



# Draft Goatstown Local Area Plan



# Draft Goatstown Local Area Plan September 2011

# 1 Introduction

## 1.1 Introduction

Goatstown is a suburb located within the metropolitan Dublin area. Situated approximately nine kilometres south of Dublin City Centre, less than two kilometres east of Dundrum Town Centre and two kilometres west of the N11 corridor, Goatstown is an important confluence of a number of major radial and orbital routes that pass through the County of Dún Laoghaire-Rathdown. Section 3.2.8 of the County Development Plan 2004 – 2010 stated that:

*'A Local Area Plan will be prepared for the Goatstown area and development will only be permitted in this area as necessary infrastructure becomes available'.*

On foot of this objective, work commenced in late 2008 on a Pre-Draft Public Consultation exercise as a precursor to the preparation of a Local Area Plan for Goatstown.

## 1.2 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 – 20 of the Planning and Development Act 2000 (as amended). A Local Area Plan must be consistent with the objectives of the County Development Plan.

The Act states "A Local Area Plan shall be consistent with the objectives of the development plan, its core strategy, and any regional planning guidelines that apply to the area of the Plan and shall consist of a written statement and a plan or plans which may include –

- a. Objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or
- b. Such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including the objective of development of land on a phased basis and detail on community facilities and amenities and on standards for the design of developments and structures'.

This Plan is consistent with the objectives and provisions of the Dún Laoghaire-Rathdown County Development Plan 2010-2016. Once adopted by the Elected Members of Dún Laoghaire-Rathdown County Council, the Planning Authority and An Bord Pleanála must have regard to the provisions of the Plan when determining any planning applications for sites located within the Plan area.

## 1.3 The Purpose of the Plan

The Local Area Plan sets out a strategy for the proper planning and sustainable development of the area. It enables the local authority to carry out a detailed assessment of local planning issues, the results of which can then be used to inform planning policy. The Plan provides guidance for future development thereby ensuring that any change in the area respects and complements the local area.

There are a very limited number of sites within the Plan area that have any significant or realistic development / redevelopment potential. The principle challenge for the Local Area Plan is therefore, to encourage and guide future development that enhances Goatstown and strengthens the area's overall sense of place whilst at the same time protecting the residential amenity of existing residents.

## 1.4 The Plan Area

The Plan area originally identified for the initial Pre-Draft Public Consultation in late 2008 focused almost exclusively on the cross roads at 'The Goat' public house. However, feedback from the Pre-Draft Public Consultation indicated that Goatstown is perceived by locals and others as being a much broader canvas than the area simply defined by the crossroads. As a result the boundary of the Plan area was significantly expanded.

The revised Plan boundary is defined by Taney Hall, Taney Rise and Mount Carmel Road to the west; Larchfield Road, Friarsland Close and Trimbleston to the north; Goatstown Close, the allotments, Mount Anville and lands at Knockrabo to the east and Lower Kilmacud Road and Eden Park Road to the south (Map 1).

This extended Plan area incorporates the predominantly residential areas of Knocknashee, Taney, Larchfield, Hollywood, Farmhill, Willowfield and Goatstown Close. The Plan area also includes the small neighbourhood centres at Willowfield and Larchfield, the substantial grounds of Mount Anville School, Taney Church and Parish Centre and potential development lands at Knockrabo.

Spatially the crossroads represents an obvious focal point for the established residential communities in the area. While there is a reasonably diverse mix of uses in the immediate environs of the crossroads, there appears to be an overall lack of identity or sense of place associated with the general Goatstown area.

The reservation for the Dublin Eastern Bypass, which is located immediately to the east of the crossroads, has resulted in a significant portion of land in the Goatstown area being sterilised for over 30 years. This sterilisation has undoubtedly had a negative impact on the wider area. The established road network through the area serves as an

important orbital cross-County corridor and also a route from outer suburban areas beyond the M50 towards Dublin city centre. Extraneous traffic also flows through the residential estate roads in the Goatstown area which sometimes function as 'rat runs' to alleviate congestion on the local distributor roads. This manifests itself in a number of problems for the Plan area.

The Plan area is relatively well served by public transport, is highly accessible and has a wide range of educational and community facilities within the immediate locale. However, the area lacks a strong identity and focus and this is partly the result of the high volumes of traffic which pass through the area. There is some potential to partially alleviate these problems through the advancement of various development opportunities – to help upgrade the public realm - and by the delivery of major infrastructural projects such as the Blue Line Bus Rapid Transit (BRT) corridor, which has the potential to act as a major catalyst for change in the area.

## 1.5 Pre-Draft Public Consultation

Section 20 of the Planning and Development Act 2000 (as amended) states:

*'A planning authority shall take whatever steps it considers necessary to consult the Minister and the public before preparing, amending or revoking a local area plan including consultation with local residents, public sector agencies, non governmental agencies, local community groups and commercial and business interests within the area'.*

The Pre-Draft Consultation for the Goatstown Local Area Plan that took place in late 2008 included the following:

- An issues paper was prepared and placed on display for a six-week period in the Council's offices and libraries. This paper was also available on [www.dlrcoco.ie](http://www.dlrcoco.ie).
- Public Notices were placed in national newspapers inviting interested parties to make submissions over a six-week period, through November and December 2008.
- A public open day was held in Taney Hall on the 19th November 2008 where Planning Department staff were available to discuss the process with interested parties. Forms were also available to allow people make submissions on the proposed plan.

Attendance at the public open day was high with over 30 people attending the morning session and an estimated 60 people attending the evening session.

A total of 67 submissions were received from local residents and resident associations, local landowners, statutory bodies, transport providers and community groups in response to the Pre-Draft Consultation exercise. A broad range of issues were raised. The single biggest issue identified related to traffic and

transport (traffic, parking, Eastern Bypass, public transport, pedestrian and cyclists). A high number of submissions made reference to open space and community issues and also to issues concerning density, height and urban design. A report summarising the issues raised and setting out a series of responses and recommendations subsequently prepared to help inform the preparation of this Draft Plan is included for completeness as Appendix E.

While over two years has elapsed since the Pre-Draft Consultation process was undertaken, the overall context of the Plan area in the interim has remained almost entirely unaltered and unchanged. This is largely a response to the economic downturn and the consequent slowdown in construction activity. Accordingly the data and responses collated during the previous consultation process continue to remain relevant and valid.

## 1.6 Strategic Environmental Assessment (SEA)

The EU Directive on Strategic Environmental Assessment (SEA) requires European Union member states to systematically evaluate the likely significant effects of implementing a plan prior to its adoption. Having consulted the prescribed bodies and carried out an SEA screening process the Council considers that the Draft Plan is not likely to have significant effects on the environment (See Appendix A for further details of the SEA screening).

## 1.7 Appropriate Assessment (AA)

The EU Directive on Habitats requires European member states to assess whether a plan has any significant effect on a Natura 2000 site. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are Natura 2000 sites. Having carried out an AA screening process the Council considers that the Draft Plan is not likely to have a significant effect on any Natura 2000 sites. (See Appendix B for further details of AA screening).

## 1.8 Planning Policy Context

The Draft Local Area Plan is informed by a hierarchy of European, National, Regional and Local planning policy documents and guidelines. These are set out more fully in Appendix C.

