

14. Implementation

The prerequisite for successful development is cooperation between all those involved, in particular the landowners, their design team and the local planning authority. Applicants are advised to enter pre-planning discussions at an early stage in the design process to ensure that the overall design concept is compatible with the overall vision of the area.

14.1 Phasing

Under the Planning and Development Act, 2000, there are provisions for determining the sequence in which works shall be carried out or specifying a period in which works shall be completed. In order to ensure the proper and orderly development of the area, the plan has been divided into a number of phases. It will be the general intention of the Planning Authority to secure the orderly development of the area in a sequence from Phase 1 to 3.

In order to ensure that future residents are provided with the necessary community facilities and the proper development of open spaces, the Council may require the development of physical and/or social infrastructure, prior to the completion of some or all residential units.

In order to ensure the proper and orderly development of the area, the Council will consider its powers of compulsory acquisition (i.e., Compulsory Purchase Orders).

14.2 Funding/Grants - The Neighbour Wood Scheme

The Forest Service of the Department of the Marine and Natural Resources, is developing a new woodland grant package, "The Neighbour Wood Scheme", specifically designed to capitalise on all the benefits provided by woodlands. Due to the presence of the cSAC alluvial woodlands and other woodland belts in the plan area, it would appear to be a suitable candidate for the scheme.

The Neighbour Wood Scheme is an urban woodland grant scheme, co-funded by the EU and it offers financial assistance to local authorities to work alongside the community, environmental groups and private woodland owners to develop appropriately designed woodland amenities on public and private lands in and around cities. The scheme is specifically intended to encourage public awareness of woodlands and encourage public access and enjoyment.

Grant aid under the scheme is available for woodland establishment, the improvement of existing woodlands and the installation of appropriate recreational facilities, such as paths, signage, car parks and seating.

14.3 Levies

Levies will be raised from each privately constructed residential unit in the masterplan. These levies are established under Section 48 of the Planning and Development Act, 2000 and represent an effective manner in which to fund proposed projects and environmental improvements in the masterplan.

Funds raised can be used to implement the amenities of the plan, including the costs of developing trails through the woodlands to access the Garvogue River by means of a raised walkway through the alluvial woodlands and associated reedbeds. Funds gener-

ated could also be used for ancillary facilities such as benches, signage, lighting, etc.

14.4 Implementation of the Open Space network

If it is deemed by the planning authority not to be in the interests of the proper planning and development of the area to insist on the provision of open space at the 15% rate, and/or where there is a difficulty on the part of the developer in providing this space, the planning authority may choose one of the following options:

- That the developer contribute a financial contribution per residential unit towards the provision of an open space by the Local Authority elsewhere (as provided in Section 49 of the 2000 Act).
- That the developer provide to the Local Authority's specification, open space or a portion of open space elsewhere. If this option is engaged, the open space shall generally be provided within a reasonable distance from the development (circa 400 metres). However, in specific cases the Local Authority may accept land outside the built up area as meeting part of the requirements above, where it can be utilised in conjunction with the provision of a major park.
- Alternatively, the Planning Authority may consider arrangements whereby appropriate community facilities may be provided in lieu of the developers open space requirements.

The Local Authority may require that the open space provision of any development be located in a specific area in order to assemble open space quantities of satisfactory size, or to enhance the existing features of the area.