

Section 4.0: Settlement Location Strategy & Design Principles

4.1 Vision

The vision for Glencullen is to achieve a thriving social and economically sustainable community with high-quality residential and recreational environments. The aim of this Local Area Plan (LAP) is to support this vision by protecting and enhancing the landscape, environmental and architectural heritage of Glencullen and ensuring that a full understanding of this heritage informs the location and design approach of any new development in Glencullen.



Photo 18: View along Boranaraltry Lane

4.2 Strategy

In order to fulfil this vision, the following settlement location strategy with design principles is being put in place. Based on the pre-draft public consultation outcomes (**Appendix 1**), the planning policy context for the area (Section 2), the outcomes of the Strategic Environmental Assessment (SEA) of the Plan (**Environmental Report**) the preferred settlement location strategy consists of the following elements:

1. Consolidation of the village core;

2. Consolidation and development of existing identified rural clusters;
3. Restricting new dwelling houses and other non-agricultural / tourism related developments outside the village core and identified rural clusters.

This settlement location strategy emerged from a detailed assessment against European, national and local environmental protection objectives (see **Environmental Report**). The strategy is also specifically seeking to avoid ribbon development in the plan area, which is in line with the County Development Plan policy. The preferred strategy is deemed as the most suitable for the local context. The three elements of the strategy are briefly described in turn.

Consolidation of the village core

This strategy supports development in the village core in line with the recommendations of the Source Protection Plan (SPP). While respecting the recommendations of the Source Protection Plan (SPP), the strategy aims to consolidate the village core as a centre of communal life of Glencullen and an important element of local identity. For these reasons, any new development should also strictly comply with the Glencullen Design Guide (see Section 6.0).

Consolidation of existing rural clusters

This element of the strategy aims to emulate the traditional clachan pattern of development which is characteristic of Glencullen by actively seeking to develop and consolidate existing identified rural clusters.

This will be achieved by:

- (a) in-fill / in-depth development where appropriate in the identified clusters;
- (b) the intensification of existing housing sites; and
- (c) the reuse / redevelopment of derelict structures (especially in former clachan clusters) for residential / tourism purposes.

By doing this, the strategy aims to revive original clachan clusters and to superimpose a clachan-type development pattern on the more suburban pattern of development, which has emerged since the 1960s. Any new development and renovation of derelict structures should strictly comply with the Glencullen Design Guide.

Restricting development outside village core and identified rural clusters

By focusing development to the village core and identified rural clusters, this strategy aims to prevent development in unsuitable locations. Unsuitable locations include those

visually and environmentally vulnerable areas referred to in Section 3.0 above and also land along and viewed from the main road axes (i.e. in the form of ribbon development). The strategy foresees that only the following types of development will be permitted outside the village core and the identified rural clusters:- extensions and other developments ancillary to existing dwelling houses; family flats and granny flats which are attached to and form part of existing houses; and, agricultural and tourism related development. The Plan also contains a special objective to encourage the development of a clubhouse for the Stars of Erin GAA club at its playing field.

4.3 Design Principles

In order to support the realisation of the vision for Glencullen as set out above, all development in the Plan area must follow well-defined design principles. These design principles are detailed in Section 6 (Glencullen Design Guide). The Design Guide stipulates that all new development within the Plan area has to achieve the following:

- good integration within the wider landscape;
- good integration within the existing settlement pattern;
- positive visual impact of the development in terms of design;
- good site landscaping.

The aim of the guide is for new development to move away from suburban-type forms, detailing and development layouts and to support new development which is more in tune with traditional settlement patterns, the landscape and heritage characteristics of the area.

This strategy with design principles will be implemented through the set of policies set out in Section 5.0 below and as shown on the Proposals Map (scale 1:5,000).