

# Glencullen Local Area Plan 2008

Economic Development & Planning Department  
Dún Laoghaire-Rathdown County Council

March 2008



# Glencullen Local Area Plan 2008

The Glencullen Local Area Plan (LAP) has been prepared in accordance with the requirements of the Planning and Development Act, 2000 and the Planning and Development Act(s), 2002 - 2006.

Dún Laoghaire Rathdown County Council adopted this Local Area Plan (LAP) on 10th March 2008.

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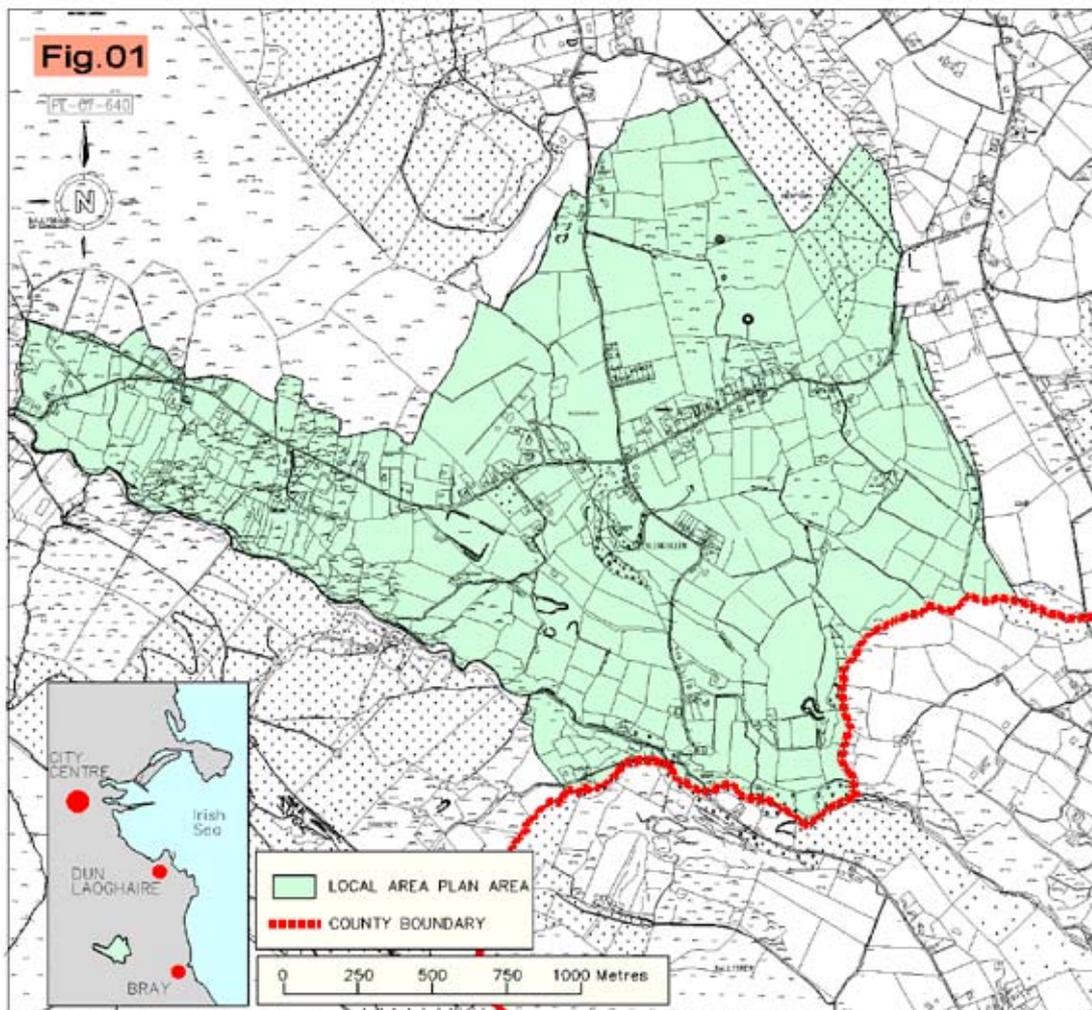
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# Section 1.0: Introduction

## 1.1 Background to the Plan

This Local Area Plan (LAP) sets out a sustainable settlement location strategy with design principles for the Glencullen area, the extent of which is shown on **Figure 1**. Glencullen is an upland un-serviced rural area in the Dublin Mountains. It is characterised by a dispersed settlement structure set in a highly sensitive and vulnerable receiving environment with includes a rich cultural and natural heritage. Glencullen is zoned in the 2004 – 2010 Dún Laoghaire Rathdown County Development Plan as a “High Amenity Area”. Within a “high amenity area” any development not related directly to the area’s amenity potential or its existing use for agriculture, mountain or hill farming is not permitted.

**Figure 1:** The Plan Area



Glencullen continues to experience development pressure; particularly one-off rural housing sought in the main by the local population. There is a pressing need to assess the carrying capacity of the local environment to accommodate local rural development and on foot of same to create a local settlement strategy, which satisfactorily accommodates local rural development. In this regard the 2004 – 2010 Dún Laoghaire Rathdown County Development Plan contains a *Special Local Objective* to prepare a Local Area Plan (LAP) for Glencullen that is in keeping with the unique rural character of the area. On foot of this County Development Plan Objective the Council has prepared this **Glencullen Local Area Plan** (hereinafter referred to as the Plan).

## 1.2 The Plan Location and Area

Glencullen is located in the Glencullen River Valley in the Dublin / Wicklow Mountains on the southern fringes of the Dublin / Wicklow Mountains on the southern fringes of the Dublin conurbation within the administrative area of Dún Laoghaire Rathdown County Council. It is located some 15 km from Dublin City Centre and it abuts the county boundary with County Wicklow. Glencullen is located on an east-west mountain

route (Ballybetagh / Ballybrack Regional Road R116), linking urban areas in the east such as Loughlinstown and Shankill via Glencullen to Tallaght in the south west of Dublin.

The Plan area as defined on **Figure 1**, comprises 5 square kilometres of upland rural townlands, extending from Newtown, and Ballybetagh in the east through Glencullen and Brockey and over to Ballybrack in the west. This area contains the main concentration of settlement in the valley, with a population equivalent of approximately 500 persons. The Plan area centres on Glencullen village, located at c.270 metres above sea level, which is organically clustered to the east of the crossroads of Ballybetagh / Ballybrack Regional Road (R116) and Ballyedmonduff/Bridge Road.



**Photo 1:** View from Boranaraltry Bridge eastwards



**Photo 2:** View of Valley from Glendoo Mountain westwards

### 1.3 The Purpose of the Plan

The purpose of the Plan is as follows:-

- To interpret national and local rural planning policy and relate it to the Plan area.
- To identify those aspects of the receiving environment which are at risk from unplanned inappropriately located development and to establish policy / measures to protect and enhance those aspects of the environment.
- To establish the carrying capacity of the local environment to accommodate rural development and consequently to fashion local settlement location policies which take account of these relevant constraints and opportunities.
- To give guidance to the local population on the nature (type), extent and location of rural development that may possibly be accommodated within the Plan area and the infrastructure necessary to service it.
- To give guidance on the scale, form and design of rural development which is appropriate to this locale.
- To implement the **Source Protection Plan** at Glencullen and to prohibit any development which would conflict with the objectives of the **Source Protection Plan** (Source Protection Plan for the Two Wellfields at Glencullen, Co. Dublin, Eugene Daly Associates, November 2005).

### 1.4 The Objectives of the Plan

The objective of the Plan is to create a sustainable settlement location strategy that will:

- Accommodate local rural development needs without having adverse impacts on the environment;
- Protect and enhance the cultural and natural assets and heritage of the area;
- Ensure that a full understanding of this cultural and natural heritage informs the location and design approach of new development.

### 1.5 The Legal Status of the Plan

This Plan is a statutory plan prepared under the provisions of the Planning and Development Act, 2000–2006 (Sections 18-19 of the Act). A Local Area Plan must be consistent with the objectives of the County Development Plan. The Local Area Plan for Glencullen is consistent with the objectives of the 2004 – 2010 Dún Laoghaire Rathdown County Development Plan. In addition to this, the Plan takes into account the outcomes of the

**Pre-Draft Public Consultation** exercise which was carried out in September / November 2004 (see **Appendix 1**).

## 1.6 The Plan Period

From the date of its adoption by the Council, the Plan will be valid for a period of 6 years or until such time that any provision of the Local Area Plan conflicts with the County Development Plan 2004 – 2010 as a result of a variation or new County Development Plan.

## 1.7 Strategic Environmental Assessment (SEA)

In view of the sensitivity of the receiving environment at Glencullen (landscape character, architectural heritage, areas of conservation sensitivity, glencullen river, water quality) the Council determined that the implementation of a Local Area Plan would be likely to have significant effects on the environment. Consequently, in accordance with Planning and Development (Strategic Environmental Assessment) Regulations 2004, the Council carried out a Strategic Environmental Assessment (SEA) of the Proposed Local Area Plan. The findings of the SEA are expressed in the **Environmental Report**, which, while constituting part of the Plan documentation, is presented as a separate document.

The **Environmental Report** was prepared in conjunction with the preparation of the Plan and the Plan has been informed by environmental considerations. The likely environmental effects of the Plan (and the alternative development scenarios considered) are predicted in the **Environmental Report** and their significance is evaluated with reference to the area's environmental baseline. The **Environmental Report** therefore provides a clear understanding of the likely environmental consequences of decisions regarding the location of rural development in the Plan area. The mitigation measures needed to offset the potential adverse effects of the Plan and future monitoring proposals have been transposed from the **Environmental Report** into the Plan.

## 1.8 Structure of the Plan

The Plan documentation comprises this Written Statement, the Proposals Map (A1 Drawing, Scale 1:5,000) and the **Environmental Report** (see above). A non-technical summary of the **Environmental Report** is provided in **Appendix 2** of this Written Statement. Where a discrepancy occurs between

the Written Statement and the Proposals Map, the Written Statement will take precedence.

Form of the Written Statement:

**Section 2** (Planning Policy Context) sets out the national, regional and local planning policy context for the Plan area.

**Section 3** (Local Context/Environment Appraisal) provides an overview and appraisal of the local context / receiving environment.

**Section 4** (Settlement Location Strategy and Design Principles) presents the overall settlement location strategy with design principles for the area.

**Section 5** (Plan Policies) sets out the Plan policies with respect to housing, environment, landscape preservation and enhancement, cultural heritage, local economic and community development and transport.

**Section 6** (Glencullen Design Guide) contains the Design Guide for the Plan area.

**Section 7** (Monitoring and Review) sets out proposals for the monitoring of development in the Plan area with respect to its impact on the environment and proposals for the review of the Plan.