

Appendix 1

Pre-Draft Public Consultation

Pre-Draft Public Consultation Process

The 2004 – 2010 County Development Plan states that a Local Area Plan will be prepared for Glencullen on foot of the Council Objectives to: (a) prepare a plan for the village and its environs that is in keeping with the unique rural character of Glencullen and, (b) to establish an aquifer protection zone at Glencullen and accordingly to prohibit any development which would conflict with this objective. It is against this background that the Planning Department has commenced the preparation of a Local Area Plan (LAP) for the wider Glencullen area.

The Planning and Development Act 2000 requires a Planning Authority to take whatever steps it considers necessary to consult the public before preparing a Local Area Plan. In this regard formal Pre-Draft Public Consultation with respect to the proposed Glencullen Local Area Plan was carried out over a six-week period from 28th September 2004 to 8th November 2004.

A variety of community consultation techniques were used during this period in order to: inform as wide a range of interested parties and individuals as possible that an LAP is to be prepared for the area; explain the strategic planning policy framework for the plan area; clarify the plan making process; and, outline how people can contribute to the plan making process and ultimately the LAP. These techniques included the following:

- A Public Notice appeared in two National Newspapers stating that the Council intends to prepare a Local Area Plan for the area in question and inviting interested parties / individuals to make submissions in writing (incl. using email) within the six week period;
- An 'Issues Paper' (September 2004) and plan of the proposed plan area were produced and these were distributed to community and interest groups, public sector agencies, and non-governmental agencies. The 'Issues Paper' and plan were put on public display for the duration of the public consultation period at the Council's Offices in Dún Laoghaire and Dundrum. The 'Issues Paper' was available for viewing on the Council's Web site and in each public library in the County. Interested parties / individuals were invited to comment and/or identify additional key issues in writing or via email during the preparation of the Draft Plan;
- An 'in the community' Public Information Day / Open Day was held on 28th October 2004 and on 2nd November

2004 at Glencullen Library. These Open Days included an exhibition on the Local Area Plan process and a map of the proposed plan area. Planning Officials were on hand to answer queries and information leaflets and copies of the 'Issues Paper' were available for people to take away. Articles advertising the open days appeared in *Panorama* – a well-read and widely circulated local community magazine and in the Parish Newsletter. These events were successful with 60 plus members of the public attending the sessions.

Resulting from this Pre-Draft Public Consultation process the County Council received 40 written comments. These are summarized below.

Pre-Draft Public Consultation Outcome

The comments are synthesized under a series of umbrella headings as follows:

Village Structure / Design:

- Development outside of the existing village envelope should be restricted and the village should be clearly defined on all approach roads (a suggested village boundary has been submitted by An Taisce)
- A location for village consolidation includes the fields to the north-east of the crossroads between the existing houses and the school, public house, church etc. (site location map submitted)
- The traditional village form should be reinforced with new build (including walls, railings etc) located adjacent the road creating a street edge
- A Village Green in front of the Public House / at the crossroads should be sought and this would help create a village atmosphere / A Village Green is unnecessary and undesirable
- Ribbon development is preferable to creating a village where local people would not be able to afford the sites
- The boundary treatment and curtilages of existing commercial / community facilities could be improved
- Conditions should be imposed on grants of planning permission ensuring that dry stone-walls and other natural / traditional features be retained; Council has failed in this regard to date.
- No high-rise development should be allowed; it should be an objective of the Council to protect the highlands of Glencullen from development creep when the currently zoned lands in Kiltiernan have been fully developed in 5-10 years time.

Residential Development:

- Local growth is best accommodated by facilitating cluster and village development
- Ribbon development should be allowed in order to facilitate local people building on their own lands
- Blinkered implementation of Council objectives (RES 18) on the control of one-off housing detracts from the greater impact on the area of the physical appearance of the structures that actually get built; there should be a greater emphasis on the siting and design of buildings
- A favourable view towards planning for local people living inside and outside the village boundary (1km radius) should be taken irrespective of where or what they work in – as per Rural Communities Focus Group submission during the review of the County Development Plan and as per the Rural Housing Guidelines
- Residential development should be restricted to / reserved for local people only / Social Housing should be provided
- Fiery Lane, Walsh's Lane, Boranaraltry Road and Campbell's Lane should be recognised as residential clusters
- Restrictions on the occupation of dwellings for a specific timeframe to the applicant required
- The re-use by local people of abandoned rural buildings / ruins should be encouraged

Employment Generating Uses / Tourism:

- Industrial uses should be totally excluded from the area
- In tourism parlance the concept of an alpine village should be considered
- An organic agricultural zone should be created in the area, to encourage the production of animals, crops, and products with full organic properties
- The preparation of a Local Area Plan is an ideal opportunity to identify possible sites on which sustainable tourism proposals / facilities may be identified especially encouraging the reuse of disused or underutilised buildings
- Glencullen would be a suitable location to promote a centre for geology and natural history and /or a centre for cycling
- A self-catering tourist facility is proposed off Fiery Lane – horse riding, water sports, hill walking (site location map supplied) / Holiday homes would spoil the area
- Lands should be zoned for enterprise start up units / local crafts

Transport and Access:

- Discourage / eliminate the externally generated through traffic; traffic speeds are very high; Council has failed in this regard to date
- Need for a local transport system to link into QBC, DART and LUAS
- Village needs a proper traffic calming and management scheme including ramps, speed cameras and pedestrian prioritizing of the stretch of road from the public house to the Old Churchyard
- Need for an upgrade to the roads in the designated plan area with complete and accurate road signage
- Improve junction at crossroads including lights and/or roundabout with a pedestrian crossing
- Footpaths should be extended in all direction from the crossroads – granite edged in village and soft paths outside village – increasing interaction between locals
- Parking at the Public House in the village needs to be addressed; provide for underground car parking and sufficient car parking areas for locals and tourists
- Create walkways on state lands which are suitable for wheelchair persons
- Land use and transportation issues pertaining to the wider area be reflected in the preparation of the Local Area Plan e.g. through a framework plan approach, which provides for the integration of land use and transportation planning.

Community / Commercial Facilities:

- Commercial advertising should be prohibited
- The village needs a shop
- Lighting should be old style Irish lighting as opposed to modern lighting
- Support the development of a clubhouse and related facility for the community (site location map supplied)
- The pitch currently used for GAA (soon to be abandoned) should be kept as a recreation area in conjunction with the school which is currently being enlarged
- The Wicklow Way should be protected; a park and footpath could be created along Glencullen River
- A garden of the local flora and fauna should be created in the village, along with a display of local stone to show past natural heritage with a pictorial poster depicting the history of the area back to 1000BC

Existing Environmental Conditions:

- Existing views must be retained and the rural situation of the village and surrounding areas should be protected

- Existing dry stone walls, habitats (trees and hedgerows), and local features should be protected (and restored where appropriate); grant aid to landowners for the maintenance of same should be considered; a wildlife study should be carried out
- Glencullen House and its curtilage features must be protected and restored and if the Local Authority has powers to compulsorily acquire same this should be done
- Control the proliferation of aerials and satellite dishes
- Existing fine stone buildings in the village could be floodlit
- There should be a designated spot from where Wales can be observed from with special equipment
- Since young people have to move out of the area the rural community is under threat
- Are there areas designated for group housing and will locals have priority for same?
- Dún Laoghaire Rathdown County Council should prepare a 'Housing and Planning Study' similar to the report by South Dublin County Council on Gennasmole / Bohernabreena of November 2002
- The Local Area Plan must have greater emphasis on the community of Glencullen and not just the area as a physical resource for the benefit of the Dublin public
- A locally elected Village Council should be established to assist in the implementation of the plan

Environmental and Infrastructure Services:

- The protection of the aquifer is critical; is the preparation of the Area Plan premature ahead of the completion (or even instigation) of the Aquifer Protection study?
- Glencullen needs a mains sewerage scheme and mains water; an assessment of the provision of same must conclude that it will facilitate the greater good and not speculative development
- Provide sufficient water supplies for both domestic and fire fighting purposes, in an area with large tracts of forestry
- The use of treatment systems for small developments should be encouraged
- Eircom should be encouraged to provide the technology to enable broadband Internet access to be made available to residences in the Glencullen area.
- All services should be underground – existing service providers should be prevailed upon to route wiring underground / undergrounding of ESB lines is only done in heavily populated areas
- The Local Area Plan should support the provision for new High Voltage electrical infrastructure (general submission)

Other Comments:

- Consideration of the area in which the extended rural community live, separate from the village nucleus, diminishes the prospects of a good plan
- The Plan boundary should be extended (plan submitted demonstrating same)
- Change the name on Ballyedmonduff Road back to its original name - the Red House Road and change the road currently called Ballybetagh Road to its original name – Glencullen Road