**Clonburris Strategic Development Zone**

**Sinn Féin Submission – 3.11.17**

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1. **Introduction**

* Sinn Féin supports the principle of a Strategic Development Zone (SDZ) for the Clonburris lands as the best mechanism to ensure an appropriate and balanced master plan for the greater Clondalkin/Lucan area
* The SDZ must be designed to meet the needs of the existing and future communities in the Dublin Mid West constituency
* The SDZ must get the balance right between housing, amenities, employment and infrastructure
* The SDZ must ensure that amenities, employment and infrastructure are developed alongside residential development according to strict and defined phasing commitments
* This submission outlines our general concerns with the Draft Planning Scheme of September 2017
* It is our intention too bring forward detailed amendments at the next phase of the SDZ process in early 2018 to ensure that the final plan reflects these principles

1. **Meeting Housing Need**

* Clondalkin and Lucan have high levels of need for social and affordable housing
* There are over 4,000 households on South Dublin County Councils housing waiting list for the Clondalkin/Lucan area
* Average rents and house prices in the private sector are increasingly unaffordable for working families
* Traditionally SDZ’s have been ‘tenure blind’. However the Poolbeg SDZ recently approved by Dublin City Council contains explicit social and affordable housing targets. Given that the Clonburris SDZ includes a significant portion of public land such targets should be significantly more ambitious than Poolbeg.
* The Clonburris SDZ must explicitly outline how it will assist in meeting the existing housing need within Dublin Mid West
* 26% of the SDZ land zoned for residential development is owned by South Dublin County Council equating to approximately 2110 homes of the lower range of 8437 homes proposed in the draft plan
* 10% of the remaining 6327 homes must be purchased by the Local Authority under Part V of the Planning and Development Acts for the provision of social and affordable housing, equating to approximately 632 homes
* Sinn Féin believes that 36% of the total housing provided in the SDZ, equating to approximately 2742 homes, should be developed/acquired by South Dublin County Council and Approved Housing Bodies to meet existing social and affordable housing need
* This housing should be developed in well built and well maintained mixed income and mixed tenure estates including social, affordable rental and affordable sale homes
* This housing should be funded directly by Central Government and its development, with the exception of the Part V units, should be led by the Local Authority
* To ensure that these Council led mixed income and mixed tenure estates are fully integrated into the overall development of the SDZ plan the Council should actively engage with private land owners in appropriate land swaps to facilitate proper social integration
* South Dublin County Council should engage with private land owners a and developers to ensure the maximum. Level of integration between the public and private residential developments
* The Council should actively seek to acquire lands adjacent to North Clondalkin and Bawnogue to meet the existing housing needs in these areas
* The Council must also ensure that the housing needs of all sections of the community are catered for in the SDZ including our Traveller community. Additional traveller specific accommodation must form part of the plan and we would urge the Council to engage actively with the Local Traveller Accommodation Consultative Committee prior to the presentation of the Managers Report.
* In addition to the 36% public housing requirement the SDZ should, in the context of the overall development benefiting from Local Infrastructure Housing Activation fund ensure that a minimum of 25% of the entire housing within the SDZ plan is provided at affordable levels
* This would require at least 1258 of the private units to be delivered at genuinely affordable rental and purchase prices
* Affordable purchase should be defined as homes available to purchase by households with gross incomes of between €45,000pa and €75,000pa equating to sales price including deposit of between €170,000 to €280,000
* Affordable rental should be defined on the basis of meeting the cost of providing and maintaining the accommodation over a 30 year period index linked to inflation rather than being based on a portion of market rent.

Sinn Féin’s Housing Tenure Proposals (approximate figures)

* 36% of the SDZ housing should be public (social & affordable)
* 25% of the SDZ housing should be social (Council & Approved Housing Bodies)
* 25% of the SDZ housing should be affordable ( public & private - purchase & rental)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Social | Affordable Rent | Affordable Sale | Ownership |
|  | 2000 | 371 | 371 | Public |
|  |  | 629 | 629 | Private |
| Total | 2000 | 1000 | 1000 |  |

1. **Densities**

* Sinn Féin welcomes the the lower density levels compared to the excessive levels contained in the previous Clonburris SDZ
* Sinn Féin believes that the minimum target (8437units) as set out in p18 of the Draft Planning Scheme should in fact be the upper limit
* Sinn Féin supports the concentration of higher densities close to the train stations
* However Sinn Féin believes that the Draft Plan must be amended to lower the densities in those zones adjacent to existing residential areas (such as Ashwood etc). We believe that densities should be graduated upwards from the existing residential areas rather than imposing higher residential buildings immediately beside existing estates and traveller sites.

1. **Permeability**

* Notwithstanding existing Council on permeability Sinn Féin believes that the SDZ should limit the opening up of existing settled estates with new pedestrian or vehicular access points, particularly in Ashwood, Tullyhall, Oldbridge, Rosberry and Foxborough)
* Existing cul-de-sacs should not be opened up in order to preserve the integrity of existing settled estates.

1. **Amenities**

* Central to the success of the SDZ is its ability to deliver social and economic amenities and infrastructure to meet the needs of the existing community and future residents
* The SDZ must include adequate provision of land for schools, community and sports facilities, play facilities, retail, employment and childcare.
* The SDZ should be accompanied by a capital programme indicating when specific facilities such as schools and community centres are to be built, where the funding is coming from and when the facilities will be provided
* The Council should engage with existing sports clubs and associations prior to the Managers Report to ensure that all opportunities for improving sporting and community facilities are availed of in the final plan.
* All Government Departments, agencies and public funded bodies who have responsibility for the provision of amenities and infrastructure should be required to submit information for this capital plan.

1. **Traffic & Transport**

* Traffic levels, particularly at at peak travel to/from work and school drop off/collection times, are currently a significant concern for residents living adjacent to the boundary of the SDZ
* It is not clear how the proposed road network contained in the Draft Planning Scheme will address existing and future traffic volumes
* Sinn Féin believes that there is considerable merit in many of the detailed proposals contained in the Clonburris Lucan Action Group and requests that the Managers Report provides a detailed response to each including the upgrading of the R120, Outer Ring Road and Fonthill Road and the upgrading of the Celbridge Link Road from Adamstown
* There is also a need for a more ambitious public transport policy fully integrated into the SDZ proposal setting out clear times lines for the provision of additional bus services and routes, opening and servicing of existing train stations (ie earlier phasing of opening of Kishogue Station), future plans for the Lucan to Lucan and Dart to Hazelhatch
* Sinn Féin also believes that specific attention needs to be paid to the local of new schools to ensure that the specific congestion issues that occur at school drop off and collection times is avoided and that there is no over concentration of schools (existing and new) with the consequent additional traffic burden at specific locations.

1. **Phasing**

* Sinn Féin believes that the Clonburris SDZ must learn lessons from previous SDZs including in Adamstown.
* Key to the success of the SDZ is making the residential development explicitly tied to the development of the social and economic infrastructure and amenities.
* The current phasing proposals contained in Section 4.3 of the Draft Planning Scheme is not sufficiently robust to ensure adequate phasing occurs
* Following the Publication of the Managers Report and prior to the submission of amendments by Councillors we would recommend that the Manager holds a specific briefing session and discussion with Councillors and TDs on this aspect of the plan.

1. **Social Clauses**

* While not strictly within the scope of an SDZ plan Sinn Féin believes that any development of this site must provide a real jobs dividend for the local community. The best way to do this is to ensure that all publicly Dundee projects are required to have Social Clauses requiring a percentage of employment to come from the live register and a percentage of contractors and supplies to be below a certain size. The Council should also endeavour to encourage private developers to apply similar clauses albeit on a voluntary basis in private developments.