



PLANNING APPLICATION INFORMATION FACT SHEET

- The Kishoge development will comprise 973 'green' homes and 6,089 square metres of retail & business facilities. It will also have a purpose built community centre, crèche, an extensive management facility and extensive parks.
- The development will have a dedicated pedestrian entrance into the new Kishoge train station which is completed and ready for use.
- A new primary school opened on the site in September 2008. The school currently has 8 classrooms and it will expand to 16 classrooms as demand increases.
- **The Kishoge site is within the Local Area Plan part of the Clonburris, not the Strategic Development Zone. Therefore, the planning application will follow the normal process through South Dublin County Council's Planning Department and An Bord Pleanala.**
- Kishoge is divided into two distinct areas. The development to the north, close to existing housing, will be lower density and development to the south, well away from existing housing, will be higher density.
- Each residence will have a minimum Energy Rating of A3 and over 5% of all units have been designed to the ultra-low energy Passiv Haus standard.
- A central Energy Centre will deliver hot water to all residential units in Kishoge. It has been designed and sized to deliver over 60% of the overall heat demand from a renewable energy source.
- Kishoge has been designed to provide easy access to public transport at the new train station and a significant number of bus stops throughout the development.
- Kishoge will have a Mobility Management Plan to promote access to and integration of all modes of transport. A Mobility Manager will be employed on a permanent basis to provide personalised travel plan options for all residents, run a car sharing scheme, run a car club and undertake regular travel surveys.
- Each house is provided with private open space in the form of balconies or private gardens as well as communal courtyards.
- Children's play areas are provided in each of the residential courtyards.
- Structure landscapes, major parks, neighbourhood parks, local gardens and public squares are proposed to form a green network throughout Kishoge incorporating tree-lined avenues, hedgerows and attenuation ponds.
- A local square to the southern end of the development will form a focal point for the development and emphasise easy access to Kishoge train station.
- A percentage of open space is allocated for the creation of communal gardens and allotments for the use of residents.
- A Sustainable Energy Drainage System (SUDS) will be adopted to ensure the discharge flow rate does not exceed the Greenfield runoff rate.
- The scheme provides a 350 space park & ride facility close to the train station.



CLONBURRIS STRATEGIC DEVELOPMENT ZONE AND LOCAL AREA PLAN FACT SHEET

The Kishoge planning application completely accords with the development framework set out in the Clonburris Strategic Development Zone and Local Area Plan by the Planning Department from South Dublin County Council.

The Plan has a dedicated website at www.clonburris.ie

The Clonburris Plan has been the subject of extensive public consultation, a vote of acceptance by the elected Councillors of South Dublin County Council and was recently approved by An Bord Pleanala.

The background to the Clonburris Strategic Development Zone and Local Area Plan is:

1. Planning Department from South Dublin County Council undertook pre-plan consultation with all local stakeholders in June & July of 2006.
2. On 31 July 2006, the Government designated approximately 180 hectares of lands in Clonburris as a Strategic Development Zone under Part IX of the Planning and Development Act 2000.
3. The proposed Clonburris Strategic Development Zone and Local Area Planning Scheme was published in early 2007.
4. Public consultation on the proposed Clonburris Strategic Development Zone and Local Area Planning Scheme ran from 20th August 2007 to 15th October 2007.
5. In total, 907 valid written submissions or observations were received during the public consultation period. 36 submissions were received following the expiry of the consultation period and were therefore deemed invalid.
6. The Clonburris Proposed Planning Scheme and Proposed Local Area Plan Manager's Report on Submissions, August 2007 was brought before the elected Councillors of South Dublin County Council at Special Council meetings held 18th December 2007 (Local Area Plan) and 9th January 2008 (Strategic Development Zone Planning Scheme). The elected Councillors determined that both parts of the Plan should be adopted and voted accordingly.
7. The Planning Scheme was appealed to An Bord Pleanala. An Oral Hearing took place at The Clarion Hotel Liffey Valley. The hearing commenced on the 28th April 2008 and continued until 21st May 2008. Apparently, this was one of the longest Oral Hearings on record.
8. On 5th November 2008 An Bord Pleanala approved the Strategic Development Zone (SDZ) Planning Scheme for Clonburris.

The Clonburris Strategic Development Zone and Local Area Plan is now a part of South Dublin County Council's statutory Development Plan and it clearly sets out the parameters for the height of blocks and the number of residential units. The Kishoge planning application accords with the Plan in all respects.

KISHOGE MOBILITY MANAGEMENT PLAN

South Dublin County Council's comprehensive approach to Sustainability, as set out within the Clonburris Strategic Development Zone and Local Area Plan, contains significant measures aimed at combating any traffic issues generated by the development at Kishoge. The Plan sets out clear & comprehensive parameters for dealing with construction traffic and traffic generated by the completed development. An extensive Environmental Impact Statement covering these points was submitted as part of the Kishoge planning application.

A number of points from the Environmental Impact Statement are worth noting:

1. Any excavation and removal of soil from the site has been deliberated and studied to keep to a minimum. This usually forms the largest part of construction traffic for any development such as this.
2. An innovative **Mobility Management Plan** has been prepared for the proposed development. It will operate to encourage Kishoge residents to use all forms of public transport. Measures in this Plan include:
 - Appointment of a permanent Mobility Manager to oversee the implementation of the Plan.
 - Setting up a Steering Group to provide guidance and a high level of support to the Mobility Manager.
 - Setting up of working groups to help those interested in forming bicycle/public transport user groups etc. These groups will provide a forum for discussion and feedback.
 - The Mobility Manager will provide travel packs, personalised travel plan options for all residents, run a car sharing scheme, run a car club and undertake regular travel surveys.
 - Shelbourne Development will fund the Mobility Management Plan for the first three years of operation. Thereafter, the development's management company will fund activities.
3. Kishoge has been designed to include a network of easily accessible footpaths, bicycle lanes and trafficked streets which encourage easy access to public transport at the new train station and a significant number of bus stops throughout the development.
4. The planning application includes measures deliberately targeted at reducing car traffic.
5. All Kishoge residents will be within a 10 minute walk of Kishoge train station (already complete). Kishoge residents will also enjoy the benefits of dedicated bus corridors, generous bicycle lane arrangements and access to major road networks. Kishoge will be one of the best connected public transport sites outside the city centre. Hence the car traffic generated by this development will be significantly less than that generated historically by similar developments.