

3 Development Policy

3.1 Introduction

Goatstown is a well-established community and as a consequence the overall urban form and layout of the area is substantially in place. Opportunities to amend and/or improve the urban form and enhance the area's identity are relatively limited due to the small number of sites that have any realistic development / redevelopment potential. Any new development to be introduced to the Plan area should seek to address obvious deficiencies and incorporate uses and design that enhances the overall environment.

Undoubtedly, the Eastern Bypass reservation corridor, has constrained the evolution and development of Goatstown over the last three decades. While this Plan provides a vision for the area and sets out policy to encourage and guide new development, the reservation corridor will continue to be a major obstacle in the overall development of Goatstown.

The purpose of this section is to set out development guidance for particular uses. Policy objectives for each of the particular uses are outlined followed by a brief description of the relevant issues for each development category. The categories addressed in this section include Residential Development, Neighbourhood Centres, Community & Social Infrastructure, Open Space & Biodiversity and Architectural Heritage & Conservation.

3.2 Vision

In planning terms the overall vision for the area is to create a distinctive and vibrant urban village that is an attractive place to live and socialise underpinned by a high standard of urban design, smarter public transport and a range of community, social and local retail facilities. New development should seek to enhance the local built environment, provide for a greater mix and variety of residential accommodation and, where possible, should be designed to create defined streetscapes and a stronger identity and sense of place.

3.3 Residential Development

RD1: *It is an objective of the Plan that all new residential development within the Plan area shall provide for a mix of household types, sizes and tenures that both complements and enhances the existing residential mix.*

The Plan area is predominantly residential. With the exception of some limited new higher density development constructed within the last 5 – 6 years, the area is characterised by low-density, low-rise housing largely developed throughout the sixties, seventies and eighties.

The suburban residential estates including Birchfield, Knocknashee, Hollywood, Willowfield, Larchfield, Farmhill and Taney comprise predominantly 'standard' detached and semi-detached two-storey dwelling houses. The majority of the dwelling houses are served by front and rear gardens and both benefit from on-street and off-street parking. The only exceptions to this type of ubiquitous development are at Roebuck Park and Friarsland Road.

Newer residential development at Trimbleston and Goatstown Close, completed in the last 5-6 years, have introduced a greater mix and variety of dwelling types and sizes including apartments and terraced units. This introduction of diversity and variety has generally enhanced the built environment and created opportunities to broaden the social and demographic mix in the Plan area.

Successful and sustainable communities are generally considered to include a mix of household types and sizes to cater for people from a mix of cultural and socio-economic backgrounds. New residential schemes in Goatstown should seek to cater for a greater mix of dwelling types, sizes and tenures in order to encourage the development of sustainable communities.

Larger residential developments, which may be possible on the Knockrabo sites, should include a residential mix that can support a variety of households and cater for the needs of different stages of the lifecycle. By providing greater choice, people could, over time, have the opportunity to access suitable accommodation for their changing needs while continuing to live in the area.

New residential developments should be based on inclusive design, to ensure that all persons, regardless of any mobility impairments, will be able to use space on equal terms. Smaller infill schemes should include housing types that complement those that already exist in the Plan area thereby creating a better mix of units overall.



Photo : 1 Knocknashee

RD2: *It is an objective of the Plan that new residential development shall comply with the Guidelines for Sustainable Residential Development in Urban Areas and accompanying Urban Design Manual (May 2009).*

In accordance with the provisions set out in the 'Guidelines for Sustainable Residential Development in Urban Areas' and accompanying Urban Design Manual, (see table 7C.1) all new residential development should provide a high quality residential environment for future occupants while respecting the residential amenity of neighbouring properties.

In response to strategic policy objectives aimed at densifying and intensifying land use within the Greater Dublin Metropolitan area, infill development, including houses on side / rear gardens, should be facilitated and encouraged but only where such development positively contributes and integrates with the built environment, respects the residential amenity of neighbouring properties and provides for a high standard of residential amenity for future occupants.



Photo : 2 Development at Trimbleston, Goatstown

3.4 Neighbourhood Centres

NC1: *It is an objective of the Plan that new development located within neighbourhood centres shall incorporate a range of uses that contribute towards the creation of a sustainable community and a vibrant urban village.*

There are three established neighbourhood centres within the Plan area. These centres generally cater for a range of lower order local retail and retail services, albeit there are a few smaller more specialist retail outlets. In addition to the primary provision of retail facilities, these centres function as de facto focal points for the local community.

In terms of size, the principle neighbourhood centre is located at Goatstown Crossroads and includes lands at 'The Goat' and the Topaz garage opposite. Apart from 'The Goat' public house, which undoubtedly acts as a local focal point, there is an overall lack of identity and sense of place associated with this centre. This is largely due to the dominance of the



Photo : 3 Larchfield / Farmhill Neighbourhood Centre

road network in the area and the absence of any defined or discernible streetscape, either within or on the edges of the site. The lack of identity is possibly also influenced by the limited retailing offer which, in turn, is probably a consequence of the Plan area's proximity to the major shopping centres at Dundrum and Stillorgan.

Goatstown Crossroads provides a low quality urban environment with through traffic taking precedence over the 'sense of place' function of streets. Road access and vehicular movements continue to have priority over pedestrians and cyclists. There is a notable lack of active street frontage at the Crossroads.

'The Goat' is the only public house in the local area. It is undoubtedly important in terms of its social function and its contribution to the character of the area and local identity. Historic photographs of the area indicate that a commercial use at this location is long established. It is considered that a public house function should continue to form part of any future development / redevelopment proposals for this area.

Opposite the Goat, a filling station, two commercial units and a garden centre occupy the lands on the northern side of Taney Road. These units are well set back from the road and as a result fail to establish any discernible or defined streetscape. This further weakens and dilutes the Crossroad's character and sense of place.

The potential to create any form of identity and enhancement of sense of place in the wider Plan area will be strongly influenced by any coherent redevelopment proposals for the lands at 'The Goat' and at the Topaz garage and its adjoining retail units. New development at these sites should include a variety and mix of uses to properly reflect the neighbourhood centre status of the site and incorporate a layout and design that creates a distinctive urban village centre. Detailed design guidance in this regard is set out in the Site Framework Strategies (Section 6).

The two smaller neighbourhood centres Willowfield Park and

Farmhill / Larchfield, while relatively limited in floorspace terms, nevertheless represent important nodes of activity for the surrounding residential communities.



Photo : 4 The Goat Public House

NC2: *New signage shall be proportionate to the scale of the building and shopfront and should not dominate its appearance. New commercial development comprising of three units or more shall include a coherent signage strategy detailing the dimensions of all signage and a common palette of materials to be used.*

In all three of the centres, the quality of the shopfront and signage characterises the local streetscape. Accordingly, any development proposals within the centres should include signage that is appropriate in terms of size, design and materials and which, individually and collectively, makes a positive contribution to the streetscape.

3.5 Community & Social Infrastructure

The provision of a proportionate level of community and social facilities is a prerequisite to the promotion and development of any sustainable community. A comprehensive audit of such facilities in the Goatstown area confirms that there is a reasonable range and mix of facilities and amenities both within, and immediately adjacent to, the Plan area.

3.5.1 Education

CS1: *It is an objective of the Plan that all planning applications for large residential developments within the Plan area shall include a report setting out the demand for school places likely to be generated by the proposed development and the capacity of existing schools in the vicinity to cater for such demand.*

While there is only one school located within the Plan area there are a number of other schools within close proximity to the Plan boundary. Mount Anville, which includes Montessori, Junior and Secondary fee-paying schools, occupies a substantial landholding in the south-eastern quadrant of the

Plan area. With the exception of the Montessori component, the school caters exclusively for girls.

There are five primary schools within 500 metres of the Plan boundary. Our Lady's Grove Garrán Mhuire Primary School on Goatstown Road, Taney School at Sydenham Villas and the Muslim National School on Roebuck Road are all non-fee paying co-educational schools. Mount Anville Primary School on the Lower Kilmacud Road is a non-fee paying girls primary school. St. Killian's Primary German School located in the Eurocampus on Roebuck Road is a co-educational fee paying school.

The nearest secondary school to the Plan area is the Jesus and Mary College on Goatstown Road, a non-fee paying girls school. The nearest boys secondary schools are located in Stillorgan and include St. Benildus College on the Upper Kilmacud Road and Oatlands College on the Old Dublin Road. The Lycée Français d'Irlande secondary school and St. Killian's German school, both fee paying co-educational schools, share a campus on Roebuck Road within 500 metres of the Plan boundary.

In terms of third level education, University College Dublin is located on the largest campus in the State only one kilometre north of the Plan area. Prospect Hall, in Willowfield Park, accommodates the Open Training College, a division of St. Michael's House providing training for staff throughout Ireland working in the field of disability. Stillorgan College of Further Education provides a range of full-time and evening courses including PLC courses, further education and adult education programmes while the College of Further Education Dundrum also offers a variety of courses including PLC courses and further learning programmes.

3.5.2 Childcare

CS2: *It is an objective of the Plan that all planning applications for larger residential developments shall be required to provide one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units unless it is satisfactorily demonstrated that there is already adequate childcare provision in the area.*

Having regard to the predominantly residential nature of the Plan area and the prevalence of family size dwellings, the provision of adequate childcare facilities represents a crucial component of the social infrastructure. The audit of community facilities identified a number of privately run childcare facilities within and surrounding the Plan area. In addition, two childcare facilities have been granted planning permission in conjunction with the recent Trimbleston residential development and a further childcare facility has been permitted as part of the residential development at Our Lady's Grove. Two of these facilities, however, have yet to be constructed.

3.5.3 Healthcare

CS3: It is an objective of the Plan to facilitate healthcare facilities at appropriate locations within the Plan area where there is a justified need for such facilities

Primary healthcare provision for the Plan area is centred on the Balally Primary Care Centre (based in the Rockfield Medical Campus Dundrum) and the Stillorgan Primary Care Centre, at St. Brigid's Road, Stillorgan. In addition to public health services there are a number of private GP and dental practices and alternative medicine practitioners both within and in the general environs of the Plan area.

3.5.4 Care for the Elderly

CS4: It is an objective of the Plan to facilitate purpose built accommodation for older people within the Plan area that provides for a high quality residential environment to include an appropriate level of useable and passive public open space.

With regard to residential care for older persons there is one private nursing home located within the Plan area – Cedar House Nursing Home in Mount Anville Park – albeit there is an additional facility in close proximity to the Plan area – the Little Sisters of the Poor Holy Family Residence on Roebuck Road. The County's ageing demographic will almost certainly result in increased demand for accommodation for older persons – including nursing homes and independent living options. Any proposals for nursing homes within the Plan area shall be required to demonstrate compliance with Section 6 of the National Quality Standards for Residential Care Settings for Older People in Ireland.

3.5.5 Community Facilities

CS5: It is an objective of the Plan to facilitate and encourage additional community facilities where it is considered that they will enhance the local area.

Community facilities incorporate a range of uses which are open to all members of the community and which generally seek to enhance the overall quality of life within a given area. In addition to educational facilities, community facilities also normally include such uses as libraries, swimming pools and community centres.

Taney Parish Centre, located on Taney Road, is a valuable, well-used community asset providing a range of facilities and activities for all sectors of the community – both young and old. In addition to providing a range of formal / structured classes the centre caters for more informal meetings, training sessions and celebratory events.

A resource centre was approved as part of the Goatstown Close local authority residential development. However, at the request of the local community the centre was not



Photo : 5 Taney Parish Church

constructed. While there is no library specifically within the Plan area there are Council libraries located close by in Dundrum and Stillorgan. Similarly, while there is no swimming pool within the Plan area, access to public swimming pools is readily available both at Glenalbyn, Stillorgan and at the Dundrum Family Recreation Centre, Meadowbrook.

3.6 Open Space & Biodiversity

OS1: It is an objective of the Plan to ensure that existing public open space areas are maintained to a high standard and enhanced where resources permit.



Photo : 6 Deer Park

The provision of adequate, quality open space is a fundamental element in the promotion and development of high quality residential environments and should be integral to the character of any area. Open space can play an important role in the establishment of a sense of place and identity. Open space provides for both passive and active amenity. The 'Guidelines for Sustainable Residential Development in Urban Areas' (DoEHLG 2009) recognise that 'public open space can have a positive impact on physical and mental well being as it provides spaces to meet, interact, exercise and relax'. (See Appendix C)

The principle areas of public open space in the Plan area are focussed at Taney, Birchfield, Knocknashee and Trimbleston. It is a key objective of the Plan to conserve and to ensure the integrity of these existing public open spaces and to enhance them where circumstances and / or resources allow.

The Plan area, however, also benefits from its close proximity to Deer Park Public Park and the established sports ground only 150 metres east of the Plan boundary and accessible from Mount Anville Road. The Park comprises of 18 hectares formal and informal open space and includes playing pitches, tennis courts and a playground. The Plan area also adjoins Rosemount Park, which is accessible via a pedestrian entrance on Larchfield Road. Rosemount Park is a relatively large area of open space and includes a playing pitch.

Mount Anville allotments are located within the Plan area and are accessed from Mount Anville Road. The allotments are owned and managed by the council



Photo : 8 Open Space at Taney

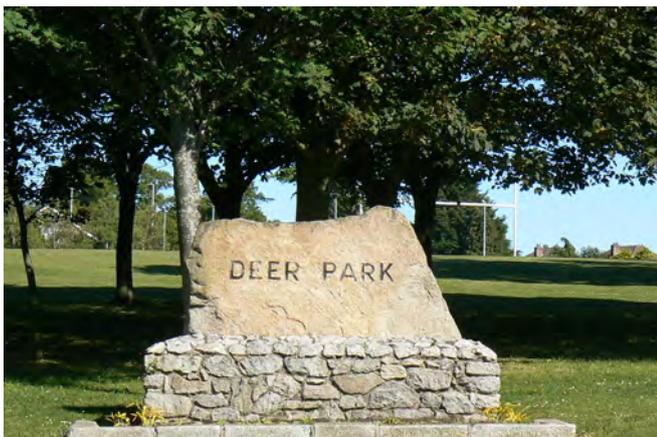


Photo : 7 Deer Park Public Park

OS2: It is an objective of the Plan to investigate and facilitate the provision of a children's playground and / or multi-use games area on the established open space area bounded by Taney Crescent and Taney Avenue.

There is currently a deficit of active recreation space in the Plan area, particularly recreation facilities for use by sports and recreation clubs. The Irish Glass Bottle site located just off the Goatstown Road is zoned 'F' with a stated objective 'to preserve and provide for open space with ancillary active recreational amenities'. While this privately owned site was formerly occupied by recreational facilities it is currently unused and not maintained. The site would be an eminently suitable option for active recreation space having regard to its existing use and zoning.

There is no formal children's playground within the Plan area – the nearest is located in Deer Park. The area would benefit from additional playground provision given the predominance of family-size dwelling houses. The established open space area at Taney Crescent has been identified for such a facility.



Photo : 9 Example of Playground

OS3: It is an objective of the Plan to protect and enhance biodiversity within the Plan area in accordance with the Green City Guidelines.¹

The Green City Guidelines stress the need to effectively incorporate biodiversity into new development. The integration of biodiversity within new development provides an opportunity to create attractive residential environments and possibly add value to residential developments. Biodiversity should be considered at the outset of the design process for new development.

Basic habitat assessment to identify biodiversity features should be carried out and used to inform the design and layout of any new medium to high-density developments. New planting schemes should include predominantly native species. Water features that can significantly increase biodiversity value should be considered in the design of new developments where site characteristics / topography allow.

¹ Green City Guidelines produced by UCD Urban Institute Ireland, Dún Laoghaire-Rathdown County Council and Fingal County Council were published in 2008

OS4: *It is an objective of the Plan to protect and preserve mature trees / groupings of trees that add to the character and visual amenities of the area.*

Trees enhance the visual amenities and character of an area. In relative terms the Goatstown area has relatively good mature tree coverage and this helps contribute to the overall appeal of the local environment. There are a number of trees and tree groups within the Plan area, which are specifically identified and protected in the County Development Plan 2010-2016. These trees, in addition to other attractive tree groupings, are identified on Map 2.

OS5: *It is an objective of the Plan to retain the mature trees located along Mount Anville Road, between Goatstown Crossroads and the entrance to Mount Anville Park.*

There are a number of mature trees located on Mount Anville Road, between Goatstown Crossroads and the entrance to Mount Anville Park, which contribute significantly to the character of the area and provide an attractive approach to Goatstown neighbourhood centre. These trees shall be retained and protected.



Photo : 10 Trees on Mount Anville Road

OS6: *It is an objective of the Plan to plant additional trees along the perimeter of the established open space area bounded by Taney Crescent and Taney Avenue.*

The existing open space located in the Taney Estate, bounded by Taney Crescent and Taney Avenue, would benefit from additional planting particularly along the northern and western boundary of the open space. Such planting would enhance the visual amenities of the area generally and improve the setting for the open space.

OS7: *It is an objective of the Plan that proposals for new development should include measures to retain existing trees and incorporate them into the overall landscaping plan.*

The mature trees located on the open space at Trimbleston demonstrate the value of retaining trees in new developments as they undoubtedly add to the attractiveness of the

residential environment. New developments should include proposals to retain existing mature trees where appropriate and provide for planting of new trees. In large residential developments where it is required to provide public open space, existing trees should be incorporated into the overall landscape scheme and used to enhance public open space.



Photo : 11 Trees incorporated into Trimbleston Development, Goatstown

3.7 Architectural Heritage and Conservation

AH1: *It is an objective of the Plan to protect the architectural heritage of the area including Protected Structures within the Plan area in accordance with the relevant legislation and best practice procedures.*

Goatstown has an impressive architectural heritage as is evident in the number of Protected Structures within the Plan area (Appendix D). Historic buildings and structures provide a reminder of the area's history and enrich the character of the area.

AH2: *It is an objective of the Plan to facilitate the reuse of older buildings while maintaining their character and special interest.*

Sympathetic maintenance, re-use and adaptation ensure that old buildings create environmental and economic benefits while enhancing the area's character and identity.

In addition to Protected Structures, there are a number of historic buildings within the Plan area that contribute to the area's character and local identity. While these buildings do not warrant inclusion in the Record of Protected Structures they are highly valued by the community for their local historic interest and contribution to the area's sense of place. Examples of such buildings include Drummartin Terrace, the terrace of cottages located northeast of Goatstown Crossroads and the vernacular two-storey structure that forms part of 'The Goat' public house.



Photo : 12 Retail Units, Goatstown



Photo : 13 The Goat, Original Vernacular Building, Goatstown

AH3: *It is an objective of the Plan that any proposal for development within the curtilage of a Protected Structure shall be designed to protect the setting and character of the protected structure.*

There are number of Protected Structures within the Plan, located on relatively large sites, which may have potential to accommodate additional infill development. Any proposals for infill development within the curtilage of a Protected Structure should be of a high quality design that respects and complements the setting and character of the Protected Structure. Photomontages which illustrate the relationship between the proposed development and the Protected Structure should be included as part of any planning application. With regard to any works along Mount Anville Road including the proposed Quality Bus Corridor, any proposals should seek to retain and (where necessary) minimise any impact on the boundary walls of the Protected Structures located on this corridor including Hollywood House, Cedarmount, The Garth, Theandra and Knockrabo Gate Lodge

AH4: *It is an objective of the Plan to investigate the designation of Drummartin Terrace as an Architectural Conservation Area (ACA).*

Drummartin Terrace is an attractive collection of single-storey vernacular cottages. Their character is created by a combination of the plot widths, height, window size, slate roofs, red brick chimneys and iron railings along the front boundary. A number of the cottages have been extended and modified and in some cases their original character has been damaged or lost. While the cottages may need to be extended and renovated to bring them up to modern day standards, any future development should respect and enhance their collective character. Refurbishment of the cottages shall incorporate the retention of the features that contribute to the character of the buildings. Any extension shall be designed to respect the existing cottage, in terms of scale, mass and design. Extensions may be contemporary in terms of design but should not be visible above the ridge line of the original cottage.



Photo 14: Drummartin Terrace, Goatstown

3.8 Water & Drainage Infrastructure

WD1: *It is an objective of the Plan that no significant development shall be permitted in the Goatstown Environs (upstream of the Goatstown Road/Roebuck Road junction) until the necessary foul sewer upgrade work is provided for on Goatstown Road from the environs of the Goatstown Road/Roebuck Road junction to the environs of Larchfield Road*

It is critical that the adequacy of water and drainage infrastructure is considered and addressed at the earliest stages of any proposals for new development within the area presented above. Consultation with the Water and Drainage Section of the Council is encouraged as early as possible in the overall planning process.

WD2: It is an objective of the Plan to ensure that all development proposals incorporate appropriate Sustainable Drainage Systems (SuDS)

All new development should comply with the Greater Dublin Strategic Drainage Study in terms of sustainable drainage systems. The Council is committed to the use of Sustainable Drainage Systems for dealing with run off from new developments.

SUDS installations include permeable pavements, ponds, wetlands, green roofs and other landscaping elements. These features may also provide amenities to local communities and enhance biodiversity.

WD3: It is an objective of the Plan to augment and rehabilitate the local water distribution network to ensure that existing and future populations shall have an adequate high quality water supply

Existing and future populations within the Plan area should continue to have access to adequate high quality clean drinking water. The water network in the area is adequate for current needs and modest new infill development. In order to cater for any significant new development generating a high water demand, the existing local water distribution network may have to be augmented and rehabilitated.

WD4: It is an objective of the Plan that where there is potential for flood risk, a flood risk assessment shall be carried out in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (DoEHLG & OPW 2009).

The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) introduce mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. Planning applications for development in areas where flood risk may be present will be assessed in accordance with the provisions of these Guidelines. Where flood risk is potentially considered to be an issue, a flood risk assessment should be carried out. There is a localised area of flooding from the combined sewer system on Larchfield Road due to capacity issues on the downstream network.