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**Tony Shanahan,  
Administrative Officer,  
Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24**

2<sup>nd</sup> February 2012

**Re: Proposed Material Alterations to Proposed Fortunestown Local Area Plan 2011/12**

Dear Mr Shanahan,

The National Transport Authority (“the Authority”) welcomes the opportunity to comment on the Proposed Material Alterations to the Fortunestown Proposed Local Area Plan.

The Dublin Transport Authority Act 2008 provides that each planning authority within the GDA shall ensure that its local area plans are consistent with the transport strategy (the Greater Dublin Area Transport Strategy 2011-2030). The Authority has published a draft Transport Strategy which has been submitted to the Minister for Transport, Tourism and Sport for his consideration. An integrated implementation plan, which will guide investment decisions over a six year period, will follow the adoption of the Transport Strategy.

**NTA Comment**

The Authority would like to reiterate the support given to the Proposed Fortunestown Local Area Plan in the previous stage of the process. In general, the approach taken to development of this area, in terms of the policies of the Proposed Local Area Plan, is supported by the Authority as it will achieve the core local planning objectives of enhancing permeability and connectivity for walking and cycling trips to local services and to public transport.

The proposed material alterations do not change this stance substantively from a strategic point of view. However, there are a number of principles which the Authority would like to emphasise and relate to certain alterations which are now proposed.

In its initial submission, the Authority strongly supported the overall approach to enhancing permeability between the plan area and existing developments. The alteration to Objective AM16 to

consider community wishes is noted by the Authority as a means of achieving buy-in and increased usage of new links. This will have positive impacts from a safety point of view and the Authority will assist South Dublin County Council in meeting the objectives related to integration with existing housing as set out in section 5.2.3.

The explicit inclusion of a range of community uses under section 5.4.3 is welcome as a means of reducing the need to travel to avail of such facilities.

In terms of phasing, however, the Authority is concerned with the removal of key developments and outcomes from various stages of the phasing scheme. The following elements have been removed from the phasing scheme and not replaced elsewhere:

- Phase one: 1,000 sq.m. of commercial floorspace  
District Park
- Phase two: 3,500 sq.m. of commercial floorspace  
Employment intensive development at Cheeverstown
- Phase three: Employment intensive development at Cheeverstown

It is critical that at all stages of the build-out of the plan lands, the need for travel is minimised by providing the opportunity to avail of necessary services locally. In the absence of a commitment to provide key social and community infrastructure, such as parks, retail and retail services, and employment within the plan area, there is a risk that unsustainable travel patterns to more distant facilities will become ingrained within the population. This will have the effect of rendering potential future facilities within the plan area less viable and lead to such patterns becoming permanent. The Authority recommends the re-insertion of these elements into the phasing scheme for each sub-area within Fortunestown.

I trust that the views of the Authority will be taken into consideration and would welcome the opportunity to discuss the delivery of some of the transport and accessibility objectives in this plan.

Yours sincerely,



**Hugh Creegan**

***Director of Transport Planning and Investment***