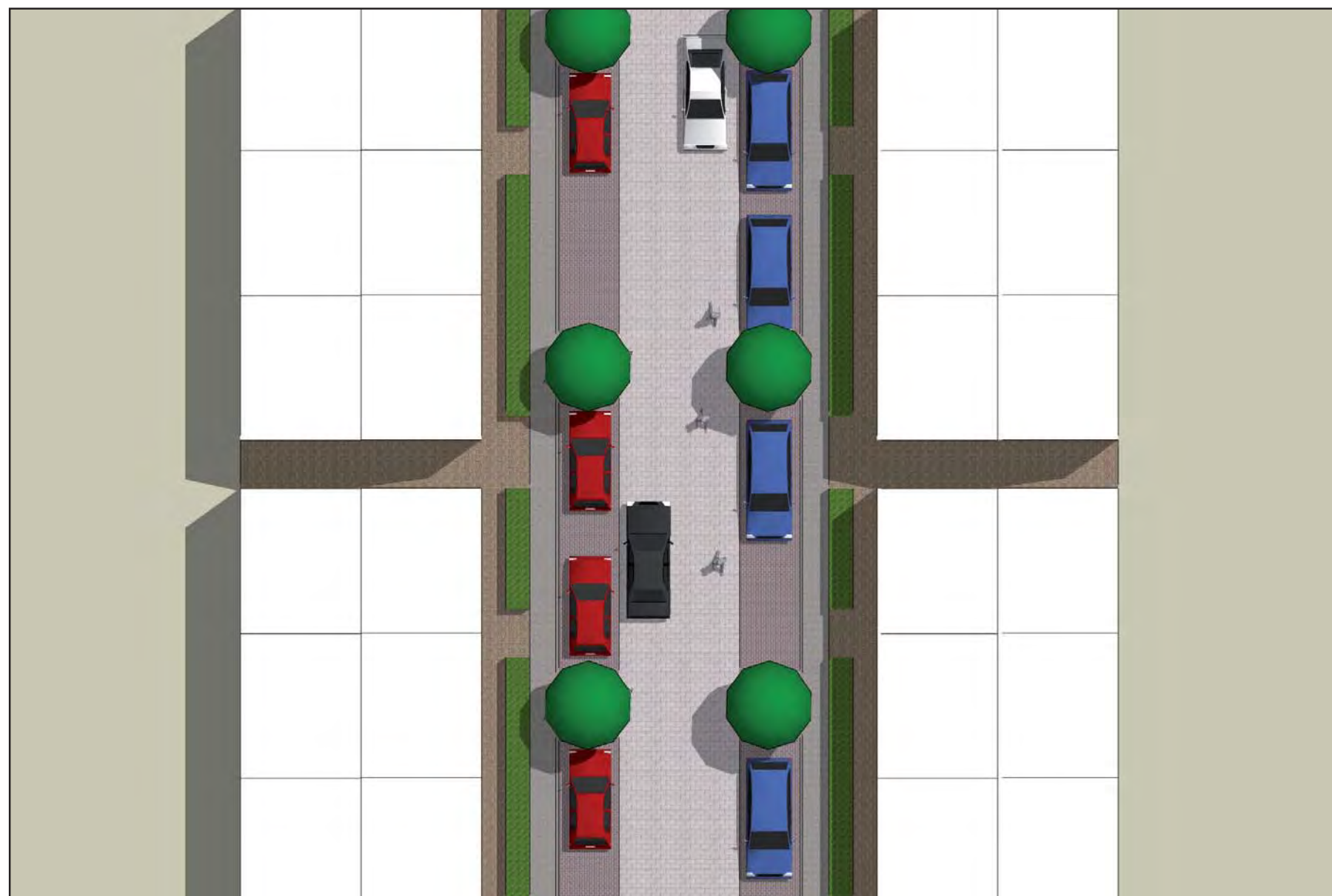
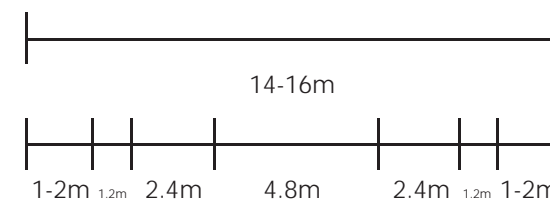
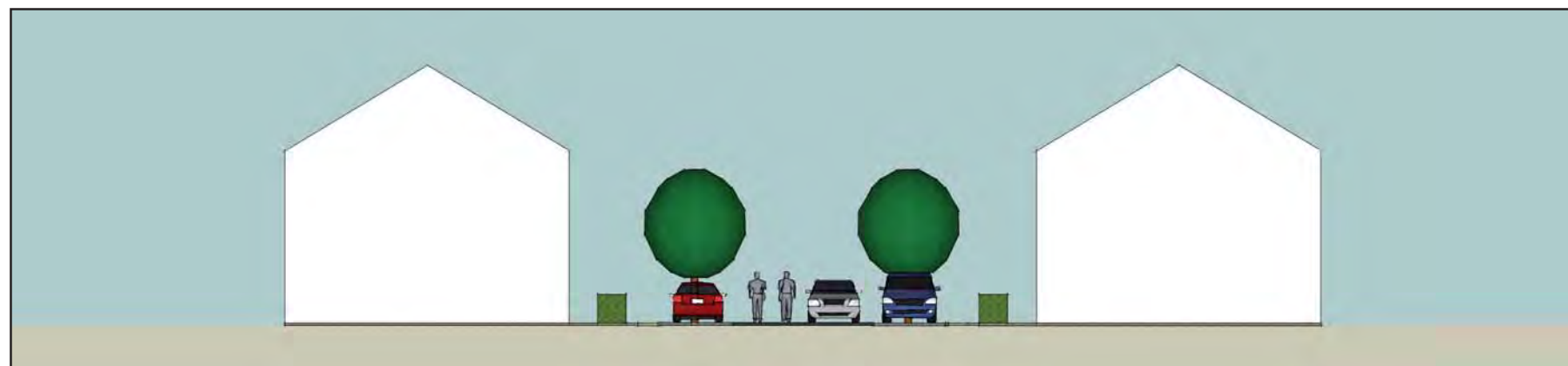




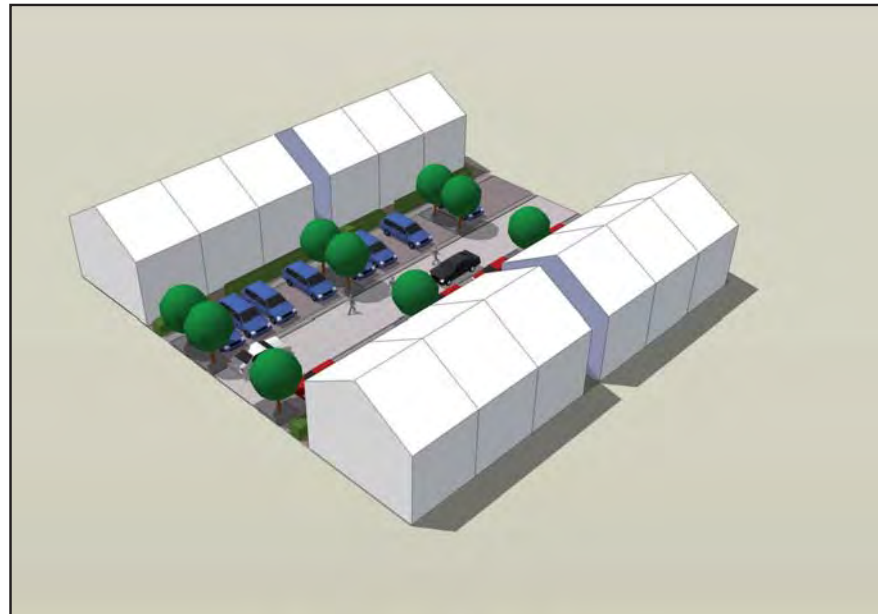
Village Extension - Local Access Street Option 3  
(shared surface carriageway)



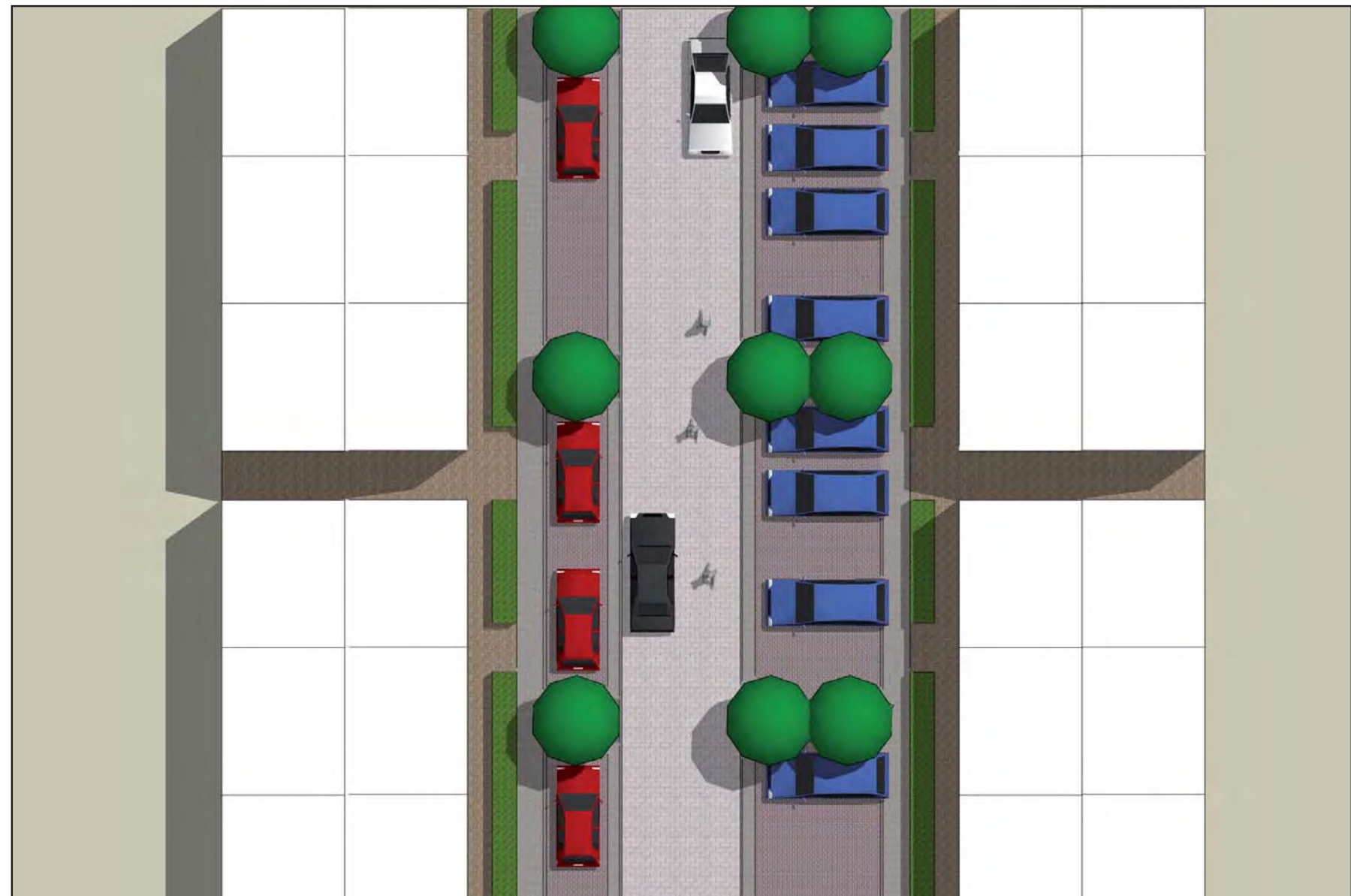
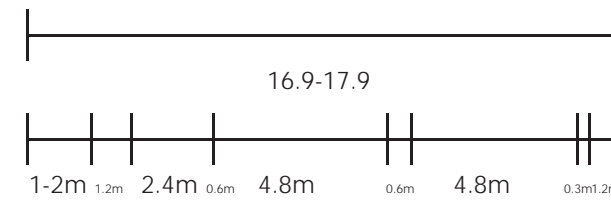
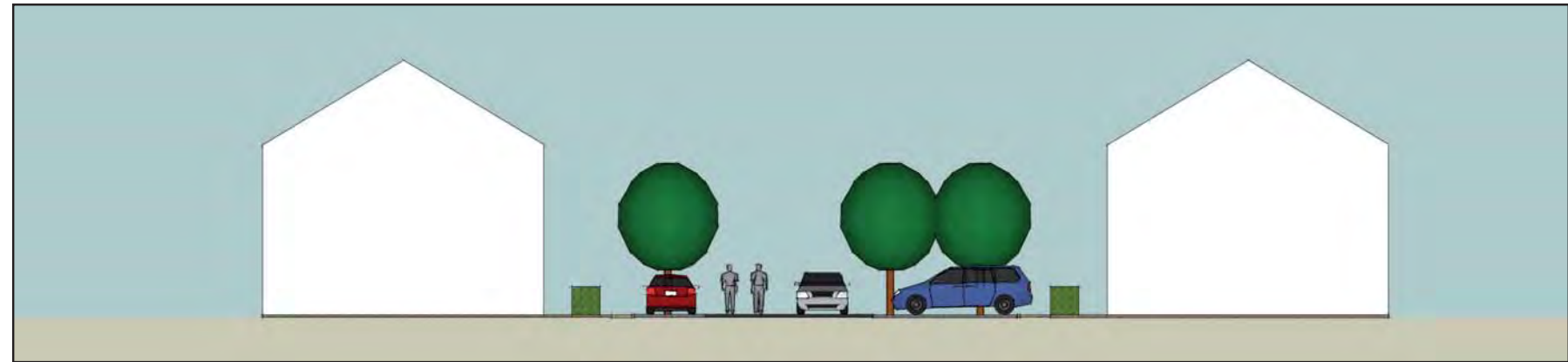
Character	Shared surface street with homezone characteristics
Design Speed	15 kph
Cycle Paths	Not required
Car Parking	On-street parallel spaces. Max 2 per bay.
Materials	Paved or imprinted verges. Paved or imprinted parking bays. Paved or imprinted carriageway surface. May include sections of coloured DBM with paved banding.



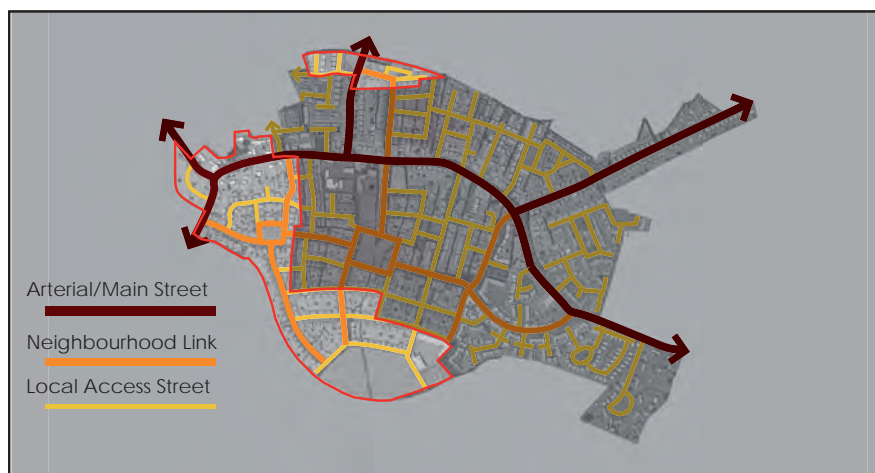
Village Extension - Local Access Street Option 4  
(shared surface carriageway)



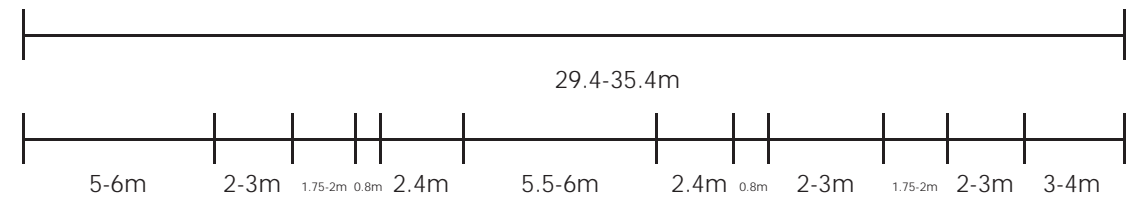
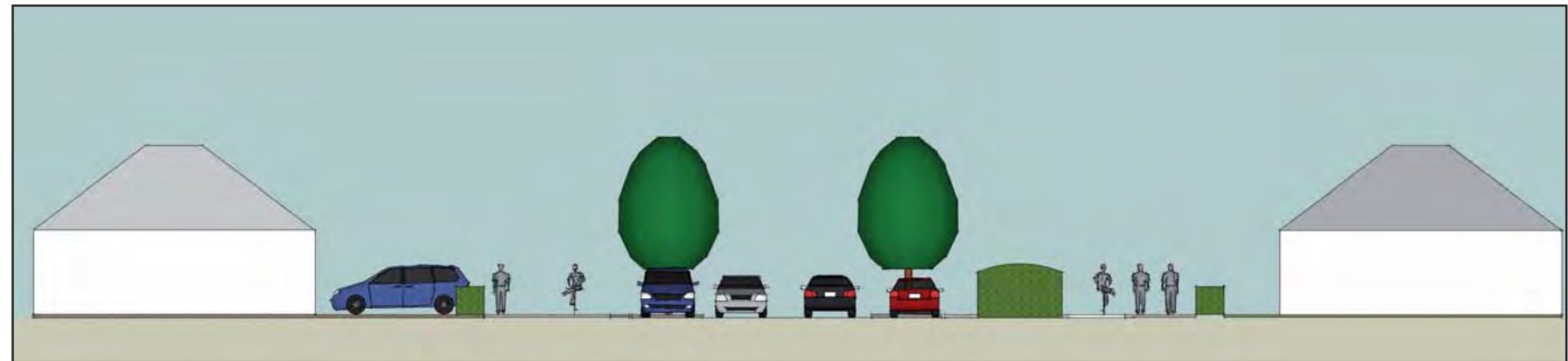
Character	Shared surface street with homezone characteristics.
Design Speed	15 kph.
Cycle Paths	Not required.
Car Parking	Mix of on-street parallel spaces (max 2 per bay) and on-street perpendicular spaces (max 5 per bay and restricted to one side of the street only).
Materials	Paved or imprinted verges.  Paved or imprinted parking bays.  Paved or imprinted carriageway surface. May include sections of coloured DBM with paved/imprinted banding.



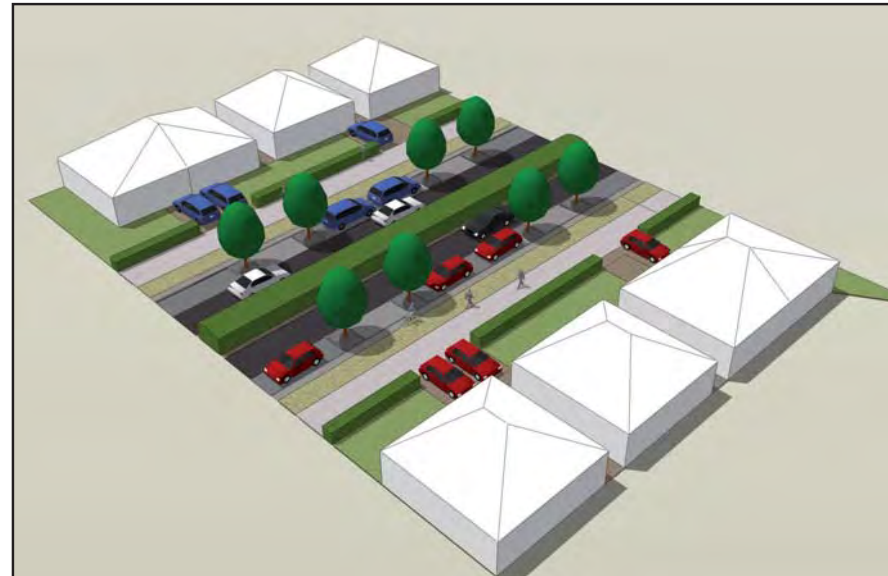
Village Edge - Neighbourhood Link Option 1  
(green link with hedgerow/SUDs swale)



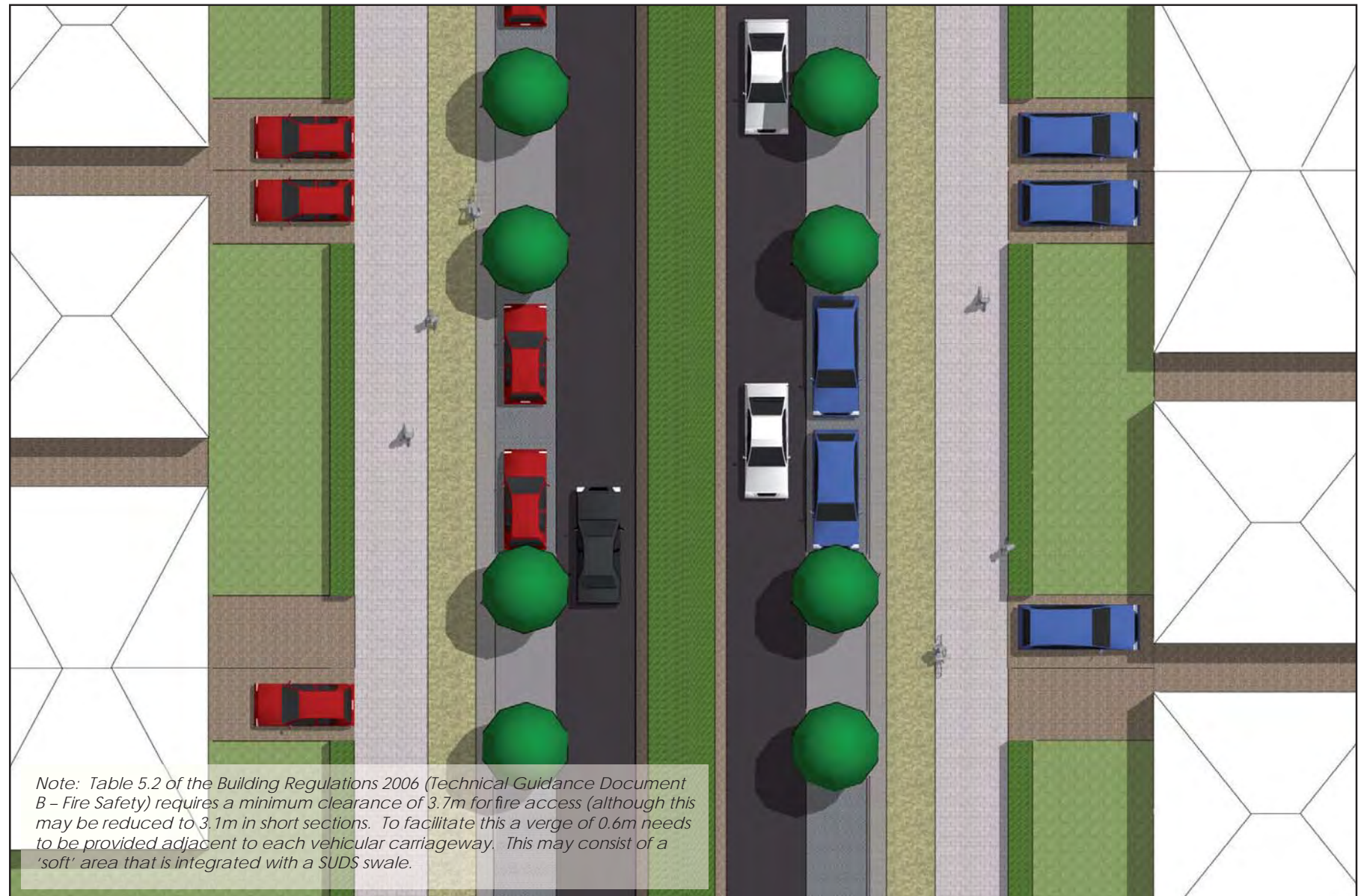
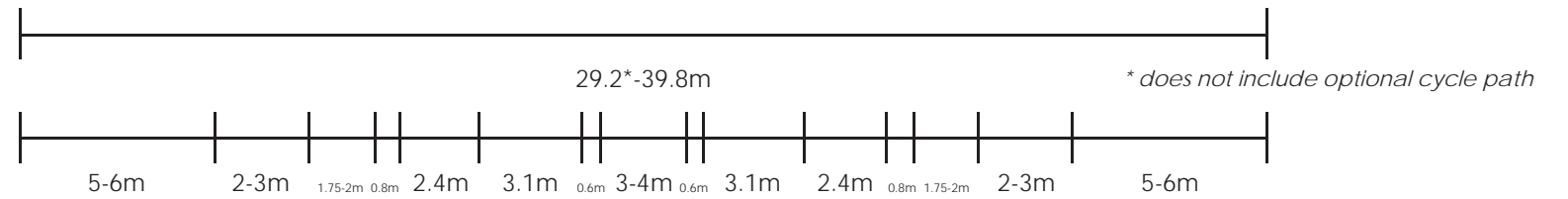
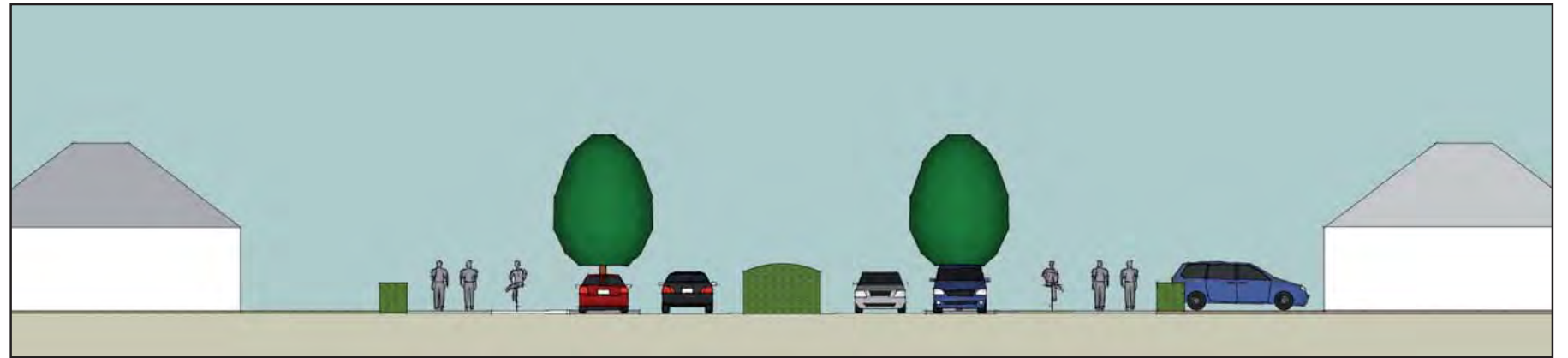
Character	Significant hedgerow feature to side of main carriageway between pedestrian path and car parking bays. Where no hedgerow exists, may be adapted to incorporate a SUDs swale.
Design Speed	30-40 kph.
Cycle Paths	2m cycle tracks to be provided. May be reduced to 1.5m where a verge is provided adjacent to the path.
Car Parking	Integrated mix of in-curtilage and parallel on-street parking.
Materials	Paved or concrete footpaths. Soft landscaped verges. Paved or imprinted DMB car parking bays. DMB carriageway surface with paving or imprinted treatments at major junctions. Coloured DBM cycles tracks.



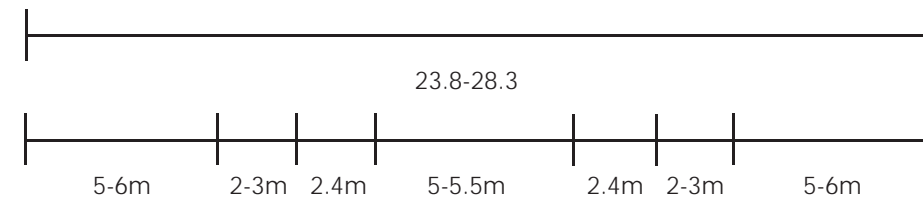
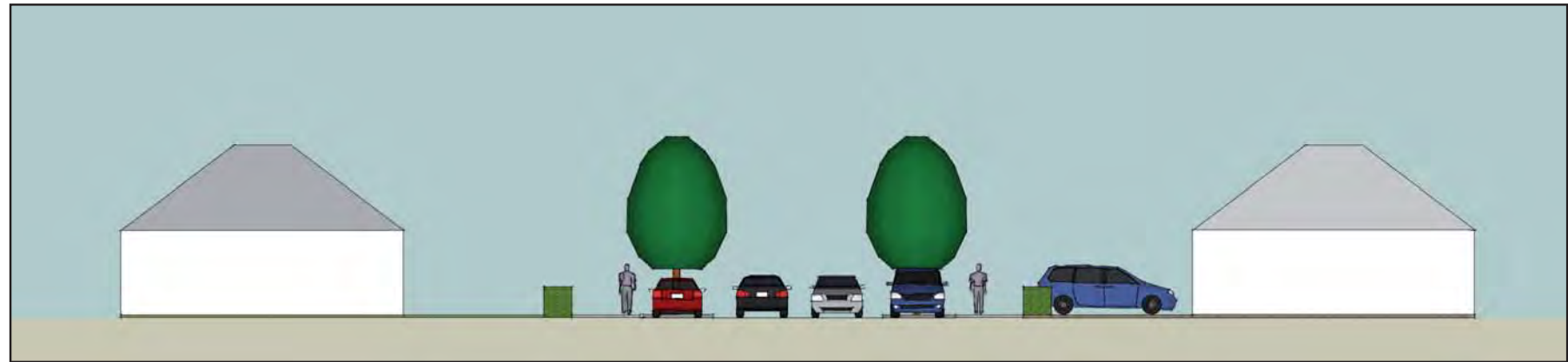
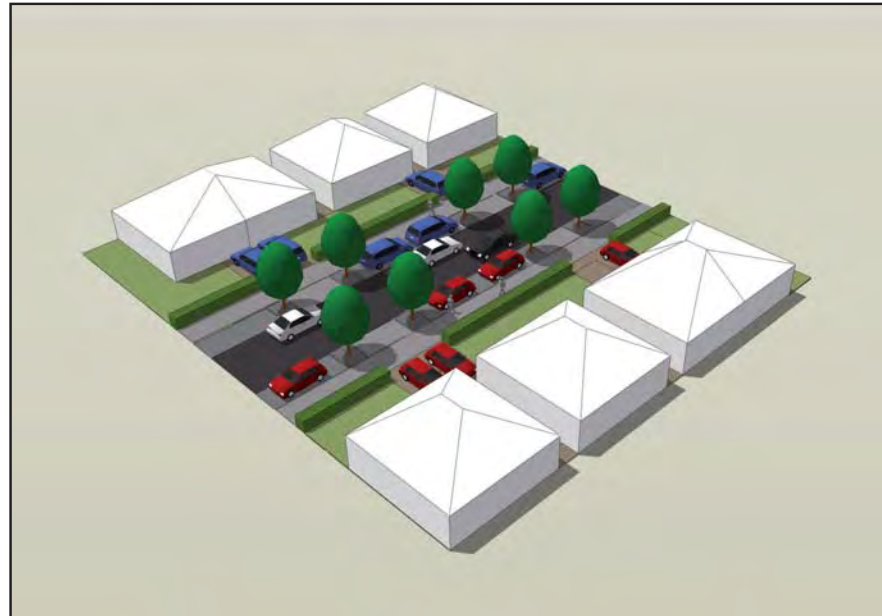
Village Edge - Neighbourhood Link Option 2  
(green link with hedgerow/SUDs swale)



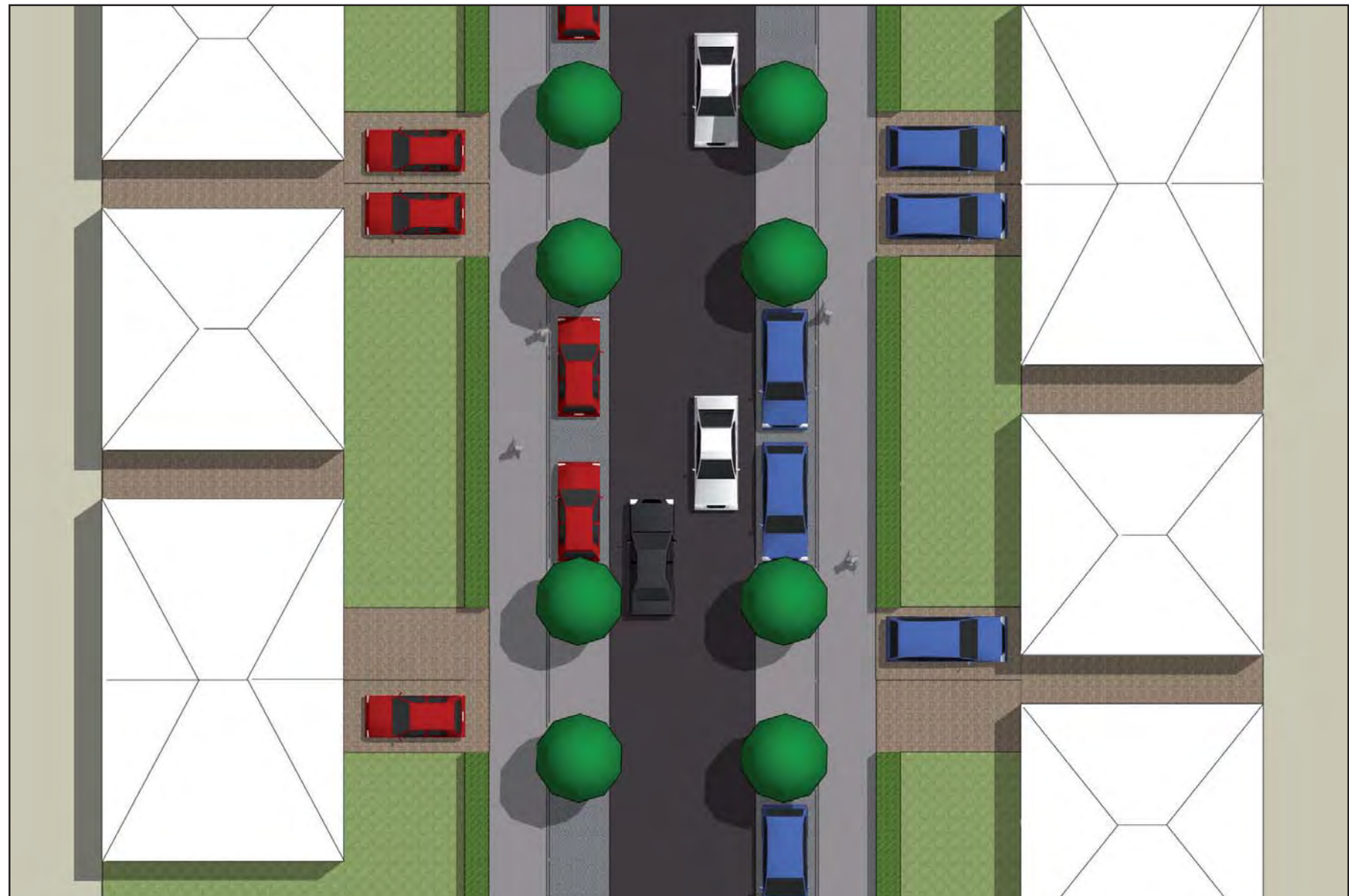
Character	Significant hedgerow feature in central median. Where no hedgerow exists, may be adapted to incorporate a SUDs swale.
Design Speed	30-40 kph.
Cycle Paths	2m cycle tracks to be provided (optional on north-south section between Sean Feirm to Taobh Chnoic). May be reduced to 1.5m where a verge is provided adjacent to the path.
Car Parking	Integrated mix of in-curtilage and parallel on-street parking.
Materials	Paved or concrete footpaths. Soft landscaped verges. Paved, imprinted or coloured DBM parking bays. DMB carriageway surface with paving treatments at major junctions and adjacent to Sean Feirm Park. Coloured DBM cycles tracks.



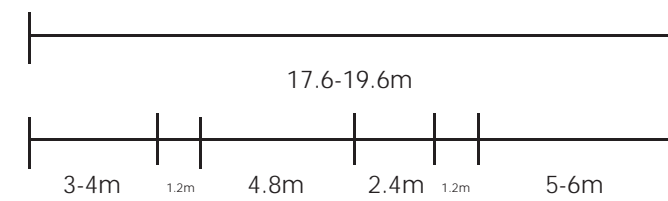
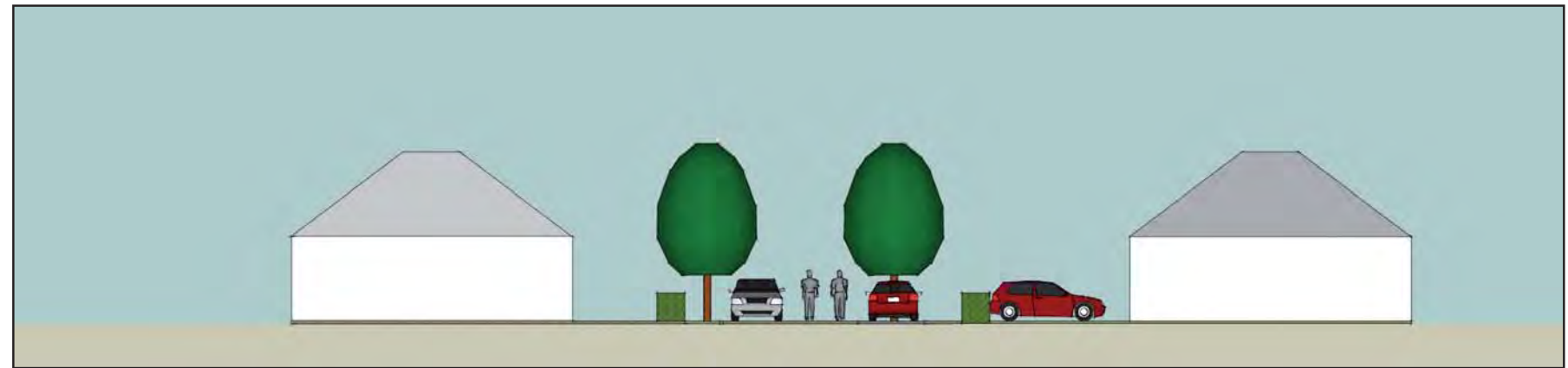
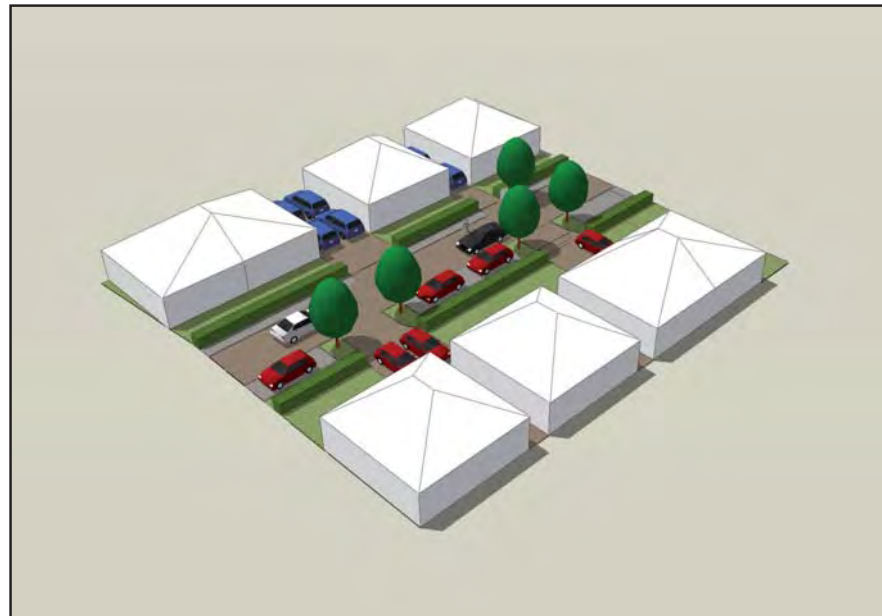
Village Extension - Local Access Street Option 1



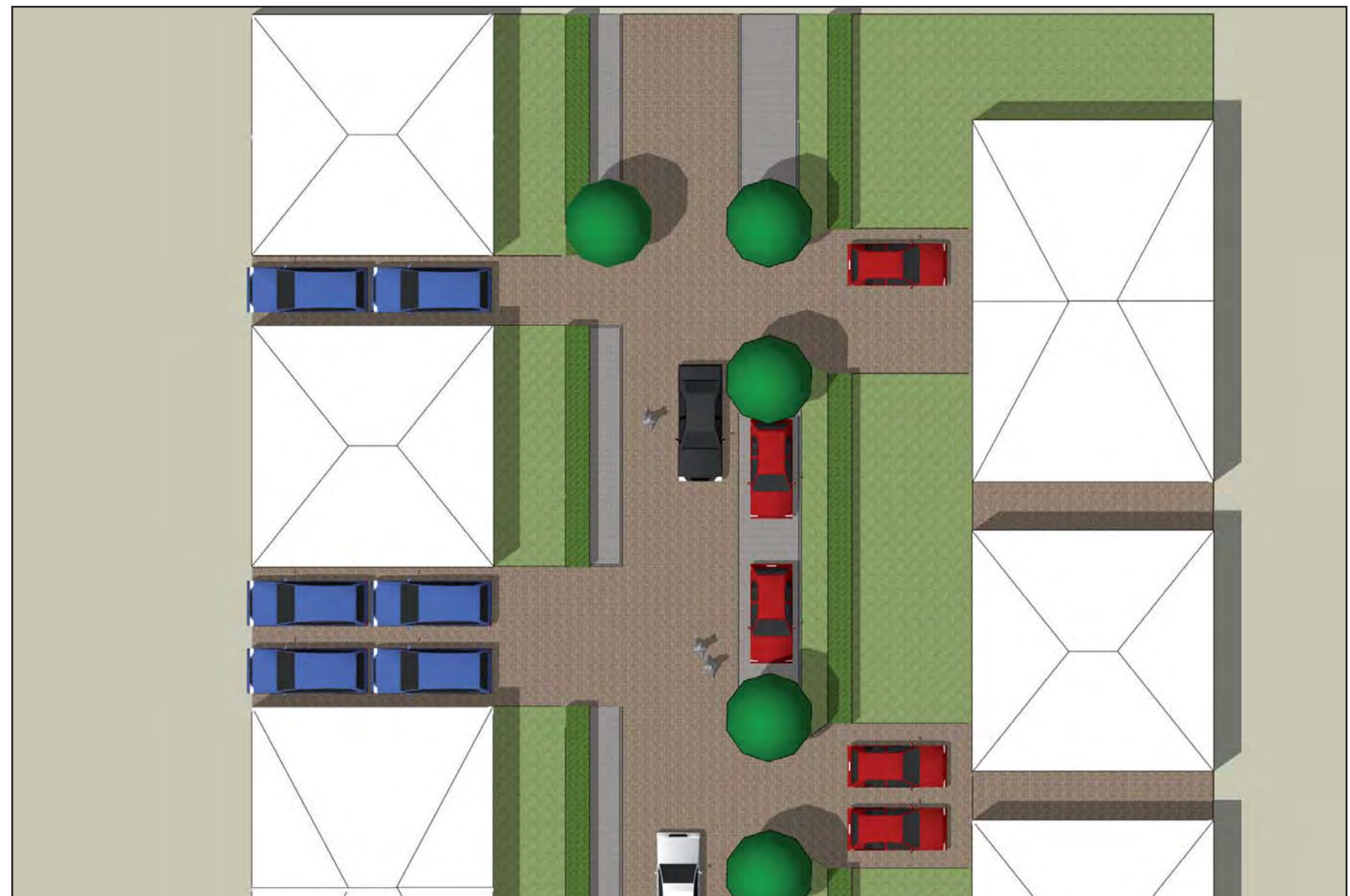
Location	Taobh Chnoic and Ballynakelly Neighbourhoods.
Design Speed	30-40 kph
Cycle Paths	Not required
Car Parking	Integrated mix of in-curtilage and parallel on-street parking
Materials	Concrete footpaths. Soft landscaped verges. Paved, imprinted or coloured DBM parking bays. DMB carriageway surface with paving treatments at major junctions.



Village Edge - Local Access Street Option 2  
(shared surface carriageway)



Character	Shared surface street with homezone characteristics.
Design Speed	15 kph.
Cycle Paths	Not required.
Car Parking	Integrated mix of in-curtilage and parallel on-street parking.
Materials	Landscaped verges.  Paved, imprinted or loose surface parking bays.  Paved, imprinted or loose surface carriageway surface. May include sections of coloured DBM with paved/imprinted banding.



**Appendix 4: SEA Statement****SEA Statement of the Newcastle Local Area Plan 2012****Strategic Environmental Assessment****Table of Contents****Section 1 - Introduction**

- 1.1 Purpose of the Report
- 1.2 Legislative Context
- 1.3 Implications of SEA for the Plan-Making Process
- 1.4 Production of SEA

**Section 2 - How Environmental Considerations were integrated into the Plan**

- 2.1 Scoping Report
- 2.2 Environmental Report
  - 2.2.1 Baseline
  - 2.2.2 Mapping of Environmental Sensitivities
  - 2.2.3 Key Environmental Issues Identified
  - 2.2.4 Strategic Environmental Objectives (SEO)
  - 2.2.5 Environmental Assessment
  - 2.2.6 Mitigation

**Section 3 - Submissions & Observations during Process**

- 3.1 Introduction
- 3.2 SEA Scoping Consultations
- 3.3 Submissions and Observations on the Draft Plan and Environmental Report
- 3.4 Additional Recommended Amendments to the Draft Local Area Plan as outlined in the Managers Report

**Section 4 - Alternatives and the Plan**

- 4.1 Alternatives Considered
- 4.2 Assessment of Alternatives
- 4.3 Preferred Alternative
- 4.4 Affects of Amendments on the Preferred Alternative

**Section 5 - Summary of the influence of the SEA procedure on the Plan****Section 6 - Monitoring**

- 6.1 Introduction
- 6.2 Indicators and Targets
- 6.3 Reporting
- 6.4 Responsibility

**Section 1 Introduction****1.1 Purpose of Report**

This is the Strategic Environmental Assessment (SEA) Statement of the Newcastle Local Area Plan (LAP) 2012. The main purpose of the SEA Statement is to indicate how environmental considerations, the views of consultees and the recommendations of the Environmental Report have been incorporated in the decision making process in the formulation of the LAP.

**1.2 Legislative Context**

The requirement to carry out a Strategic Environmental Assessment stems from the Strategic Environmental Assessment Directive (2001/42/EC) which states:

*'The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans.....with a view to promoting sustainable development.....'*

The Directive was introduced into Irish Law in 2004, through the European Communities (Environmental Assessment of Certain Plans & Programmes) Regulations 2004, S.I. No. 435 of 2004 and the Planning and Development (Strategic Environmental Assessment) Regulations 2004, S.I. No. 436 of 2004 (additional supplementary Regulations were introduced in 2011).

Article 9 of the SEA Directive (2001/42/EC) provides that the environmental authorities and the public must be provided with an SEA Statement as soon as is practical after a plan is adopted. The SEA Statement is required to include information summarising:

- a) how environmental considerations have been integrated into the plan,
- b) how
  - the environmental report,
  - submissions and observations made on the Draft Plan and Environmental Report, and
  - any transboundary consultations
- have been taken into account during the preparation of the plan.
- c) the reasons for choosing the plan, as adopted, in the light of the other reasonable alternatives and
- d) the measures selected to monitor the significant environmental effects of implementation of the plan.

**1.3 Implications of SEA for the Plan Making Process**

While the requirement for a mandatory Strategic Environmental Assessment for Local Area Plans applies only to areas in which the population is in excess of 5,000 persons, South Dublin County Council was of the opinion that development in the Newcastle LAP area was likely to potentially have significant effects on the environment due to the unique heritage within the area: accordingly, an Environmental Report was prepared in parallel with the production of the Draft LAP and was submitted to the Elected Members alongside the Draft Plan. The purpose of the report was to provide an understanding of the likely environmental consequences of various alternative scenarios and of the policies and objectives contained within the LAP.

Submissions on the Environmental Report and the draft LAP were evaluated in order to ascertain any further environmental consequences

to those already identified. These evaluations were included within the Managers Reports to Council Members on the proposed amendments to the Plan. The Elected Members were required by the legislation to take into account the Environmental Report before the adoption of the Plan.

**Section 2 How Environmental Considerations were Integrated Into the Plan**

Environmental considerations were integrated into the LAP process at a number of stages in the SEA i.e. the Scoping stage, at the Environmental Report stage and following the submissions and observations from the Environmental Authorities and the public.

In addition, the environmental sensitivities of the LAP area were communicated to the Plan-preparation team on a regular basis from the outset of the Plan preparation process. This process helped identify those areas with the most limited carrying capacity and helped ensure that either future growth was diverted away from these areas or that appropriate mitigation measures were integrated into the Plan.

The Local Area Plan was also subject to Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) at both the draft and amendment stage.

**2.1 Scoping Report**

An SEA Scoping Issues Paper was sent to the designated Environmental Authorities on the 30th September 2011. The Paper set out a description of the Newcastle LAP area and a baseline of environmental data (grouped under the environmental themes/receptors – biodiversity, flora and fauna, population and human health, soil and landscape, water, air, climate, material assets and cultural heritage including architectural and archaeological). Submissions were received from the Environmental Protection Agency (EPA) and the Department of Arts, Heritage and the Gaeltacht.

The most important strategic environmental issues in the Newcastle LAP area arising from the scoping exercise and from the consultations were identified as follows:

- The need for Sustainable Urban Drainage Systems (SUDS) in the LAP lands as a primary strategy in the plan.
- The presence of extensive archaeological monuments and protected structures within a unique historic area landscape.
- The need to maintain the Biodiversity Network, in particular along existing burgage hedgerows and the need to comply with the Habitats Directive.
- The loss of habitat due to hedgerow removal in recent developments, thus impacting on the presence of a significant number of bats in the area, which are a Protected Species under domestic and EU legislation.

**2.2 Environmental Report**

The Environmental Report was prepared alongside the LAP and investigated, described and evaluated the effects of implementing the LAP on the receiving environment. The report also assesses and identifies development alternatives for the LAP area, and identifies the most sustainable development strategy.

Overall, the preparation of the Environmental Report influenced the formulation of the Local Area Plan as follows;

- It raised the awareness of the existing level of environmental information in the LAP area and also the EU and National legislation governing the environment
- It facilitated the introduction of the concept of Green Infrastructure into the LAP
- It emphasised the necessity of maintaining the Burgage Hedgerows and their adjoining swales
- It provided a transparent assessment of each proposed policy and objective which allowed further fine-tuning to reduce negative environmental impacts

The detail of these influences is expanded on below.

### 2.2.1 Baseline

The Environmental Report contains a range of baseline information in the Newcastle LAP area on key environmental headings such as

1. Population and Human Health
2. Biodiversity (Flora and Fauna)
3. Landscape/Geology/Soil
4. Agriculture and Forestry
5. Water Quality
6. Air Quality
7. Waste Management
8. Material Assets
9. Cultural Heritage and
10. Climate Change and Sustainability

### 2.2.2 Mapping of Environmental Sensitivities

Geographical Information System (GIS) software was used in order to weight a number of environmental sensitivities and map them in layers; this allowed for the identification of concentrated areas of sensitivity within the area. Environmental sensitivities are indicated by colours which range from extreme vulnerability (red) to high vulnerability (orange) to moderate vulnerability (yellow) and low vulnerability (grey).

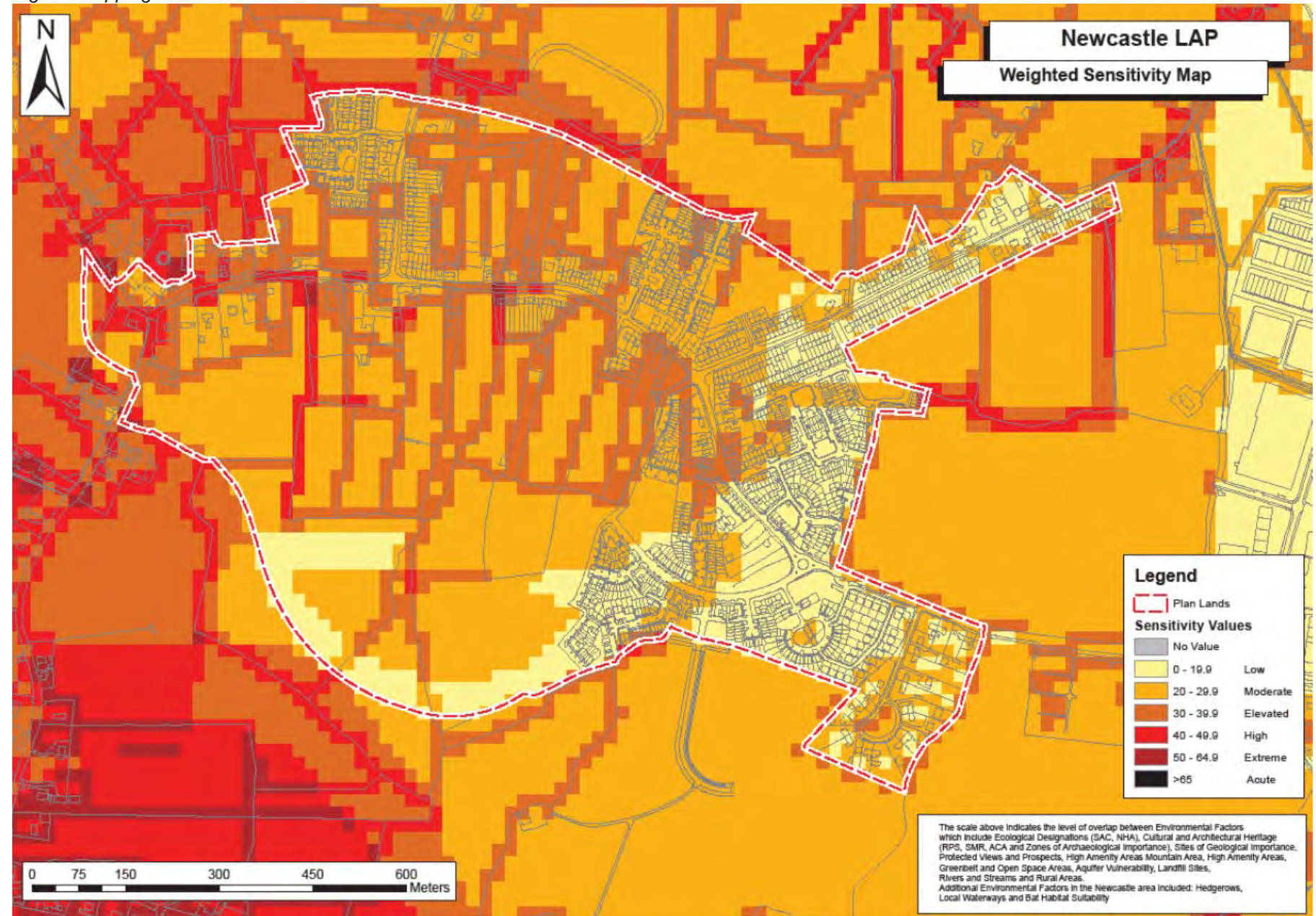
Where the mapping shows a concentration of environmental sensitivities, there is an increased likelihood that development will conflict with these sensitivities and cause environmental deterioration. The map (see below), was utilised in the evaluation of policies and objectives and in association with the assessment of alternative development scenarios (see Section 4).

### 2.2.3 Key Environmental Issues Identified

The key environmental issues in the Newcastle LAP area were identified in the Environmental Report as

- The intensity of recent development throughout the plan lands leading to a reduction in the extent of burgage plots despite policy and objectives in the 2003 LAP requiring their retention. This loss has had a negative impact on the archaeological heritage of the area and on Newcastle's historical landscape character.
- The need to create a robust biodiversity network within the Newcastle LAP lands by enhancing ecological connectivity, preventing further habitat fragmentation through the removal of hedgerows and disturbance to the bat population in the area.
- The use of Sustainable Urban Drainage Systems (SuDS) in Newcastle rather than the use of underground attenuation tanks as a means of dealing with surface water run-off.
- The opportunity to provide enhanced walking and cycling routes within the area and connecting to surrounding areas.

Figure: Mapping of Environmental Sensitivities



There are still a number of **data gaps in the Baseline** information for Newcastle. These are detailed below;

- The lack of a Biodiversity Plan for South Dublin.
- An incomplete Landscape Character Assessment for South Dublin.
- Lack of information on air quality in the vicinity
- Flood Risk information is confined mainly to the OPW's Preliminary Flood Risk Assessment (PFRA)

A Biodiversity Plan will be commencing shortly and is expected to be finalised by mid 2013. Some, though not all, of the information gaps caused by the absence of a Biodiversity Plan and a detailed Landscape Character Assessment have been addressed in the Heritage Plan. Detailed information concerning floodplains will become available following the completion of Catchment Flood Risk Assessment Management Studies (CFRAMS) for the River Liffey which is part of the Eastern CFRAM study.

### 2.2.4 Strategic Environmental Objectives (SEO)

The SEOs, listed below, are measures against which the environmental effects of the Newcastle Local Area Plan can be tested in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated. The SEOs are objectives derived from international, E.U. and national strategies, policies, directives and plans that are relevant to the LAP. The SEOs are linked to indicators and targets which facilitate monitoring of the implementation of both the LAP and the County Development Plan (the SEA Monitoring System<sup>1</sup> initiated by the Council following the adoption of the County Development Plan is also suitable for use at the LAP level) and are as follows;

1. As the Development Plan SEA Monitoring framework included a range of indicators for which there was no existing source, the Council has created an SEA Monitoring System using Development Management derived Indicators to both monitor the significant environmental impacts of Development Plan policies and to begin the process of introducing meaningful indicators to monitor spatial planning. The system became operational at the start of 2011 and records all planning applications made since the coming into operation of the Plan in October 2010.



<b>Biodiversity 1 (B1)</b>	To avoid loss of relevant habitats, geological features, species or their sustaining resources in designated ecological sites
<b>Biodiversity 2 (B2)</b>	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites
<b>Biodiversity 3(B3)</b>	To sustain, enhance or - where relevant - prevent the loss of ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity
<b>Human Health 1 (HH1)</b>	To protect human health from hazards or nuisances arising from traffic and incompatible landuses
<b>Soil 1 (S1)</b>	To maximise the sustainable re-use of brownfield lands and the existing built environment, rather than developing greenfield lands
<b>Water 1 (W1)</b>	To maintain and improve, where possible, the quality of rivers, lakes and surface water
<b>Water 2 (W2)</b>	To prevent pollution and contamination of ground water
<b>Water 3 (W3)</b>	To prevent development on lands which pose - or are likely to pose in the future – a significant flood risk
<b>Climate and Air 1 (C1)</b>	To minimise increases in travel related greenhouse emissions to air i.e. minimise travel demand
<b>Climate and Air 2 (C2)</b>	To reduce car dependency within the County by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport
<b>Material Assets 1 (M1)</b>	To serve new development under the CDP with appropriate waste water treatment
<b>Material Assets 2 (M2)</b>	To maintain and improve the quality of drinking water supplies
<b>Cultural Heritage 1 (CH1)</b>	To protect the archaeological heritage of South Dublin with regard to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant
<b>Cultural Heritage 2 (CH2)</b>	To preserve and protect the special interest and character of South Dublin's architectural heritage with regard to entries to the Record of Protected Structures, Architectural Conservation Areas, and their context within the surrounding landscape where relevant
<b>Landscape 1 (L1)</b>	To protect and avoid significant adverse impacts on the landscape, landscape features and designated scenic routes; especially with regard to areas of high amenity, the Dublin Mountain Area

### 2.2.5 Environmental Assessment

The policies and objectives of the LAP were assessed against the SEOs at a number of stages during the process. This allowed for early identification and mitigation of environmental conflicts. This resulted in amendments to existing policies, the addition of environmentally beneficial policies and the removal of policies with significant negative effects. Local Area Plan policies were also assessed for secondary, cumulative, synergistic, short, medium, and long term, permanent and temporary, positive, neutral and negative effects as required under the SEA Directive.

Assessment of each Local Area Plan policy is contained within the Environmental Report (July 2012).

The policies and objectives proposed in the Manager's Report and agreed by the Elected Members after the Draft Plan went on public display (17th July to the 3rd September 2012) were also assessed and incorporated into the amended Plan.

### 2.2.6 Mitigation

The introduction of the concept of Green Infrastructure to the Newcastle LAP at the draft stage ensured the conservation and enhancement of biodiversity, the provision of accessible parks, open spaces and recreational facilities, the sustainable management of water, the maintenance of the historic landscape character and the protection and enhancement of the architectural and archaeological heritage.

A series of policies/objectives evolved in discussion between the LAP and SEA Teams and these were recommended as mitigation measures in the Environmental Report for integration into the Local Area Plan; these are listed below.

## Selected Mitigation Measures

<b>Biodiversity</b>	Ensure that all extensive development proposals maximise the opportunities for enhancement of existing ecology and biodiversity and are accompanied by a full ecological assessment, carried out by a suitably qualified professional, that includes measures to enhance ecology and biodiversity and avoid or minimise loss to local ecology and biodiversity. <b>(Objective GI27)</b>
<b>Water and Water Management</b>	<p>To promote the sustainable collection and on-site retention of surface water for delayed discharge to the local water system and for use as an on-site resource and as a means of creating a biodiversity network that will retain and develop existing flora and fauna. <b>(Objective GI12)</b></p> <p>That a linked SUDS network shall be implemented fully across the Plan Lands in accordance with national and regional SUDS requirements including the Greater Dublin Strategic Drainage Study and all proposed developments shall contribute to the achievement of this integrated network in order to reduce surface water run-off and to minimise the risk of flooding of the Plan Lands and surrounding lands. This shall include for a large attenuation wetland area to form part of a neighbourhood park to the north of Main Street, which will collect the remaining surface water from the developed SUDS network to the south prior to it feeding the stream system to the north of the village. <b>(Objective GI13)</b></p> <p>That all development shall incorporate on site SUDS technologies detailed in the standards section (Section 7) of this Local Area Plan such as porous grass paviers, green roofs, rainwater recycling systems and soakaways. <b>(Objective GI14)</b></p> <p>That SUDS elements such as swales, detention and retention basins and other landscape based attenuation features be planted with suitable riparian vegetation and water tolerant tree planting that will clean and attenuate surface water flow. The planting of such species will be particularly required within parkland areas and along the east-west running SUDS elements in order to help intercept and direct waterflows. <b>(Objective GI16)</b></p> <p>That all swales utilised within the SUDS network shall be of an appropriate (shallow and wide) dimension to allow for ease of maintenance including mowing and be designed in the interest of health and safety where practical. <b>(Objective GI17)</b></p>
<b>Groundwater Vulnerability and Protection</b>	It is an objective of the proposed Local Area Plan that development proposals in the vicinity of the high vulnerability area shall be accompanied by sufficient detail to protect existing groundwater sources from pollution during construction and development phases. The detail shall be in accordance with the requirements of the 'South Dublin Groundwater Protection Scheme' (Geological Survey of Ireland, 2011). <b>(Objective GI19)</b>
<b>Landscape</b>	<p>No more than 3-4 single storey dwellings (low profile roof) be provided on the parcel of land at the south-west corner of the junction of Hazelhatch and Athgoe Road provided that such development:</p> <ul style="list-style-type: none"> <li>• provides an appropriate green buffer with adjoining agricultural lands;</li> <li>• preserves views of Athgoe Hill and Lyons Hill at the eastern end of Hazelhatch Road to the south-west and;</li> <li>• Is sensitive to the setting of Newcastle Farm, a Protected Structure. <b>(MSW6a)</b></li> </ul>
<b>Transportation and Climatic Factors</b>	<p>Create open ended routes through existing and new development in a manner that ensures greater permeability and convenient pedestrian access to community facilities, schools, open spaces, shopping facilities, local employment and public transport stops. <b>(Objective AM13)</b></p> <p><b>7.2.2.8.5 Green Roofs</b> Green roofs can be an effective means of reducing runoff volumes for ordinary rainfall events and can contribute to visual amenity. The implementation of green roofs should be considered throughout all development especially within the design of civic/cultural/retail buildings and residential properties in the Settlement Edge. It is noted that green roofs can have a significant impact on the sizing of main drainage components unless combined with rainwater harvesters.</p> <p><b>7.2.2.8.6 Rainwater Harvesting</b> Rainwater harvesting can reduce demand on potable water supplies whilst reducing the size of some main drainage components. All suitable dwellings or groups of dwellings should therefore be provided with such facilities. Detailed evaluation of the benefits of rainwater harvesting requires the use of time series rainfall data.</p> <p>It is an objective of the Plan to require all new buildings to be high in energy efficiency and use energy sources that minimise damage to the environment. All new buildings proposed within the Plan Lands shall comply with Section 5.4 'Sustainability and Energy Efficiency' of the document Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities, 2007 and the relevant Building Regulations. <b>(Objective BF7b)</b></p>
<b>Noise</b>	<p><b>7.2.7 Traffic Noise</b> Softer methods of reducing the impact of traffic noise on residential amenity shall be implemented rather than measures that detract from the quality of streetscapes such as noise barriers and wide building setbacks. Examples of measures that can be implemented include:</p> <ul style="list-style-type: none"> <li>- Reducing speed limits along streets;</li> <li>- Dispersal of traffic;</li> <li>- Use of noise absorbing construction materials on carriageway surfaces and in the construction of buildings that adjoin streets;</li> <li>- Provision of additional tree planting and other landscaping along and between streets;</li> <li>- Distribution of uses across sites in a manner that places less sensitive uses such as commercial uses closer to busy streets and shields residential uses.</li> </ul>

### Section 3: Submissions & Observations During Process

#### 3.1 Introduction

The following section details the significant issues which were raised by the Environmental Authorities prior to, during and after the preparation of the Draft Newcastle Local Area Plan and the accompanying Environmental Report and how these were incorporated into the Plan. The submissions range from the initial scoping responses on environmental issues from the Statutory Authorities (October/November 2011) to submissions on the Draft Plan Report (September 2012). A number of submissions from the non-environmental authorities which resulted in amendments to the Plan are also included.

#### 3.2 SEA Scoping Consultations

An SEA Scoping Issues Paper was sent to the designated Environmental Authorities on the 30th September 2011. The responses to the issues paper were taken into account during the carrying out of the Strategic Environmental Assessment. The most significant issue/point raised was that from the EPA as follows:-

- It is noted that surface water quality in the Plan area is classified as being of "bad" status under the Water Framework Directive (WFD) for the Lower Griffeen River and the Lower Camac River, which are located within / adjacent to the Plan area respectively. The River Liffey, located downstream of the Plan area, was classified as being of "moderate" status under the WFD and as being of "moderate" (Q3-4 in 2010) quality by the EPA. It should be ensured that a commitment is given to implementing the recommendations of the Eastern River Basin District Management Plan and associated Programme of Measures, as relevant to Newcastle-Lyons, in order to improve water quality within the Plan area.

This issue was incorporated into the Environmental Report and a number of relevant Programme of Measures was listed. In addition, the LAP Team adopted a robust approach to the use of SuDS in the Plan as a means of dealing with surface water run-off.

#### 3.3 Submissions and Observations on the Draft Plan and the Environmental Report.

The written submissions received from the Environmental Authorities following the public display period (17<sup>th</sup> July to the 3<sup>rd</sup> September 2012) of the Draft Newcastle Local Area Plan (and accompanying Environmental Report and Appropriate Assessment Screening) and the responses are summarised below. The full response to the submissions (Managers Report October 2012) from both the Environmental Authorities and the non-environmental submissions is available.

Submission Summary	Response
<p><b>DoECLG</b> The submission stated that the Draft Plan is well thought out and well presented. The DoECLG also included some additional points (house unit numbers, phasing and school infrastructure) in relation to non-environmental aspects.</p>	
<p><b>Environmental Protection Agency</b> The submission acknowledged that the protection of the environmental sensitivities identified in the SEA Environmental Report has been well integrated into the Plan. In particular the implementation of green infrastructure, SUDS, retention and reinstatement of Burgage plot boundaries and hedgerows, the provision of cycling and pedestrian routes. The EPA submission raised an extensive number of points that were dealt with by providing clarification, additional information or indicating that the Council had policies and objectives at a County level on particular issues raised and that it was not felt appropriate that all of these would be reiterated at a Local Plan level. There were a number of additional points that were incorporated; Mitigation measures should be linked with the specific significant effects that have been identified in the Environmental Report, in order to clarify which Plan policies/objectives are being mitigated for. It was suggested that the Sensitivity Map required clarification on the underlying methodology and that it should be included in the Non Technical Summary (NTS). Requested that the Non-Technical Summary include a summary of the likely significant effects identified in the SEA. The Plan should promote the use of renewable energy systems such as solar, wind, geothermal and should promote the development of energy efficient buildings in the interests of promoting sustainable development. The implementation of an Energy Conservation Strategy for the Plan area should be considered.</p>	<p>The Strategic Environmental Objective against which the original policy/objective was assessed and the mitigation measure subsequently introduced, were referenced in the response. An explanation of the GIS based Sensitivity Map was subsequently included in the response and a commitment was given to reproduce the map in the NTS. A summary of the likely significant effects identified in the SEA, including reference to the Strategic Environmental Objective, was included in the response. The LAP was amended to include the statement that " The Plan seeks to promote the use of renewable energy systems to meet the needs of all new and existing buildings contained within the boundary of the Plan Lands" and a New Objective (BF8) was included as follows "It is an objective of the Plan to require all new buildings to be high in energy efficiency and use energy sources that minimise damage to the environment. All new buildings proposed within the Plan Lands shall comply with Section 5.4 'Sustainability and Energy Efficiency' of the document Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities, 2007".</p>
<p><b>Rail Procurement Agency</b> There is an opportunity to create a cycle access to the Luas Saggart Stop by installing cycle lanes along the R120 and this should be included as an objective of the LAP. Such an objective would encourage walking and cycling and overdependence on car transport.</p> <p><b>Minister Frances Fitzgerald T.D.</b> Permeability between the two villages of Newcastle and Rathcoole should be encouraged, including public transport or cycle/footpaths linking the villages. This will also promote easier access to the cemetery. The following should be implemented: a cycle lane from Newcastle Main Street to the roundabout approaching Rathcoole, the extension of street lighting from Newcastle Village to Greenogue and footpath cleaning.</p>	<p><b>Response to both submissions</b> Insert an objective into the Draft Plan's Accessibility and Movement Strategy that explicitly supports the provision of pedestrian and cycle routes at a wider level outside of the Plan Lands that will integrate with Newcastle's planned cycle and pedestrian network and links Newcastle with Hazelhatch, Rathcoole and Saggart to include for access to Greenogue (with street lighting) and routes towards the Luas stop in Saggart and rail stop in Hazelhatch.</p>
<p><b>South Dublin Conservation Society</b> All archaeological in-situ discoveries should be incorporated into green spaces and laid out in an appropriate pattern with signage explaining the site.</p>	<p>Augment objectives under Archaeology and Architecture to require in-situ preservation of, inter alia, significant archaeological features/deposits discovered during construction on lands to be occupied by planned open spaces and for such features to be accompanied by appropriate and sensitive explanatory signage.</p>
<p><b>Minister Frances Fitzgerald T.D.</b> Requests that exercise equipment be considered within the planned parks.</p>	<p>Amend text in Table 5.1 (Hierarchy and Function of Open Spaces) of the Local Area Plan to include a requirement to provide exercise equipment within the Village Park and Neighbourhood/Local Parks.</p>
<p><b>National Transport Authority (NTA)</b> Public transport accessibility should be a key factor in influencing the scale, density and location of future development in the Greater Dublin Area. Due to Newcastle's remoteness from high-quality rail and bus services and from retail and other services and the fact that the Newcastle ED is the second most car dependent in the GDA (69% car use) the settlement is not a preferred location for large-scale residential development. The extent of lands zoned for residential use in the LAP should reflect this.</p>	<p>While the extent of residential zoning in the LAP has remained the same, the density of dwellings permitted on these lands has been reduced from the 2003 LAP by 43%.</p>

### 3.4 Additional Recommended Amendments to the Draft Local Area Plan as outlined in the Managers Report

The Managers Report on the submissions made to the Draft LAP also included a series on recommendations to the LAP following reconsideration by the LAP Team. The recommendations were subjected to AA Screening and environmental assessment: the environmental assessments of the main proposed amendments are detailed in the table opposite.

#### Section 4 Alternatives and the Plan

##### 4.1 Alternatives

An evaluation of the likely environmental consequences of a range of alternative strategies for accommodating future development in the Newcastle area was part of the SEA process. The scenarios were derived taking into account higher level strategic plans as well as the geographical scope of the area.

The scenarios provide alternative visions of how the future development of Newcastle might occur. They reflect a range of development pressures and responses that reflect current practice and conditions. The scenarios chosen were;

Scenario 1- Extend the lifespan of the 2003 Newcastle Local Area Plan  
Scenario 2- Market Led Growth  
Scenario 3- Consolidation of Village Expansion/Development of Character Areas

**Scenario 1** - This scenario involves the continuation of the implementation of the 2003 Local Area Plan for Newcastle. Higher residential densities would be prevalent throughout the plan lands leading to a reduction in the extent of burgage plots that would remain intact. The removal of existing hedgerows would also impact on the biodiversity network in the area. Higher density development would also have an impact on the archaeological and architectural heritage and landscape character of the area. Under this scenario, the necessity for the use of Sustainable Urban Drainage Systems (SuDS) in Newcastle would be less likely. Commercial development would be partially focused on the Main Street, with an expanded mixed use Village Core extending to the south (rear) of the Main Street.

##### Scenario 2 – Market Led Growth

This scenario would involve allowing growth to follow the demands of the development industry as previously expressed through rezoning submissions to the Development Plan process (and more recent proposed variations to the Development Plan), regardless of conformity with planning guidelines, infrastructure capacity or environmental constraints. The demand for rezoning has focused largely on areas of the plan lands that are presently un-serviced and which are located on the outer settlement edges of the plan lands. The substantial untapped development capacity of the existing Plan lands has not been considered in this approach, with a drive to rezone further lands, prior to the development of the current substantial greenfield residential land bank. This scenario would also lead to an increased demand on existing water/wastewater services, with little or no provision of community infrastructure to accommodate the existing and future population.

Table: Additional Recommended Amendments to the Draft Local Area Plan as outlined in the Managers Report

Recommendation	Assessment
<p><b>Archaeology</b> Augment objectives under Archaeology and Architecture to require in-situ preservation of, inter alia, significant archaeological features/deposits discovered during construction on lands to be occupied by planned open spaces and for such features to be accompanied by appropriate and sensitive explanatory signage.</p> <p><b>Cyclist and Pedestrian Links to Greenogue, Rathcoole, Hazelhatch and Saggart</b> Insert an objective into the Draft Plan's Accessibility and Movement Strategy that explicitly supports the provision of pedestrian and cycle routes at a wider level outside of the Plan Lands that will integrate with Newcastle's planned cycle and pedestrian network and links Newcastle with Hazelhatch, Rathcoole and Saggart to include for access to Greenogue (with street lighting) and routes towards the Luas stop in Saggart and rail stop in Hazelhatch.</p> <p><b>Parcel of Land at South-West Corner of Junction between Hazelhatch and Athgoe Roads</b> Include parcel of land at the south-west corner of the junction of Hazelhatch and Athgoe Road as part of Settlement Edge on Soft Settlement Edge Map (Fig 5.10).</p> <p>Where existing significant/historical structures exist along or immediately adjoining Main Street these structures, or parts thereof, and the settlement pattern will be incorporated, where possible, within the overall design scheme for any development site.</p>	<p>This amendment will strengthen the LAPs protection of Newcastle's archaeology by supplementing existing objectives to secure the preservation in-situ of features/deposits, discovered during construction, within planned open spaces. The explanatory signage will secure knowledge of the feature/deposit for future generations.</p> <p>This objective will support and encourage walking/cycling based movement patterns not only within the village settlement but between existing villages in the area. This will especially encourage a modal shift away from cars for those accessing public transport at Saggart and amenities, such as schools, in Rathcoole.</p> <p>Development on this site will have an adverse impact on protected views of Athgoe Hill, which forms part of the foothills of the Dublin Mountains and on the setting of Newcastle Farm, a Protected Structure. Mitigating measures such as limiting development to 3-4 single storey dwellings with a low profile roof will be required in order to avoid significant adverse impact to the landscape character of the area. It should also be a requirement to provide an appropriate green buffer with adjoining agricultural lands, to preserve views of Athgoe Hill and Lyons Hill at the eastern end of Hazelhatch Road to the south-west and that any development is sensitive to the setting of Newcastle Farm, a Protected Structure.</p> <p>These additions to the LAP will strengthen the village settlement pattern and preserve and protect the special interest and character of Newcastle's heritage.</p>

##### Scenario 3 – Consolidation of Village Expansion/Development of Character Areas

Under this scenario, the commercial heart of the village would be concentrated along the Main Street and away from the backland location of a link road running in an east to west direction as proposed in the 2003 LAP. The scenario would create a transition from the Main Street to the outer settlement edges with lower densities and also from the higher densities at the eastern edge to the lower densities in the west. The concept of Green Infrastructure<sup>1</sup> would also be prevalent throughout this scenario as a guiding theme for development.

Furthermore, under this scenario, the built heritage of Newcastle which includes extensive Protected Structures and Recorded Monuments and the Historic Landscape would be protected and utilized in such a manner as to enhance the overall historic character of the village. Cycle routes would be provided along the primary roads, with pedestrian routes provided throughout all the plan lands linking through the parks, enabling recreation whilst providing a pleasant environment for the existing and future populations.

Structures and Recorded Monuments and the Historic Landscape would be protected and utilized in such a manner as to enhance the overall historic character of the village. Cycle routes would be provided along

<sup>1</sup> Green Infrastructure refers to the construction of a green network to ensure the conservation and enhancement of biodiversity; the provision of accessible parks, open spaces and recreational facilities; the sustainable management of water; the maintenance of landscape character; and the protection and enhancement of the architectural and archaeological heritage

the primary roads, with pedestrian routes provided throughout all the plan lands linking through the parks, enabling recreation whilst providing a pleasant environment for the existing and future populations.

##### 4.2 Assessment of Alternatives Evaluation using the SEOs

The scenarios were evaluated using the SEOs and the Baseline information. The full description of the impacts of implementing the differing development alternatives on the receiving environment is contained within Section 7 of the Environmental Report. The summary evaluation table assessing the alternatives against the Strategic Environmental Assessment Objectives (SEOs) is set out opposite;

Table: Evaluation using the SEOs

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
<b>Alternative Scenario 1</b> Implement 2003 Newcastle Local Area Plan		<b>B3</b> <b>L1</b>	<b>M1 M2</b> <b>W1-W3</b> <b>CH1</b>	<b>HH1 C1 C2</b> <b>CH2</b>		<b>B1 B2</b>
<b>Alternative Scenario 2</b> Market Led Growth		<b>B3 HH1 S1 W1 W2 W3 C1 C2</b> <b>M1 M2 CH1 CH2 L1</b>				<b>B1 B2</b>
<b>Alternative Scenario 3</b> Consolidation of Village Expansion/Development of Character Areas	<b>W1 W2 W3 CH1 CH2 L1</b> <b>S1</b>		<b>B3</b>			<b>B1 B2</b>

**Synopsis of SEOs.**

<b>B1</b>	Avoid loss of habitats etc in designated ecological sites
<b>B2</b>	Avoid impacts by development within or beside these designated ecological sites
<b>B3</b>	Prevent loss of ecological networks
<b>HH1</b>	Protect human health - traffic/ incompatible landuses
<b>S1</b>	Re-use of brownfield lands
<b>S3</b>	Operate sustainable waste management practices
<b>W1</b>	Maintain and improve river, lake and surface water quality
<b>W2</b>	Prevent pollution of ground water
<b>W3</b>	To prevent floodplain development
<b>C1</b>	Reduce greenhouse emissions from travel
<b>C2</b>	Reduce car dependency and improve modal choice
<b>M1</b>	Provide Appropriate waste water treatment for new development
<b>M2</b>	Maintain and Improve the Quality of drinking water
<b>CH1</b>	Protect archaeological heritage
<b>CH2</b>	Protect architectural heritage
<b>L1</b>	Protect and avoid significant adverse impacts on the landscape

**Evaluation of Alternative Plan Scenarios**

Scenario 1, (the implementation of the 2003 plan), results in significant uncertain interactions with the SEOs in the long-term, many of which can be mitigated, but some such as the impact on landscape character and on the burgage plots which are unlikely to be mitigated.

Scenario 2 would result in a range of environmental conflicts including biodiversity, water quality, landscape character and climate change (an increase in the number of unsustainable traffic patterns with a decrease in public transport journeys giving rise to the production of greenhouse gases).

Scenario 3 is more likely to bring about better environmental outcomes because of its ability to protect the historical heritage of the area and integrate it into the biodiversity networks as well as the ability to provide for the SuDS network in the plan lands, as well as providing for increased connectivity and permeability thereby improving the surrounding environment.

The Proposed Local Area Plan option that has emerged from the Plan preparation process has a close correlation to Scenario 3.

**4.4 Effects of Amendments on Preferred Alternative**

The amendments to the Draft Newcastle Area Plan by the Elected Members in November 2012, as recommended in the Managers Report, resulted in a small number of changes to the policies proposed within the Plan. It was considered that all of these amendments are likely to result in environmental improvements to the Plan apart from the reintroduction of some residential development at the western end of the Village at the Athgoe Hill / Hazelhatch Junction (this site is zoned for residential development in the current Development Plan). The potential conflict here with the Conservation and Landscape SEOs is likely to be mitigated by the introduction of height restrictions, setbacks and confining the development potential to reflect the density of the existing dwellings on the outer Village edge.

The small number of changes proposed to the LAP was accepted by the Elected Representatives and the plan was adopted on the 12th November 2012.

### Section 5 Summary of Influence of The SEA Procedure on the Plan

Overall, the influence of the SEA process on the Newcastle Local Area Plan has been positive. The early identification of the important environmental issues within the plan area, and refinement of those issues during the scoping process and production of the Environmental Report allowed for adoption of meaningful environmental protection policies into the LAP. Continual assessment of policies and motions, as well as submissions and observations from interested parties also resulted in modification of policies for the benefit of the environment of South Dublin.

### Section 6 Monitoring

#### 6.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This SEA Statement identifies the proposals for monitoring the Plan which were adopted alongside the Plan.

Monitoring enables, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. In addition to this, monitoring can also play an important role in assessing whether the Plan is achieving its environmental objectives and targets - measures which the Plan can help work towards - whether these need to be re-examined and whether the proposed mitigation measures are being implemented.

#### 6.2 Indicators and Targets

Monitoring is based around the indicators which were chosen earlier in the process. These indicators allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives used in the evaluation. Focus has been given to indicators which are relevant to the likely significant environmental effects of implementing the Plan. The Council has introduced a series of measures (mainly GIS based ) to allow monitoring through the Development Management system.

Each indicator to be monitored is accompanied by targets which are derived from the relevant legislation and the advice of the EPA, see Section 10 of the Environmental Report. The table below summarises the indicators and information sources which have been selected with regard to the monitoring of the Plan.

#### 6.3 Reporting

An SEA Monitoring Report, evaluating the effects of implementing the LAP, will be prepared within two years of the making of the Plan.

#### 6.4 Responsibility

South Dublin County Council is responsible for gathering the monitored data, the preparation of the interim report and the implementation of corrective actions, where necessary.

SEO	Indicators	Information Sources
B1:	Percentage of relevant habitats and designated ecological sites lost	SDCC
B2	No. of significant adverse impacts to relevant habitats, geological features, species or their sustaining resources in designated ecological sites	SDCC
B3	Area of Biodiversity Network (County's primary ecological corridors) which has been lost without mitigation	SDCC
HH1	Indicator HH1: No of occasions that PM10 limits have been exceeded in at Air Monitoring stations Indicator HH2: Percentage of population that are exposed to unacceptable* levels of traffic noise	EPA Dublin Agglomeration Local Councils
S1	S1i: Area of brownfield land redeveloped S1ii: Area of greenfield land developed S1iii: Number of contaminated sites identified and remediated	SDCC SDCC SDCC
W1	Indicator W1i: Biotic Quality Rating (Q Value) and risk assessment Indicator W1ii: EPA Trophic Status of Lakes	EPA, Eastern River Basin District Reports As above
W2	Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	As above
W3	Number of developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk	SDCC
C1	C1i: Percentage of population within the County traveling to work or school by public transport or non-mechanical means C1ii: Average distance traveled to work or school by the population of the County	Census information As above
C2	Extent of developments built within areas served by high quality public transport	SDCC
M1	Number of new developments granted permission which cannot be adequately served by a public waste water treatment	SDCC
M2	Drinking water quality standards, (Microbiological, Chemical and Indicator parameters)	EPA
CH1	Number of unauthorised developments occurring which result in full or partial loss to entries to the Record of Monuments and Places - including Zones of Archaeological Potential	SDCC
CH2	CH2i: Number of unauthorised developments occurring which result in physical loss or loss entries to the Record of Protected Structures CH2ii: Number of additions to the Record of Protected Structures and the number of additional ACAs	SDCC SDCC
L1	L1i: Number of developments permitted in the Mountain, High Amenity, Liffey Valley and Rural zones L1ii: Percentage of developments permitted in the Mountain, High Amenity, Liffey Valley and Rural zones that have carried out landscaping proposals as required by condition	SDCC SDCC

\* As defined by the Dublin Agglomeration Noise Action Plan 2008 - 2013