



## VARIATION 2.2 OF THE COUNTY DEVELOPMENT PLAN 2004-2010

### **Variation 2.2 (Made 19<sup>th</sup> June 2006)**

Chapter 5, Section 7.6.2.1 p36-37

#### **7.6.2.1 – PUBLIC OPEN SPACE STANDARDS IN URBAN RESIDENTIAL ESTATES**

Local open space should be provided a rate of 15% of the area of the site to be developed. This shall be for the purpose of children's playlots, unorganised active recreation and for passive recreational purposes.

It should be attractively landscaped by contouring and planting with trees, shrubs and flowerbeds where appropriate. There should be a system of suitably located pedestrian paths. Open spaces should incorporate existing features, contain hard landscaping and encourage pedestrian use by suitable paving. Public Open Spaces shall be directly overlooked by the fronts of dwellings to reduce the risk of crime and informal surveillance can be provided by motorists and cycle tracks.

In assessing the open space requirement, regard will **not** be had to

- backlands, (land to rear of dwellings which is not accessible),
- land not suitable due to its gradient, sub-soil or other characteristic
- land incidental to roads, roundabouts, footpaths or river floodplains
- areas of land less than 10m in width and 200sqm in area

Where, in the opinion of the Planning Authority, it is not possible to provide the entire public open space requirement of 15% on-site, the Planning Authority may consider the location of part of the public open space requirement (but not in excess of half the required public open space) in a neighbourhood park, to be provided off-site by the developer. Alternatively the Planning Authority may consider a contribution from the developer towards the cost of the provision of a neighbourhood park serving the proposed development. Where development is taking place in a linear or infill manner this form of contribution will be required.

In certain development circumstances, the open space requirements, as set out above are not appropriate to special housing needs categories, including the special needs requirements of certain social and affordable housing categories, such as the elderly and disabled. The open space requirements to be provided for certain special needs housing developments, including social and affordable housing shall have regard and be appropriate to, the special needs of those to be accommodated in any development.