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17 Material Assets-Land Use and Property

17.1 Introduction

This section describes the potential impacts of the proposed GDRS on land use at, and adjacent to, the proposed scheme footprint. This chapter describes the material assets of human origin that could be impacted upon. Material assets are defined in the Draft EPA Guidelines on information to be contained in an Environmental Impact Assessment report (EPA, 2017) as;

‘The meaning of this factor is less clear than others. In Directive 2011/92/EU it included architectural and archaeological heritage. Directive 2014/52/EU includes those heritage aspects as components of cultural heritage. Material assets can now be taken to mean built services and infrastructure. Traffic is included because in effect traffic consumes road infrastructure. Sealing of agricultural land and effects on mining or quarrying potential come under the factors of land and soils.’

Land-use also considers if there will be severance, loss of rights of way or amenities, conflicts, or other changes likely to ultimately alter the character and use of the surrounding area.

This section has regard to the character and type of land use activities in the area and the location of any sensitive neighboring lands likely to be directly affected by the GDRS. Other lands or premises which although located elsewhere, may be the subject of secondary impacts are also considered in this assessment.

17.2 Assessment Methodology

The baseline environment is defined as the existing environment against which future changes can be measured. This section presents the methodology used in assessing the baseline land use environment. The scope for the assessment had been informed by consultation with statutory consultees, bodies with environmental responsibility and other interested parties at scoping stage and in consultation with residents in the area at pre-submission stage (see Chapter 4 Consultations).

The methodology has been devised in consideration of the following guidelines;

- Guidelines on the Information to be Contained in Environmental Impact Statements (Environmental Protection Agency (EPA));
- 2003, Advice Notes on Current Practice (in the Preparation of Environmental Impact Statements) (EPA);
- 2008, Environmental Impact Assessment of National Road Schemes – A Practical Guide, National Roads Authority
- 2015, Draft Revised Guidelines on the Information to be contained in Environmental Impact Statement;
- 2015, Draft Revised Advice Notes on Current Practise in the Preparation of Environmental Impact Statements; and
- 2017, Draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA)

17.2.2 Research

The assessment involved desktop research and analysis of existing documentation to build up profiles of the communities which would be directly impacted upon by the Proposed Project. This was supported by site visits, and consultations with affected landowners/local residents. The principal data sources used in the study are described below;

- Census 2016, Central Statistics Office (CSO);
- GeoDirectory Maps;
- Dún Laoghaire Rathdown County Council online planning searches of recently submitted and granted planning applications for development in the area;
- Department of Education and Skills;
- Property Services Regulatory Authority (PSRA);
- Submissions and liaison with consultees, the public and affected landowners as described in Chapter 4 Consultations; and
- PRAI data at www.Landdirect.ie.

17.2.1 Study Area

For the purposes of this section a primary study area of the Kiltiernan/Glenamuck Local Area Plan 2013 boundary was analysed as the designated planning zone facilitated by the scheme. In addition, a broader area defined by a 1km buffer zone around the road scheme was also considered (see Figure 17-4 & Figure 17-5 below). This broader area was assessed to ensure a buffer area, and that land uses on the edge of the LAP zone are fully considered.

17.2.2 Receptor Sensitivity

The sensitivity of property and land uses will be influenced by a variety of factors including but not limited to;

- Existing Land Use (Agricultural, Residential, Commercial, Road bed etc);
- Land Zoning;
- Level of Usage (e.g. transport flows on existing road networks, enterprise type on agricultural lands); and
- Existing planning permissions.

17.2.1 Impact Categories

Journey Characteristics

Considers the effect of new road infrastructure on journey characteristics. New roads and traffic management measures have an inevitable impact on local journey duration, journey time reliability and journey patterns for all forms of transports (private vehicle, public transport, pedestrian, cyclist etc.). Impacts may be positive or negative. Impact magnitude will be influenced by changes to journey length or duration, transport modes affected and alternatives available.

Severance

Considers the effect of severance on existing land parcels and access to existing properties and land uses. Road infrastructure and associated land take may result in severance of land parcels or act as a physical barrier affecting access and usage of affected properties. There may also be a reduction in severance as a result of reduced traffic load on existing transport links. The magnitude of impact will be influenced by traffic load, the area of severed lands, their location relative to remaining lands and duration of impact.

Economic Impacts

Considers Economic impact of the proposed scheme on existing land parcels. Also considers scheme impacts on economic prospects and development in the area in line with development plans. Road infrastructure will require permanent and temporary acquisition of private lands. There may be accommodation works to boundaries, access to land parcels, or buildings may be required to be demolished. Impact magnitude will be influenced by the area of affected land portions, the extent of works involved and the viability of the remaining portions

17.3 Baseline Environment

This section addresses the land use context of the receiving environment only. The historical and cultural significance of the urban fabric is addressed under Chapter 11 'Archaeological, Architectural and Cultural Heritage'.

The following analysis presents an overview of baseline land use in the vicinity of the subject site at Glenamuck.

17.3.1 Study Area Overview

The core study area is along the proposed GDDR & GLDR alignment and generally within the LAP extents. In addition to the land directly impacted by the scheme, there may be additional impacts on wider landholdings or receptors outside the scheme extents which may be affected by changes to land use patterns brought about by the scheme.

The GDDR commences in the north east at Golf Lane Roundabout. 'The Park' (Phases 1 and 2) dominate the land-use in this area. It includes district level office and retail units just off the M50 motorway accessed off the Carrickmines Roundabout and Park Avenue. There are also significant residential developments in the area (Carrickmines Green and Carrickmines Manor) which have been constructed in the last 10-15 years.

The majority of the GDDR passes through greenfield lands north of Glenamuck Road. At its western extent it passes through the grounds of De La Salle Palmerstown Rugby club and ties into the existing Enniskerry Road.

The north of the GLDR passes through greenfield lands before its intersection with the Glenamuck Road. The Glenamuck Road currently has residential development along most of its length ranging from "one-off" properties fronting the road to residential developments such as Cairnbrook, Glenamuck Cottages and Brambledown. It is proposed to implement a bus gate on the eastern arm of the Glenamuck Road at its junction with the GLDR. The GLDR passes through the accesses to the existing traveller accommodation and Wayside Celtic and new accesses are proposed from the GLDR

As the GLDR continues south it intersects Ballycorus Road and Barnaslingan Lane, both are relatively rural roads with ribbon residential development. The GLDR ties into the Enniskerry Road at its southern extent. A bus gate is proposed on the Enniskerry road at this location to divert through traffic out of Kiltiernan Village and onto the proposed new road network.

Lands west of the scheme are characterised by residential communities in Kiltiernan and along the Enniskerry Road, focussed at Glebe Road, 'Golden Ball' junction with Glenamuck Road and Kiltiernan Village.

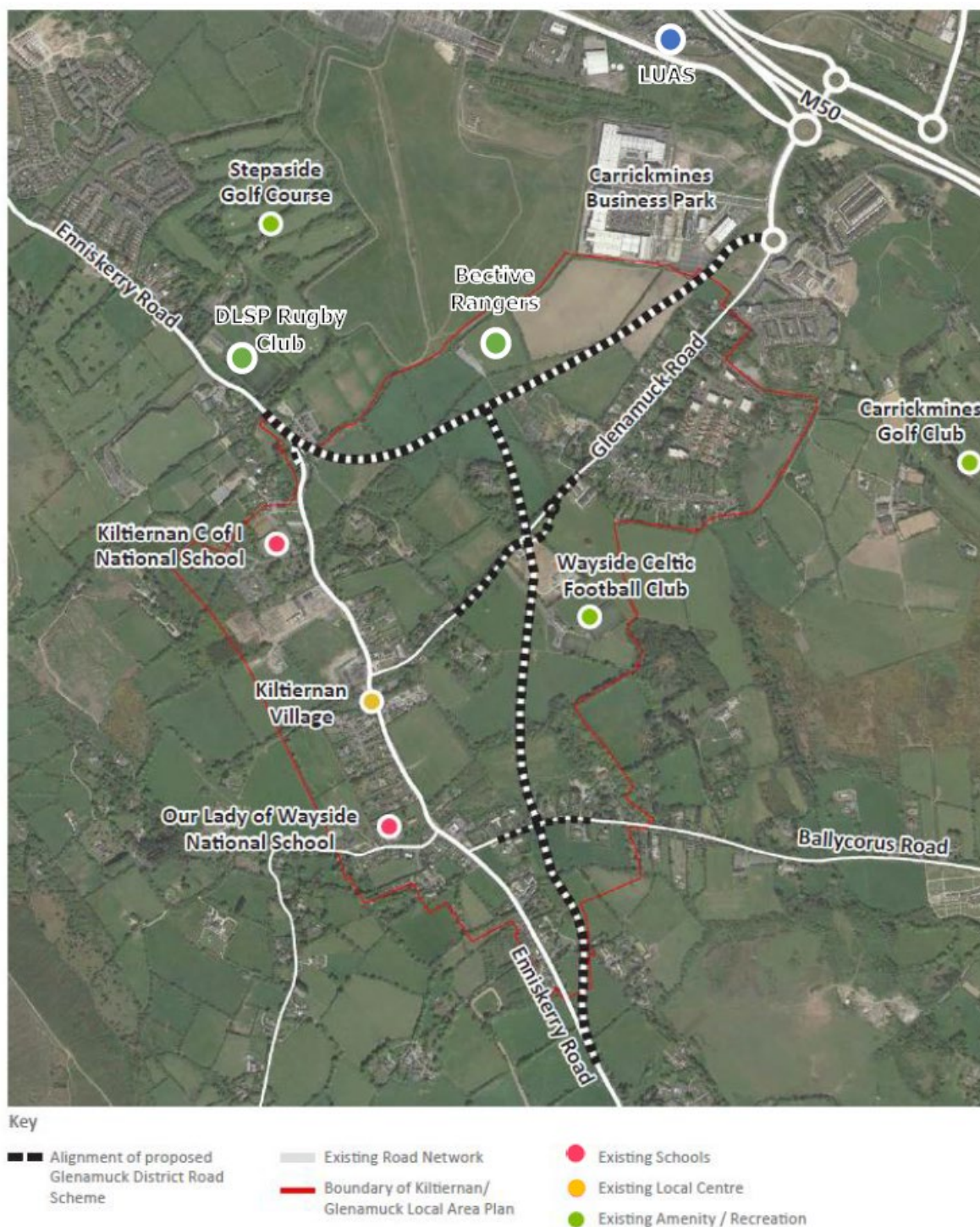


Figure 17-1: Study Area Context Plan

Beyond these concentrations of residential communities, the area is relatively rural in character. The Dingle Glen forms a strong environmental edge at the south east corner of the study area forming an edge to the urban expansion zone.

The majority of lands surrounding the scheme are zoned for development as set out in the Local Area Plan. Lands in the north east adjacent to “The Park” are zoned for employment use. The majority of

lands on both sides of the GLDR are zoned for residential development of varying density. There are some lands with open space/ Recreational Amenity zoning south of Glenamuck Road and some lands south east of the GLDR are zoned as agricultural or unzoned. An extract from the LAP map is presented in Figure 17-2 below.

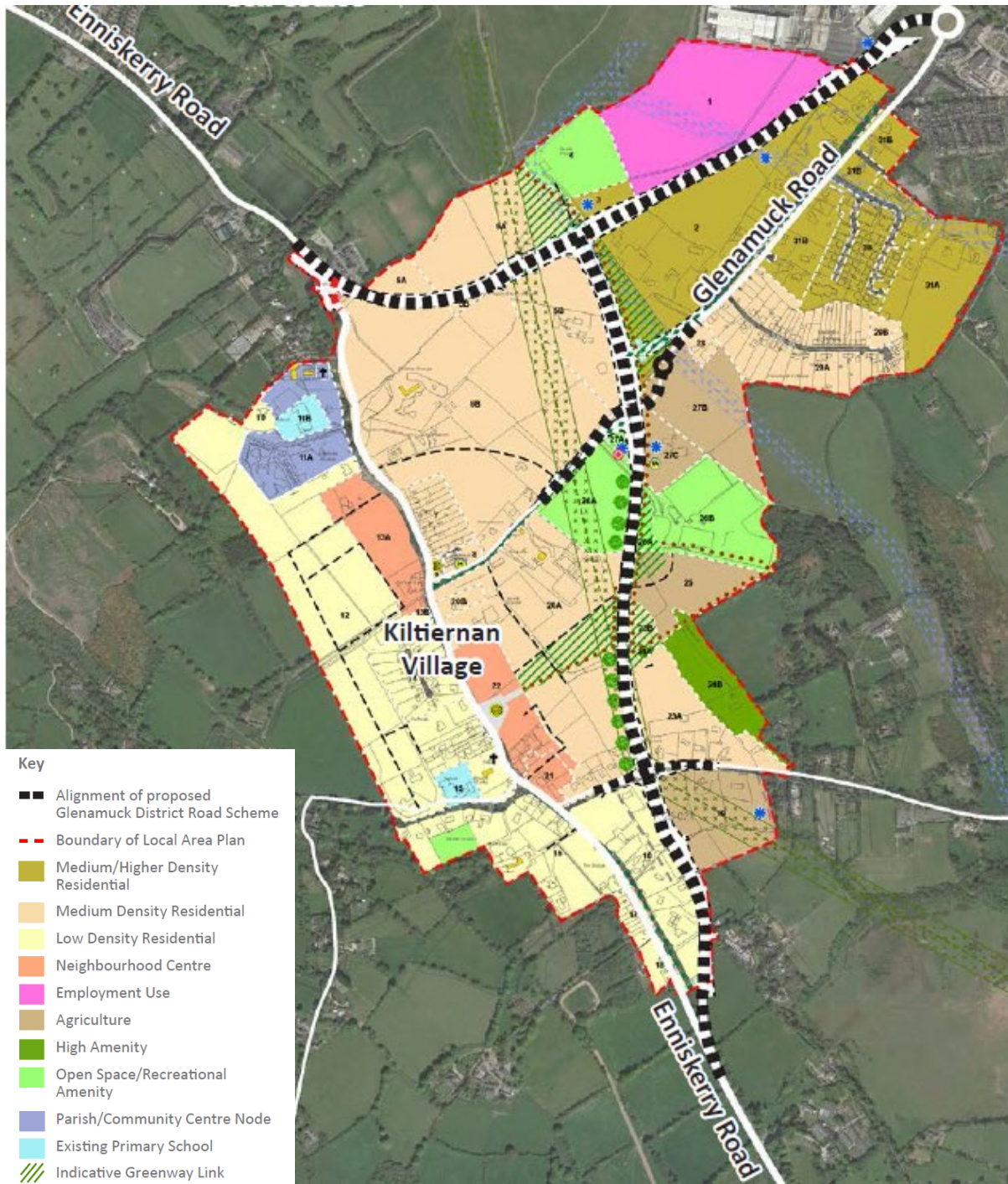


Figure 17-2: LAP Zoning Map Extract*

**The northern Neighbourhood Centre area was rezoned 'A' - To protect and or improve residential amenity - in the County Development Plan 2016 - 2022.*

17.3.3 Planning Permissions:

Table 17-1 below provides a list of planning permissions in the vicinity of the proposed GDRS the oldest pertinent planning decisions at the top of the list and most recent and current and the bottom of the table. This table does not include minor permissions such as domestic extensions. Applications for less than 5 dwellings before 2010 are not included on the basis that the permission has either been implemented or the life of the grant now expired. Figure 17-3 indicates the general location of the permissions.

Table 17-1: Planning Permissions located along the new road development

According to the Dún Laoghaire Rathdown Planning Register (online application map).

Planning Reg. Ref.	Planning Reg. Ref.	Decision	Location
D02A/0558/ PL06D.201196	'The Park permission'. The development comprises a circa:- 22sqm single storey Gate House (Block 1); 2894sqm 3 storey Motor Sales and showrooms (Blocks 20, 30 & 40) 9,837sqm 3-5 storey Hotel (Block 50) 1,441sqm 2 Storey Commercial Centre Building incorporating a bar, local shop and restaurant (Block 60) 11,937sqm office based industry in 3 no 4 & 5 storey buildings (Blocks 70, 90 & 95) 7,763sqm 5 storey non public offices (Block 80) 913sqm single storey creche (Block 290) 14,998sqm retail warehousing in a single storey building (Block 300); 3,789 sqm 4 storey non public offices with ground floor showroom (Block 310) 147 sqm single storey restaurant (Block 320) vehicular and cycling access to the development will be via the construction of the western carriageway of the Glenamuck Link (which will be upgraded to a dual carriageway from the proposed roundabout at Glenamuck Road to the South East Motorway) whilst local bus, cycling and walking access will come via a new c.350m long dedicated road and bridge across the Ballyogan Stream to Ballyogan Road. Off street parking for c. 1215 cars and 208 cycles. No occupation pending the opening of the South Eastern Motorway.	Grant Permission/ Withdrawal of Appeal	The Park, Brookfield, Carrickmines Great and Jamestown, Dublin 18.
D03A/1022	Retention of 4 no. single storey prefabricated classroom buildings and will also consist of the erection of an additional single storey prefabricated meeting room building.	Grant Permission for Retention	Gaelscoil Thaobh Na Coille, De La Salle, Palmerstown R.F.C., Kiltiernan
D03A/1239	The Park, Carrickmines. Phase 2 development of retail warehousing, comparison retailing, office and hotel accommodation.	Grant Permission	The Park, Carrickmines
D05A/0075	The construction of four soccer pitches, two senior, one juvenile and one training pitch, a two storey clubhouse/community centre, a single storey equipment shed, clubhouse car parking and a distribution road with an access road to the clubhouse, all with associated siteworks.	Grant Permission	Rockville House, Glenamuck Road, Kiltiernan

D06A/1411	The Park, Carrickmines. Construct 123 apartments in 4 inter-connected blocks at northern section of the Park Site (access via Ballyogan Road and Park Avenue)/	Grant Permission	The Park, Carrickmines
D07A/0899/ PL06D.227440	Demolition of existing derelict cottage and out-buildings and provision of new residential development of 12 no. 3 storey detached dwellings and associated site works including new vehicular entrance, new stone boundary walls, incorporating existing local authority pumping station and landscaping works.	Refuse Permission/Grant Permission	The Bridge, Enniskerry Road, Kiltiernan
D07A/0936	The Park, Carrickmines. Amendments to Phase 2 Permission D03A/1239 comprising residential units (331), office floorspace and a neighbourhood centre.	Grant Permission	The Park, Carrickmines
D07B/0790	Single storey extension to the side of the existing dwelling and for the retention of free standing garage to the north east of the existing dwelling and associated site works.	Grant Permission	Mount Eden, Ballycorus Road, Kiltiernan, Dublin 18
D08A/0223	Permission for a floodlighting installation serving three existing playing pitches comprising of; Installation of generator to service lighting and site development works.	Grant Permission	De La Salle Palmerston FC, Kiltiernan.
D08A/1422	The Park, Carrickmines. Proposed modifications to Phase 2 Neighborhood scheme to provide for 8 screen cinema complex.	Refuse Permission	The Park, Carrickmines
D09A/0027	A new two storey four bedroom house and septic tank with percolation area including associated site works, adjacent to previously approve dwelling planning register reference No. D08A/0967.	Grant Permission	The Last Straw, Ballycorus Road, Kiltiernan, Co. Dublin

D09A/0315/PL06D.2 35268	Demolition of existing two-storey dwelling house known as Willow Glen; and ancillary outbuildings and sheds, and the construction of a residential development consisting of 8 x four bed 3.5 storey semi detached houses, 2 x four bed 3.5 storey detached houses, all with private rear gardens, roof terraces and two car parking spaces; 7x three bed lower level duplex with patio and balconies and 7 x three bed upper level two storey duplex with balconies and roof gardens all in one four storey block fronting Glenamuck Road; 13 x two bed apartments and 4 x one bed apartments with balconies fronting Glenamuck Road, with ancillary site works including vehicular access from Glenamuck Road via adjoining development site to the south known as Ashford Farm, Glenamuck, Co. Dublin, 2 surface car spaces and basement car parking for 48 spaces and bin store under blocks fronting Glenamuck Road, all on site of 0.66 Ha.	Grant Permission	Willow Glen, Glenamuck Road, Carrickmines.
D09A/0316/PL06D.2 34796	The demolition of 1 no. habitable dwelling (c. 141 sq.m Gross Floor Area (GFA)) and associated outbuildings (c. 2,898 sq.m GFA) and the construction of a residential scheme comprising 29 no. 3 storey houses: 11 no. 3 bed terraced units (each c. 147 sq.m GFA); 16 no. 4 bed semi-detached units (ranging from c.168 sq.m to c. 179 sq.m GFA); and 2 no. 4 bed detached units (ranging from c. 206 sq.m to c. 255 sq.m GFA).	Grant Permission/ Withdrawal of Appeal	Ashwood Farm, Glenamuck, Dublin 18.
D09A/0471/ PL 06D. 236630	For development on site of c. 5.97 hectares, comprising the former Wayside Celtic Football Club sports grounds and greenfield lands at Enniskerry Road, Kiltiernan, consisting of the demolition of the existing changing rooms building on site (c. 217 sqm Gross Floor Area (GFA)) and the construction of a mixed use scheme comprising 161 no. residential units, 4 no. retail units, 10 no. office units and 1 no. creche.	Refuse Permission	Wayside Celtic F.C. And, Greenfield Lands At, Enniskerry Road, Kiltiernan.
D09A/0842	Construction of one number, 2 storey, 400m ² , 5 bedroom dwelling with balcony facing south, 38m ² double garage, vehicular and pedestrian access via existing gate, along with drainage connection to local mains together with other site development works.	Grant Permission	Ballycorus Road, Kiltiernan
D09A/0920	Permission for the provision of floodlights to the international pitch and senior pitch with associated structure and roofed terrace area to the northern boundary of the International Pitch	Grant Permission	Wayside Celtic Football Club Ltd.,Golden Ball, Glenamuck Road

D10A/0026/PL06D.2 36475	The demolition of one habitable house (c.141sq.m gross floor area) and associated outbuildings (c.2,898sq.m gross floor area) and the construction of a residential scheme consisting of 29 no.3 storey houses, 2 no. 3-5 storey blocks with 110 apartments over basement parking, 2 storey creche and single storey. ESB substation	Refuse Permission/G rant Permission	Ashwood Farm, Glenamuck Road, Dublin 18
D10A/0598	Change of use of part of horticultural nursery on land south of the Kiltiernan Gallery to residential use, erection of two storey house with integral single storey garage and south facing first floor terrace with external staircase, and realignment of wall to road frontage.	Grant Permission	Land South of The Kiltiernan Gallery, Enniskerry Road, Kiltiernan
D11A/0052	Retention of four existing prefabricated school buildings (total area 480.34 sq.m) for use for education and training including the retention of Unit C (124.6 sq.m) for use as a gym.	Grant Permission for Retention	De La Salle Palmerstown F.C., Kiltiernan
D12A/0163	Q3 The Park, Carrickmines. Mixed use district center with GFA of 58,863 sq.m.	Permission Refused	
D14A/0063	Demolition of an existing dwelling and the construction of a residential development comprising 11 no. detached two storey four bedroom houses	Refuse Permission	Lands at Brambledown, Glenamuck Road
D14A/0229	Permission for minor alterations to 10 no. permitted houses (Planning Permission D07A/0899 refers). The proposed changes comprise the following: Alterations to fenestration on front and rear elevations.	Grant Permission	The Bridge, Enniskerry Road, Kiltiernan
D14A/0766	Permission for the demolition of 1 no. habitable dwelling (c.186 sqm gross floor area (GFA)) and the construction of a residential scheme comprising 1 no. detached, 10 houses with access off Glenamuck road.	Grant Permission	Lands at Brambledown, Glenamuck Road
D15A/0406	Permission for the demolition of 36 no. incomplete terraced dwellings previously permitted under Reg. Ref. 02A/1061 and 05A/1631, the construction of 75 no. (21 no. 4 bed, 54 no. 3 bed) detached, semi-detached and terraced houses and all associated site works.	Grant Permission	Carrickmines Manor, Glenamuck Road

D15A/0443/PL06D.2 46270	Permission for the demolition of existing two-storey dwelling house known as Willow Glen and ancillary outbuildings and sheds and the construction of a residential development of 31 units; main vehicle access from Glenamuck road. Provision has been made for future access from adjoining site at Ashwood Farm.	Grant Permission	Willow Glen, Glenamuck Road, Carrickmines
D15A/0466	Outline Permission for the construction of a new, detached, two storey dwelling house, new vehicular entrance from the Ballycorus Road, new waste treatment systems and percolation areas and associated site works.	Grant Outline Permission	Derryclare, Ballycorus Road, Kiltiernan
D15A/0626	Permission for Retention for partially constructed house previously approved under D08A/0967.	Grant Retention	The Last Straw, Ballycorus Road, Kiltiernan
D16A/0025	Permission for amendments to House Types to an existing grant of Planning Permission (Ref: P/0820/15)	Grant Permission	Lands at Brambledown, Glenamuck Road
D16A/0054/ PL06D.247097	Permission for: 1. The demolition of 2 no. habitable dwellings on the site - Greenmount (195 sqm GFA) and Dun Oir (345 sqm GFA) inclusive of ancillary buildings. 2. The construction of a 139 no. unit residential development; ii) a 191.6 sqm crèche facility iii) construction of the link access road between Enniskerry Road and Glenamuck Road required under the Kiltiernan/Glenamuck Local Area Plan 2013 including vehicular access points onto Enniskerry Road and Glenamuck Road and provision for access to lands to the north of the site. iv. Three areas of landscaped public open space and all other site works required to facilitate the development. 3. Improvements to Glenamuck Road along the two sections adjacent to Cromlech Close to remove the existing bend and the provision of pedestrian and cycle paths.	Grant Permission & Refuse Permission/R efuse Permission	4.5 ha site at Glenamuck, Kiltiernan
D16A/0300/PL 06D.246941	Retention Planning Permission for partially constructed detached garage with habitable room to first floor and permission to complete construction of detached garage with habitable room to first floor, including the removal of roof windows and dormer window.	Refuse Permission for Retention/ Grant Permission	The Last Straw, Ballycorus Road, Kiltiernan, Co. Dublin

D16A/0488/PL06D.2 47300	Permission for: Construction of a total of 49 no. dwellings consisting of 37 no. detached, semi-detached and terraced 2/3 storey houses and 12no. apartments. The houses will consist of 4 no. 2/3 storey four-bedroom houses (House Types A1, A5 and A6), 33 no. 2/3 storey three bedroom houses (House Types A2, A3, A4, B1, B2, B3, B4, C1, C2, C3 and C4) and all with private open space and 2 no. car parking spaces per dwelling. House Type A2, A3, C1, C2 and C4 include an optional ground floor kitchen extension to the rear.	Refuse Permission/R efuse Permission	Rockville House, Glenamuck Road South, Kiltiernan
D16A/0582	Permission for the construction of a new detached two storey dwelling house, new vehicular entrance from the Ballycorus Road, new waste treatment systems, percolation areas and associated site works.	Grant Permission Consequent to Outline	Derryclare, Ballycorus Road, Kiltiernan
D16A/0583	Permission for Retention of existing prefabricated structure for use as playschool.	Refuse Permission for Retention	Da La Salle Palmerston Rugby Club, Kiltiernan
D16A/0792	Permission for Retention of temporary portable double classroom playschool for 2 years.	Grant Permission for Retention	Da La Salle Palmerston Rugby Club, Kiltiernan
D17A/0182	Retention for alterations to the boundary treatment of a previously granted Planning Permission (Ref. P/0839/16) dated 21 April 2016.	Grant Retention	Lands at Brambledown, Glenamuck Road
D17A/0546	Permission for: 1. Retention of all landscaping and planted areas for the entire development. 2. Retention of boundary walls, fence positions, car parking, road and footpath arrangements for the entire development. 3. Retention of bin storage locations for the entire development. The represents and alteration to previously granted planning permission Nos. D14A/0229 and D15A/0314.	Grant Retention	Struan Glen, Enniskerry Road, Kiltiernan
D17A/0793	Rockville House and Gatelodge (also known as Rockville Lodge), both protected structures under RPS Ref:1790. Demolition of existing agricultural outbuildings on site; Retention of Rockville House and Gatelodge with amendments to boundary treatment to provide for 2 no. separate residential dwellings with curtilage car parking and private open space, facilitated by the proposed removal of existing of the outbuilding to the rear of Rockville House; Construction of a total of 49 no. dwellings consisting of 37 no. detached, semi-detached and terraced 2/3 storey houses and 12 no. apartments.	Grant Permission	Rockville House, Glenamuck Road South, Dublin 18, and Gatelodge (also known as Rockville Lodge)

D18A/0257	Site of 105 ha at lands known as Quadrant 3, The Park, Brookfield, Glenamuck Link Road, Permission for a neighbourhood centre (including retail, retail services and restaurant/café uses), retail warehouses, cinema and other leisure space, residential units, crèche, office space, car showroom, medical centre, linear park and associated infrastructural works. he proposed development comprises a Gross Floor Area (GFA) of 83,996 sqm, excluding the basement car parks, in four blocks varying in height from two to six storeys. The maximum height of the proposed development is 29.4 metres. Blocks A, B & C include 130 no. residential units (GFA of 12,522 sqm), 7,983 sqm GFA of retail floor space, which includes 2 no. supermarkets [to include off-licence use] (GFA of 1,725 sqm and GFA of 1,390 sqm), 11,154 sqm GFA of retail warehousing floor space, 552 sqm GFA of retail services floor space, 3,210 sqm GFA of restaurant/café floor space, 4,667 sqm GFA of own door office floor space, 527 sqm GFA crèche, 446 sqm GFA car showroom, 720 sqm GFA medical centre, 336 sqm GFA management suite, 3,235 sqm GFA of leisure floor space, which includes a 590 sqm leisure unit for an indoor skydiving facility, 7 no. screen cinema with a GFA of 3,194 sqm, 3 no. kiosks with a GFA of 37 sqm and all associated service and circulation floor space.	Further Information submitted to DLRD Co. Co. Oct, 2018	The Park, Brookfield, Glenamuck Link Road
D18A/0623/ ABP-302572-18	Demolition of existing house, The Leys, and the construction of a residential development of 52 no. duplex apartment units, consisting of 26 no. 3 bedroom units over 26 no. 2 bedroom units in 3 no. 4 unit, 3 storey blocks and 5 no. 8 unit 3 storey blocks, 2 no. refuse and long term bicycle stores, 4 no. refuse and short term bicycle stores, new vehicular and pedestrian entrance, associated car parking and site works.	Refuse Permission/ Refuse Permission ABP	The Leys, Glenamuck Road South
D18A/0728	Permission sought for the construction of House Type A7 and minor alterations to site layout plan and associated site works within previously approved development D17A/0793.	Grant Permission	Rockville Square, Rockville, Glenamuck Road South
D18A/0940	Permission for a Phase 2B residential development. The site is located to the South-East of Phase 1 residential development permitted under Reg. Ref. D17A/0793 at Rockville House, Glenamuck Road South, which is currently under construction. The Phase 2B proposal relates to the construction of a four storey apartment block comprising of 57 no. residential units including 10 no. 1 beds, 41 no. 2 beds and 6 no. 3 beds.	Refuse Permission	Site to South-East of Glenamuck Road South, Kiltiernan
ABP-300731-18	SHD Development. 141 no. residential units (98 no. houses and 43 no. apartments/duplexes), provision of a creche, construction of link access road between Enniskerry Road and Glenamuck Road, and all associated site works.	Refuse Permission	Glenamuck, Kiltiernan, Dublin 18

<p>ABP-302336-18</p>	<p>SHD Development. 250 no. apartments, crèche, gym, residents amenity space and associated site works. 'Tintagel', 'Auburn', 'Keellogues', 'Villa Nova', 'Arda Lodge', and adjoining lands under the control of Dun Laoghaire Rathdown County Council, Golf Lane,</p>	<p>Refuse Permission</p>	<p>Golf Lane, Glenamuck Rd Sth, Carrickmines,</p>
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There are no existing planning permissions which are required to be revoked as part of the scheme



Figure 17-3: Planning permissions for developments in the Glenamuck area.

(Source: <https://dlrcocouncil.maps.arcgis.com/apps/webappviewer>)

17.3.4 Residential Land Use

Using GeoDirectory database (Q2 2018) it has been established that there are 409 residential units located within the Local Area Plan area and 1,429 residential units located within a 1km buffer of the area. The locations of these houses are displayed on Figure 17-4 and Figure 17-5. This shows low concentrations of dwellings throughout the planned area for the road development.

In the north eastern portion of the study area, the residential community is based around the Rockville Drive, Brambledown, Cairnbrook, The Green, The Rise, Glenamuck Cottages, Willow Glen, Inglenook Wood and The Crescent off Glenamuck Road South. In the western part of the study area the residential community is focused around the village of Kiltiernan on the Enniskerry Road. The residential community extends eastwards from Kiltiernan in detached dwellings along Ballycorus Road and Barnaslingan Lane.

It is noted that there are two family units in the south of the scheme (south of Ballycorus Road) whose landholding spans both sides of the GLDR. There are a number of related residences spread over both landholdings (parents, siblings etc). As the GLDR bisect the landholdings, pedestrian movements between some of the residences will require crossing of the road and vehicular trips may be re-routed along the new infrastructure

The planning permission review in Table 17-1 above, highlights there is significant residential planning activity in the area. Major recent applications include

- A current residential application at the Leys for Residential development before An Bord Pleanála (ABP-302572-18).
- Strategic Housing Development (SHD) application which was recently refused by An Bord Pleanála for 141 units (ABP-300731-18).
- Strategic Housing Development (SHD) application which was recently refused by An Bord Pleanála for 250 apartments and ancillary uses units (ABP-302336-18). at Golf Lane, Glenamuck Road
- Residential development is included in the 'Q3' mixed use planning application at The Park, Carrickmines currently at Clarification of Further Information stage before Dun Laoghaire Rathdown County Council.
- Phase 2B development at Rockville House

17.3.5: Retail, Hospitality and Service Industry

Analysis of commercial use within the wider study area presents a more general overview of the nature of businesses within the entire study area. This analysis was utilising the GeoDirectory database which lists commercial activity and sectoral base/provisions of services in any given location at a specific point in time (Q2 2018). This high-level overview of the study area allows an appreciation of land use patterns and concentrations at a strategic scale. Figure 17-4 and Figure 17-5 highlight the relatively small number of businesses in the area. In regards to actual numbers in the area, within the 1 km buffer there are 60 commercial units at present in the area with 8 units both used for residential and commercial uses. Within the LAP boundary there are 17 commercial premises with 8 dwellings in the area used for both commercial and residential uses.

At present, most services and business are concentrated in the north east of the study area at The Park, Carrickmines business park providing both office and retail floor space. Commercial development is included in the 'Q3' mixed use planning application at The Park, Carrickmines currently at Further Information stage before Dún Laoghaire Rathdown County Council.

17.3.6: Healthcare Facilities

There are no General Practitioners practices located inside the study area. There is one Physio within the area providing services locally. Glebe House Nursing home is located on Glebe road off the Enniskerry Road

17.3.7 Educational Facilities

A list of schools situated within the wider study area is provided in Table 17-2 below, the locations of which are indicated on Figure 17-2. There are also a number of childcare/early education facilities in the study area.

Type	Name
Primary	Kiltiernan Church of Ireland
Primary	Our Lady of the Wayside National School
Private Higher Education Institutions	Kiltiernan Adult Education Centre

Table 17-2: List of schools and educational facilities in the area.

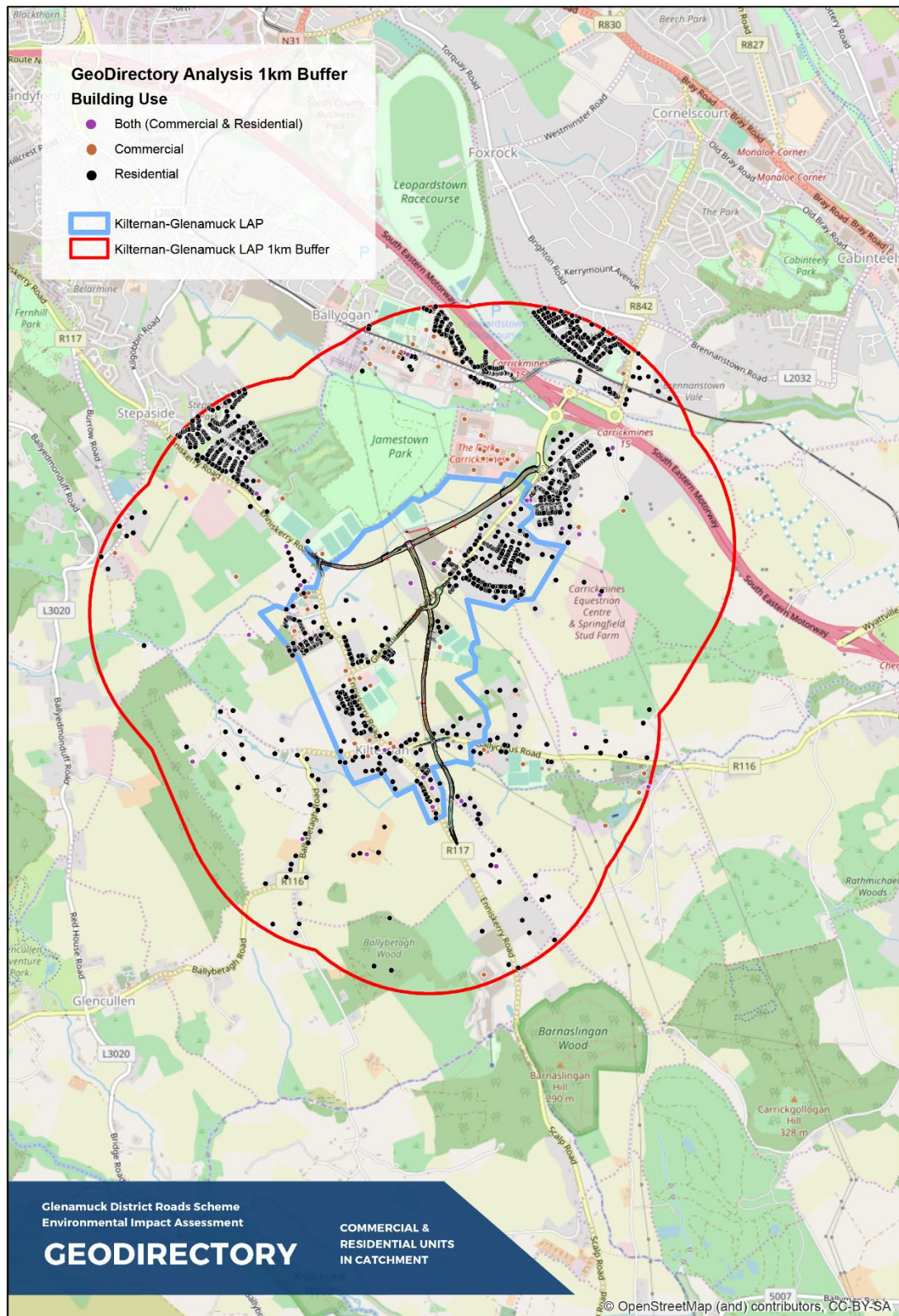


Figure 17-4: 1 km buffer surrounding the site
*including all residential and commercial properties in the area

17.4 Predicted Impacts

17.4.1 Construction Phase

Journey Characteristics

There is likely to be short term-inconvenience to east-west traffic movements at the intersection of the scheme works area with Glenamuck Road, Ballycorus Road and Barnaslingan Lane during the construction phase. Although it is anticipated that all roads will be maintained open (except for short term essential closures) there is likely to be temporary traffic controls such as one way alternating traffic flows or temporary diversion routes which will increase journey times on these routes. Prior to mitigation this impact is considered to be significant, short-term and temporary in nature.

Severance

There will be some severance of land parcels during the construction phase. The properties directly affected by the proposed scheme are detailed in Figure 17-8. Small severed land parcels with very limited land use potential will typically be included in the CPO extents subject to agreement with the affected landowners. Those parcels which will be affected by severance (isolation of land portions due to works) during the construction phase include (2,5,6,7,9,14,15,16,18,24,27,29). Prior to mitigation this is considered to be very significant, short-term and temporary in nature.

Economic Impacts

Lands will be required for the construction of the Proposed Project. The use of lands within the scheme footprint will be permanently and profoundly affected.

The construction of the Proposed scheme will also require temporary use of lands outside the scheme footprint to facilitate construction. This impact is considered to be significant, short-term and temporary in nature.

There will be a direct effect on some property adjoining the works area. These impacts may be caused from a number of areas including noise, dust etc. and can affect residential properties that are already located in the area. These impacts are addressed in Chapter 7 'Traffic and Transportation', Chapter 8 'Air Quality', Chapter 9 'Noise and Vibration', Chapter 12 'Landscape/Townscape and Visual' and Chapter 16 'Population and Human Health'.

An overview of the primary properties affected by the scheme is presented in Figure 17-8. A summary of impacts on each property is included in Table 17.3.

17.4.2 Operational Phase

Journey Characteristics

As described in Chapter 5, a bus gate is to be implemented on Glenamuck Road East to divert traffic from the currently narrow and congested Glenamuck Road and to prioritise a high quality public transport and pedestrian/cycle route. On implementation of the bus gate private vehicular traffic from/to Glenamuck Road East will be required to use alternative routes which will be available on the

GLDR and GDDR. The bus gate will facilitate bus movements through the junction and along Glenamuck Road East and will also facilitate all cycle and pedestrian movements.

A second bus gate is to be implemented on Enniskerry Road south of Kiltiernan to divert through traffic from Kiltiernan Village core. On implementation of the bus gate private vehicular traffic northbound on the Enniskerry Road will be diverted onto the GLDR and out of Kiltiernan Village. Traffic bound for the village can then enter the village from the GLDR via Ballycorus Road, Glenamuck Road or by other development driven links which may be put in place in the future. The bus gate will facilitate bus movements and will also facilitate all cycle and pedestrian movements.

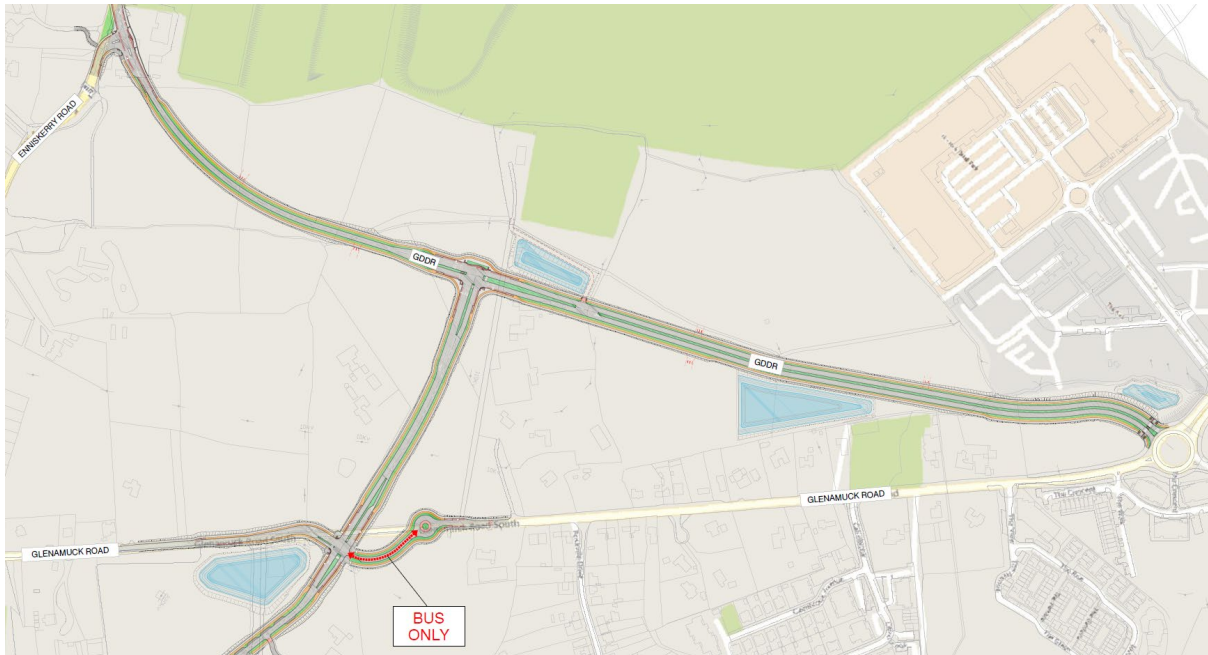


Figure 17-6: Bus Gate (Glenamuck Road)

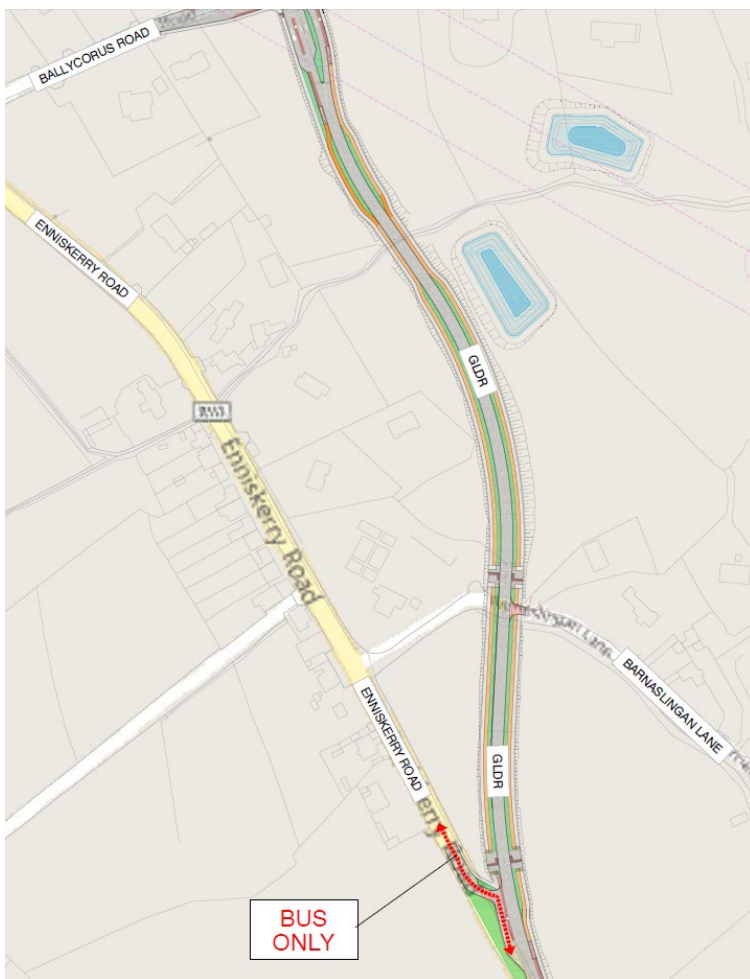


Figure 17-7: Bus Gate: Enniskerry Road

The impact on bus gates is considered to be moderate and long term. The measures will result in a slightly increased journey length for certain private vehicular trips. Primary trips affected are those to/from the west from Glenamuck Road East, and trips to/from the south from the portion of Enniskerry Road between Ballycorus Road and the Bus gate. Overall however, as detailed in Chapter 7 Traffic and Transportation, the scheme contributes to significantly reduced delays and increases in vehicle speeds in the area when compared to the do nothing scenario. The scheme also provides upgraded infrastructure for all transport modes. The overall impact on journey characteristics is therefore considered to be a slight positive.

Severance

There will be some severance of land parcels during the operational phase. The properties directly affected by the proposed scheme are detailed in Table 17-3. Small severed land parcels with very limited land use potential will typically be included in the CPO extents subject to agreement with the affected landowners. Those parcels which will be affected by severance (isolation of land portions due to works) include (2,5,6,7,9,14,16,18,23,26,28). Prior to mitigation this will be significant and long-term and mitigation will be required.

There will be a significant relief from severance to properties along Glenamuck Road and the bypassed portion of Enniskerry Road as a result of the traffic management measures implemented as part of the scheme. As detailed in Chapter 7, there are significant reductions in traffic load on these routes. This will tend to reduce negative traffic impacts and improve amenity along these routes and will encourage sustainable transport modes such as pedestrian, cyclist and public transport.

In the absence of mitigation, the proposed scheme (and in particular the GLDR), may introduce some community severance due to the road forming a physical barrier to pedestrian movements. Mitigation will be required to ensure sufficient pedestrian permeability is provided (see Section 17.5).

Economic Impacts

Lands will be permanently required for the operation of the Proposed Scheme. The use of lands within the scheme footprint will be permanently and profoundly affected.

There will be an effect on some property adjoining the works area. These impacts may be caused from a number of areas including noise, dust etc. and can cause affect residential properties that are already located in the area. These impacts are addressed in Chapter 7 '*Traffic and Transportation*', Chapter 8 '*Air Quality*', Chapter 9 '*Noise and Vibration*', Chapter 12 '*Landscape/Townscape and Visual*' and Chapter 16 '*Population and Human Health*'.

The scheme does not require the demolition of any existing permanent buildings.

The properties directly affected by works associated with the scheme are detailed in Table 17-3. A summary of impacts on each property is included in Table 17-3. It is noted that the figure and table do not represent the intended CPO boundaries and are intended as a context overview of significantly affected landholdings only. Properties with works to existing public roads/paths in front of their property (beyond their existing road boundary) are excluded from this list but may be subject to CPO.

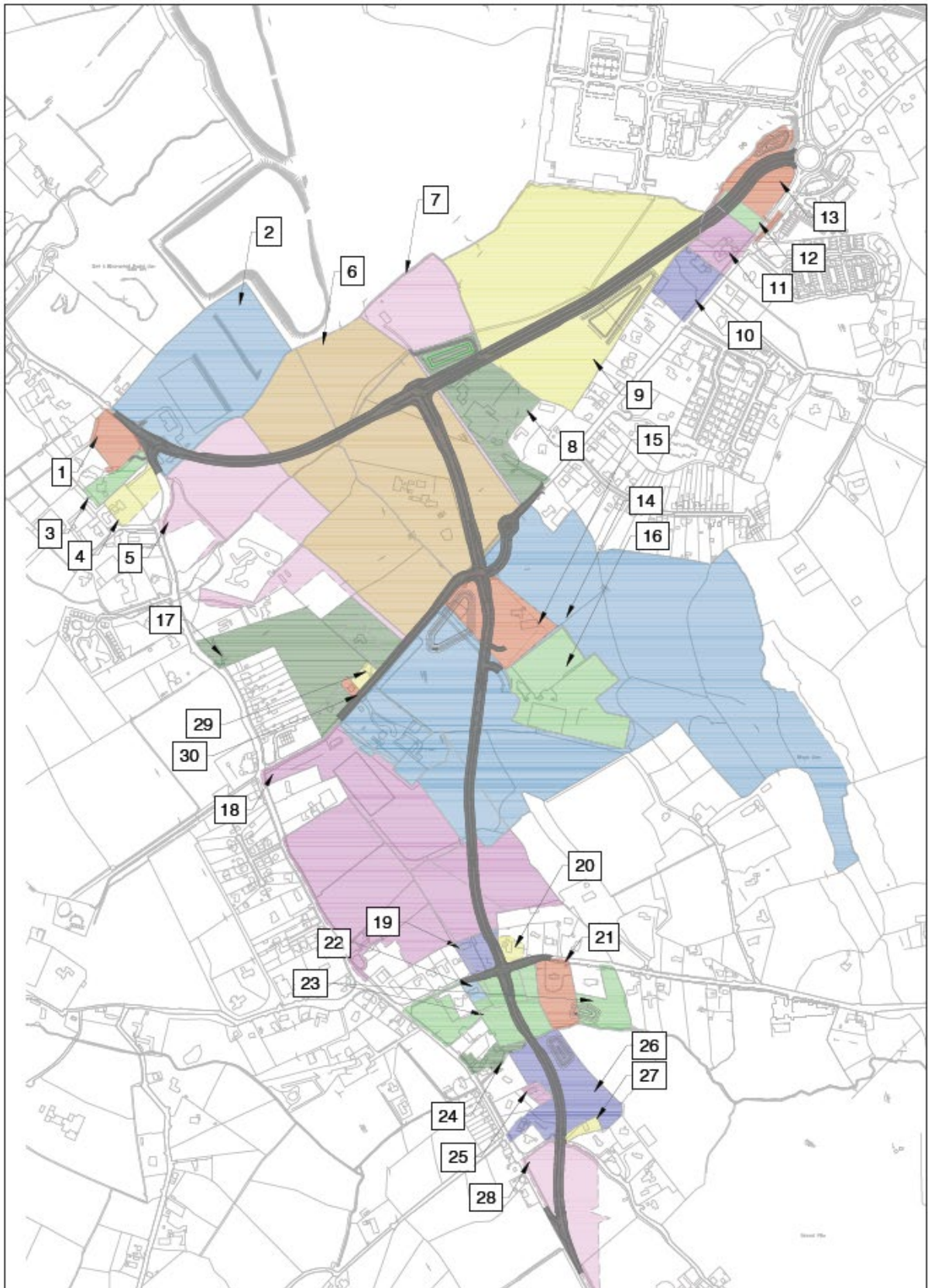


Figure 17-8: Overview of Directly Affected Properties

Table 17-3: Overview of Direct Property Impacts

Ref	Existing Land Use	Nature of Impact	Approx Land Take (ha)	Specific Mitigation Required
1	Agricultural	<ul style="list-style-type: none"> Minor land take along eastern boundary to facilitate Enniskerry road widening 	<0.1	<ul style="list-style-type: none"> New Boundary Treatment
2	Recreational (De la Salle Palmerstown Rugby Club)	<ul style="list-style-type: none"> Proposed scheme passes through entrance, car park and lands occupied by temporary cabin structures. Portion of parcel severed by scheme (severed portion zoned for residential development) 	0.2	<ul style="list-style-type: none"> Works to Access New Boundary Treatment
3	Residential	<ul style="list-style-type: none"> Existing Entrance (shared with adjacent property) required to be modified as a result of junction layout. New access to be provided 	<0.1	<ul style="list-style-type: none"> Works to Boundary Treatment New Access
4	Residential	<ul style="list-style-type: none"> Very minor works required to ensure level tie-in of entrance to new works 	<0.1	<ul style="list-style-type: none"> Minor Works to entrance
5	Agricultural / Residential	<ul style="list-style-type: none"> GDDR passes through property. Southern portion of parcel affected by widening of Glenamuck Road 	0.4	<ul style="list-style-type: none"> New Boundary Treatments where affected Agricultural Access to severed Portions
6	Agricultural / Residential	<ul style="list-style-type: none"> GDDR & GLDR pass through property. Southern portion of parcel affected by widening of Glenamuck Road 	2.3	<ul style="list-style-type: none"> New Boundary Treatments where affected Agricultural Access to severed Portions
7	Recreational (Bective Rangers Rugby Club)	<ul style="list-style-type: none"> Existing Access lane severed by GDDR. New access to be provided 	0.2	<ul style="list-style-type: none"> New access to be provided Access to be suitably located away from new junction. Any Access through third party lands to have sufficient right of way/ownership rights.
8	Agricultural (Permission granted for Residential Development in south)	<ul style="list-style-type: none"> GDDR passes through property. Attenuation pond located in remainder of parcel north of GDDR Southern portion of parcel affected by widening of Glenamuck Road 	1.0	<ul style="list-style-type: none"> New Boundary Treatments where affected
9	Agricultural	<ul style="list-style-type: none"> GDDR passes through property. Attenuation pond located in south east portion 	2.7	<ul style="list-style-type: none"> New Boundary Treatments where affected Agricultural Access to severed Portions
10	Residential	<ul style="list-style-type: none"> Temporary land take required to facilitate works to stream. 	N/A	<ul style="list-style-type: none"> Reinstatement

11	Residential / Agricultural	<ul style="list-style-type: none"> • GDDR affects northern portion of property. 	0.2	<ul style="list-style-type: none"> • New Boundary Treatments where affected • Minor severed areas to north to be included in CPO
12	Agricultural	<ul style="list-style-type: none"> • GDDR affects northern portion of property. 	0.1	<ul style="list-style-type: none"> • New Boundary Treatments where affected • Minor severed areas to north to be included in CPO
13	Agricultural	<ul style="list-style-type: none"> • GDDR affects northern portion of property. • Attenuation pond located north of GDDR. 	0.1	<ul style="list-style-type: none"> • New Boundary Treatments where affected • Minor severed areas to north to be included in CPO
14	Agricultural / Residential (Permitted residential developments under construction west of GLDR)	<ul style="list-style-type: none"> • GLDR passes through property. • Northern Areas affected by works to Glenamuck Road. • Attenuation pond located between GLDR and Glenamuck Road 	3.0	<ul style="list-style-type: none"> • New Boundary Treatments where affected • Agricultural Access to severed Portions
15	Residential (Traveller Accom)	<ul style="list-style-type: none"> • GLDR Passes through property. • Access Road severed by GLDR. • Northern portion of parcel affected by widening of Glenamuck Road • Attenuation pond in northwest portion 	1.0	<ul style="list-style-type: none"> • New Boundary Treatments where affected • New access to traveler accommodation
16	Recreational (Wayside Celtic)	<ul style="list-style-type: none"> • No Direct impact from works. Access to parcel is via road with right of way though adjacent lands (14) which is severed by GLDR 	N/A	<ul style="list-style-type: none"> • New access road • Some informal parking along access road displaced: On-street parking on GLDR to be provided to mitigate
17	Agricultural / Residential	<ul style="list-style-type: none"> • Minor impact on southern portion due to widening of Glenamuck Road 	<0.1	<ul style="list-style-type: none"> • New Boundary Treatments where affected
18	Agricultural	<ul style="list-style-type: none"> • GLDR passes through Southern areas of property 	0.4	<ul style="list-style-type: none"> • New Boundary Treatments where affected • Agricultural Access to severed Portion
19	Residential / Agricultural	<ul style="list-style-type: none"> • GLDR passes through western area of property (consisting of agricultural ground) 	0.1	<ul style="list-style-type: none"> • New Boundary Treatments where affected • Minor severed areas to north to be included in CPO
20	Residential	<ul style="list-style-type: none"> • GLDR passes through western portion of property 	<0.1	<ul style="list-style-type: none"> • New Boundary Treatments where affected
21	Residential	<ul style="list-style-type: none"> • Minor works to north of property associated with Ballycorus Road widening 	0.15	<ul style="list-style-type: none"> • New Boundary Treatments where affected

		<ul style="list-style-type: none"> • Attenuation pond partially located within southern portion of landholding • Wayleave for drainage pipes from road to pond required 		
22	Residential	<ul style="list-style-type: none"> • Works in north of property associated with Ballycorus Road widening 	<0.1	<ul style="list-style-type: none"> • New Boundary Treatments where affected
23	Residential / Agricultural	<ul style="list-style-type: none"> • Works to north of property associated with Ballycorus Road widening • GLDR passes through property • Attenuation pond in eastern portion of landholding • Wayleave for drainage pipes from road to pond required • Wayleave for maintenance access to pond required 	0.7	<ul style="list-style-type: none"> • New Boundary Treatments where affected • Agricultural Access to severed Portions
24	Residential (Struan Glen Development)	<ul style="list-style-type: none"> • Minor land take (agricultural ground) to facilitate construction of watercourse crossing 	<0.1	<ul style="list-style-type: none"> • New Boundary Treatments where affected
25	Residential	<ul style="list-style-type: none"> • Minor land take to facilitate earthworks drainage for GLDR 	<0.1	<ul style="list-style-type: none"> • New Boundary Treatments where affected
26	Residential / Agricultural	<ul style="list-style-type: none"> • GLDR passes through property • Secondary HGV access to property affected • Attenuation Pond located in northeast portion 	0.9	<ul style="list-style-type: none"> • New Boundary Treatments where affected • Access reinstated to facilitate HGV access • Agricultural Access to severed Portions
27	Residential	<ul style="list-style-type: none"> • GLDR affects eastern portions of property • Very minor works required to ensure level tie-in of entrance to new works 	<0.1	<ul style="list-style-type: none"> • New Boundary Treatments where affected • Minor Entrance works
28	Agricultural	<ul style="list-style-type: none"> • GLDR passes through property • Western portions of property affected by works at Enniskerry Road/GLDR junction 	0.6	<ul style="list-style-type: none"> • New Boundary Treatments where affected • Agricultural Access to severed Portions
29	Residential	<ul style="list-style-type: none"> • Southern portion of parcel affected by widening of Glenamuck Road 	<0.1	<ul style="list-style-type: none"> • New Boundary Treatments where affected
30	Residential	<ul style="list-style-type: none"> • Southern portion of parcel affected by widening of Glenamuck Road 	<0.1	<ul style="list-style-type: none"> • New Boundary Treatments where affected

In addition to direct impacts, the scheme will facilitate surrounding lands to be developed in line with the LAP zoning and will therefore contribute to increased housing supply and increased employment in the area. The scheme will significantly improve the functionality of the area as well as facilitating

community growth in this urban expansion area. The design of the GDRS in accordance with DMURS principles will provide for a high quality urban environment and promote connectivity for all movement modes. This will have a positive economic impact on the area.

It is notable that the positive impacts on property and land use are also affected by cumulative impacts, which depend on other factors including national economic growth, availability of development investment and finance, public transport access to the area and investment by Dún Laoghaire Rathdown County Council in other public realm improvements. The cumulative impact of the Proposed Project taken with other measures is considered significant positive and long term.

17.5 Mitigation Measures

This section describes measures to mitigate the adverse impacts on land use and property. The assessment does not consider at this stage measures such as compensation for land acquisition and disturbance which will mitigate economic impacts on affected properties. These matters will be agreed with landowners or their representative(s) once approval for the development has been granted. In the event that agreement is not possible, such compensation will be decided upon by a property arbitrator. The TII/NRA's "Project Management Guidelines" and "Guide to Process and Code of Practice for National Road Project Planning and Acquisition of Property for National Roads" will be applied with respect to all lands potentially impacted by the proposed works.

During the construction phase, site management measures including the provision of high quality hoarding/temporary fencing and proactive communication with residents, business and public regarding phasing, extent and duration of works will be carried out. Traffic management at intersections with existing road will be proactively managed to mitigate disturbance to local traffic and transport movements. Access to all properties will be maintained during the construction phase with the exception of essential short term restrictions. Signage will be provided as necessary. Additional requirements for construction stage management are set out in Chapter 5.

The following general mitigation measures are proposed for the proposed development:

- Access shall be maintained to all affected property (both construction and operational phase) Agricultural accesses will be provided to all severed agricultural land portions. Locations will be agreed with relevant landowners subject to engineering constraints
- Boundary treatments will typically be as per TII Standard Construction Details (SCDs) and as agreed with affected landowners
- Where part of the curtilage of a property is to be permanently acquired, the acquiring authority will hold discussions with the property owner and generally agree to replace boundaries on a like for like basis, subject to engineering and planning constraints, or it will be treated as a compensation issue.
- Prior to construction and subject to written agreement of the relevant property owners, property condition surveys will be undertaken in relation to all buildings / structures in the direct vicinity of proposed works.

- Any services that are interfered with as a result of the road development will be repaired / replaced without unreasonable delay.

Signal controlled pedestrian & cyclist crossings will be provided at regular intervals along the roads scheme to mitigate against community severance. Crossings provided include

- Push Button Crossing on GLDR (approx. Sta 1700) . Facilitates movements across GLDR at its link to Enniskerry Road South.
- Push Button Crossing at Barnaslingan Lane. Facilitates movements from Barnaslingan Lane to Kiltiernan Village and movements between family unit affected by roads scheme at this location
- Signalized Crossing at Ballycorus Road / GLDR Junction. Facilitates movements across all junction arms and movements between family unit affected by roads scheme at this location
- Push Button Crossing on GLDR (approx. Sta 950) . Facilitates movements across GLDR. Location aligned to LAP indicative greenway link and potential future connection to Kiltiernan Village center
- Push Button Crossing on GLDR (approx. Sta 600) . Facilitates movements across GLDR. Location aligned to assist pedestrian movements to Wayside Celtic Facility, traveller accommodation and open space zoning
- Signalized Crossing at Glenamuck Road/ GLDR junction. Facilitates movements across all junction arms
- Signalized Crossing at Glenamuck Road/ GLDR junction. Facilitates movements across all junction arms
- Signalized Crossing at GDDR/ GLDR junction. Facilitates movements across all junction arms
- Signalized Crossing at GDDR/ Enniskerry Road junction. Facilitates movements across all junction arms
- Push Button Crossing on GDDR at Golf Lane Roundabout . Facilitates movements across GDDR
- Push button crossing on Glenamuck Road West (approx. STA 200). Facilities crossing of Glenamuck Road

Specific mitigation measures identified in Table 17-3 will also be provided as part of the works.

17.6 Residual Impacts

17.6.1 Construction Phase

A moderate inconvenience to land owners and home owners on access and movement within the local area will be experienced as a result of the establishment and ongoing use of the construction site. However, the mitigation measures outlined in this chapter and complementary chapters will generally maintain access arrangements and ensure no significant negative effects arise.

17.6.2 Operational Phase

In the long term the Proposed Project is expected to have an overall significant positive effect for the area as detailed in this chapter and complementary chapters.

17.7 References

- Central Statistics Office (2016) Census 2016. Ireland. Available from: <https://www.cso.ie/en/census/census2016reports/>;
- Dún Laoghaire Rathdown County Council. (2016) Dún Laoghaire Rathdown County Development Plan 2016-2022. Dublin. Available at: <https://www.dlrcoco.ie/en/planning/county-development-plan/county-development-plan-2016-2022>;
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