

2.0

COUNCIL POLICY AND STRATEGY

- 2.1 Planning Context & Objectives
- 2.2 Relevant Policies
- 2.3 Green Infrastructure
- 2.4 Transport Links

2.1 PLANNING CONTEXT AND OBJECTIVES

2.0.1 Land Use Zoning Objective

Marlay Park is zoned 'F' with a stated objective 'To preserve and provide for open space with ancillary active recreational amenities'.

Uses Permitted In Principle:

Community Facility(g), Cultural Use(g), Open Space(g), Sports Facility(g), Travellers Accommodation.

2.0.2 Uses Open For Consideration:

Allotments, Car park(g), Cemetery, Craft Centre/ Craft Shop(f), Childcare Service(f), Crematorium(g), Education(g), Garden Centre/Plant Nursery(g), Golf Facility(g), Guest House (f), Place of Public Worship(g), Public Services, Tea Room/Café(g).

f: In existing premises

g: Where lands zoned F are to be developed then: Not more than 40% of the land in terms of the built form and surface car parking combined shall be developed upon. Any built form to be developed shall be of a high standard of design including quality finishes and materials. The owner shall enter into agreement with the Planning Authority pursuant to Section 47 of the Planning and Development Act 2000, as amended, or some alternative legally binding agreement restricting the further development of the remaining area (i.e. 60% of the site) which shall be set aside for publicly accessible passive open space or playing fields. Said space shall be provided and laid out in a manner designed to optimise public patronage of the residual open space and/ or to protect existing sporting and recreational facilities which may be available for community use.

2.0.3 Specific Local Objectives

Map No. 5, SLO NO. 23:

To progress the Masterplan for Marlay Park with a focus on the conservation of the heritage of Marlay Park, the provision of quality recreational facilities, maintaining the highest standard of horticultural and landscape presentation and increasing accessibility of the Park, Marlay House and its amenities.

2.0.4 Other Objectives identified on Map 5

There is an objective 'To protect and preserve trees and woodlands'.

There are two Protected Structures within Marlay Park - Marlay House, which includes the stable-yard / craft area. Laurelmere House is also a Protected Structure.

The Wicklow Way traverses the Park.

There is an objective along Grange Road for a Quality Bus / Bus Priority Route.



Beginning of the Wicklow Way, Marlay Park

2.0.5 Flooding

The Little Dargle rises at Two Rock Mountain at an elevation of approximately 520mOD. It flows in a northerly direction through Ballinteer, Churchtown and Marlay Park before joining the River Dodder Main Channel in Rathfarnham. The stream is approximately 8.5km in length, falls at an average gradient of 1 in 17 and drains a catchment of approximately 8.3km²

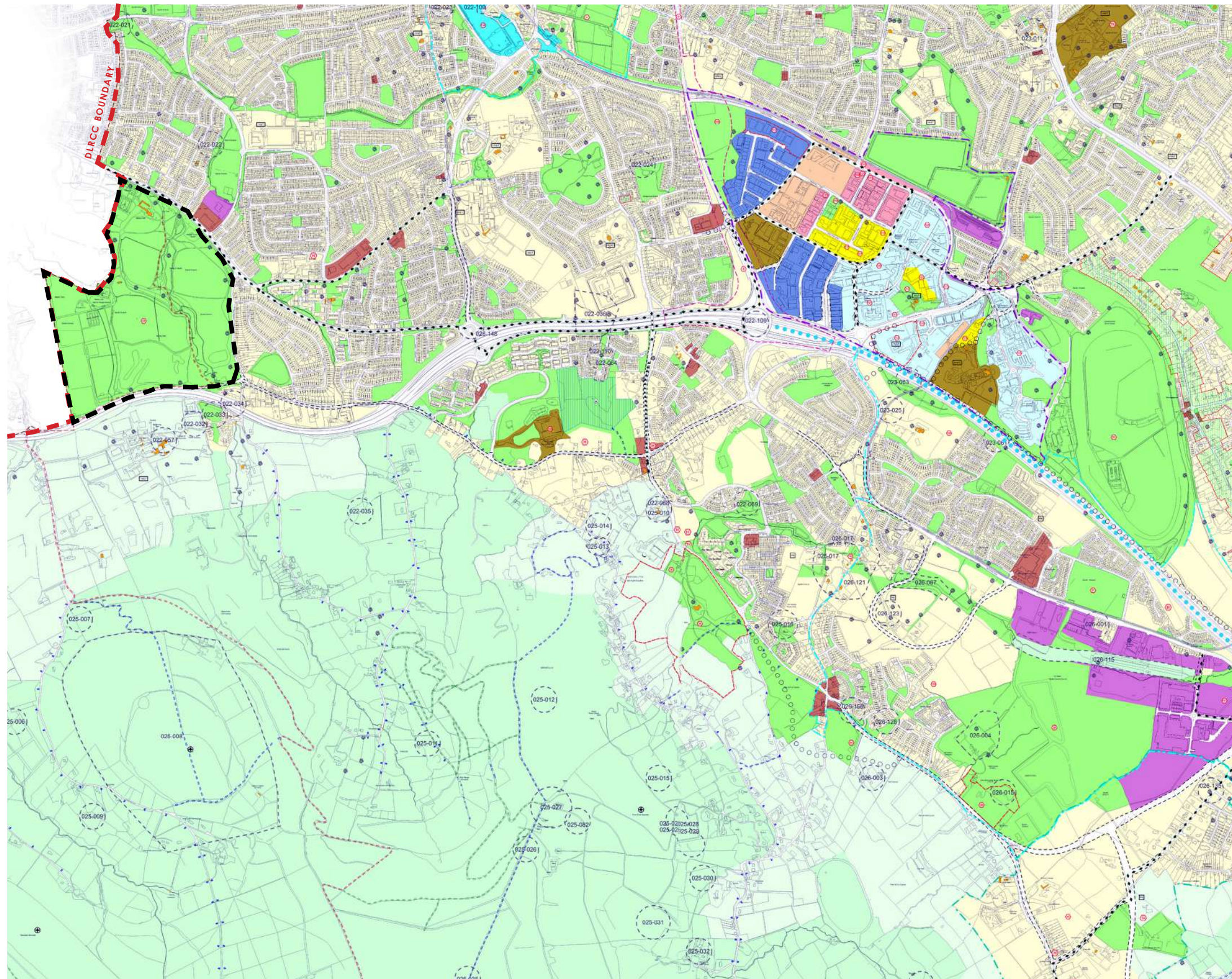
The bounds of Marlay Park lie within the historic flooding zones A & B.

The River Dodder is renowned for its quick catchment response and flashy characteristics. Factors contributing to this flashy nature include;

- Large rainfall events in the mountainous part of the river catchment;
- Large catchment area compared to river length;
- Geology and canalisation of upper catchment gives large percentage runoff.

Flood Zone Map 5 (below) shows that parts of Marlay Park are within Flood Zones A and B.





USE ZONING OBJECTIVES

Objective A	To protect and/or improve residential amenity.	
Objective A1	To provide for new residential communities in accordance with approved local area plans.	
Objective A2	To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity.	
Objective B	To protect and improve rural amenity and to provide for the development of agriculture.	
Objective DC	To protect, provide for and/or improve mixed-use district centre facilities.	
Objective E	To provide for economic development and employment.	
Objective F	To preserve and provide for open space with ancillary active recreational amenities.	
Objective G	To protect and improve high amenity areas.	
Objective GB	To protect and enhance the open nature of lands between urban areas.	
Objective LIW	To improve and provide for low density warehousing/light industrial warehousing uses.	
Objective MH	To improve, encourage and facilitate the provision and expansion of medical/hospital uses and services.	
Objective MIC	To consolidate and complete the development of the mixed use inner core to enhance and reinforce sustainable development.	
Objective MOC	To provide for a mix of uses which complements the inner core, but with less retail and residential and more emphasis on employment and services.	
Objective MTC	To protect, provide for and/or improve major town centre facilities.	
Objective NC	To protect, provide for and/or improve mixed-use neighbourhood centre facilities.	
Objective OE	To provide for office and enterprise development.	
Objective TL1	To facilitate, support and enhance the development of third level education institutions.	
Objective W	To provide for waterfront development and harbour related uses.	

OTHER OBJECTIVES

6 Year Road Proposal	
6 Year Motorway Proposal	
Strategic Road Reservation	
Long Term Road Proposal	
Long Term Motorway Proposal	
Proposed Luas Line Extension	
Proposed Quality Bus/Bus Priority Route	
Public Rights-of-Way	
Recreation Access Route	
Wicklow Way	
Proposed Sutton to Sandycove Walkway/Cycleway as a component part of the National East Coast Trail Cycle Route	
Protected Structures	
Record of Monuments and Places (For Areas of Archaeological Potential)	
Architectural Conservation Area	
Candidate Architectural Conservation Area	
"The Metals" Candidate Architectural Conservation Area	
Natura 2000 (SPA and cSAC Areas)	
Proposed Natural Heritage Areas	
To preserve Views	
To preserve Prospects	
To protect and preserve Trees and Woodlands	
No increase in the number of buildings permissible	
To protect and/or provide for a Burial Ground	
Boundary of Adopted Cherrywood Planning Scheme	
Boundary of Urban Framework Plan	
Boundary of lands for which a Local Area Plan will be prepared	
Boundary of Local Area Plan	
Boundary of Objective Area	
Specific Local Objective	
To provide accommodation for the Travelling Community	
County Council Housing Programme Site	
To provide for a Primary School	
To provide for a Post Primary School or other Institution	
To protect and/or provide for Institutional Use in open lands	
Mews Development Acceptable in Principle	
County Boundary	

Dún Laoghaire Rathdown County Development Plan 2016-2022 Flood Zone Map (5)

2.2 RELEVANT COUNCIL POLICIES

The site analysis and feasibility study of Marlay Park will tie in with the relevant national and regional policy as outlined in the County Development Plan 2010-2016 as well as the following specific policies;

Section 4.1.2.1 Policy LHB2: Preservation of Landscape Character Areas:

It is Council policy to continue to preserve and enhance the character of the County's landscapes in accordance with the recommended strategies as originally outlined in the landscape Character Assessment (2002 and since updated), in accordance with the 'Draft Guidelines for Landscape and Landscape Assessment' (2000) as issued by the Department of Environment and Local Government, in accordance with the European Landscape Convention (Florence Convention) and in accordance with 'A National Landscape Strategy for Ireland – Strategy issue Paper for Consultation' 2011.

Section 4.1.2.5 Policy LHB6: Views and Prospects:

It is Council policy to protect and encourage the enjoyment of views and prospects of special amenity value or special interests.

Section 4.1.2.16 Policy LHB17: Trails, Hiking and Walking Routes

It is Council policy to promote the development of regional and local networks of hiking and walking routes and trails.

Section 4.1.3.1 Policy LHB19: Protection of Natural Heritage and the Environment

It is Council policy to protect and conserve the environment including, in particular, the natural heritage of the County and to conserve and manage Nationally and Internationally important and EU designated sites - such as Special Protection Areas, candidate Special Areas of Conservation, proposed Natural Heritage Areas and Ramsar sites - as well as non-designated areas of high nature conservation value which serve as 'Stepping Stones' for the purposes of Article 10 of the Habitats Directive.

Section 2.1.1.5 Policy LHB25: Rivers and Waterways

It is Council policy to maintain and protect the natural character and ecological value of the river and

stream corridors in the County and where possible to enhance existing channels and to encourage diversity of habitat

Section 4.1.3.3 Policy LHB21: Biodiversity Plan

It is Council policy to implement the provisions of the County Biodiversity Plan 2009-2013 and to produce a second Biodiversity Plan which will be set within the context of the second National Biodiversity Plan, 'Actions for Biodiversity, 2011 – 2016' prepared by the Department of Arts, Heritage, Gaeltacht and the Islands

Section 4.1.3.7 Policy LHB25: Rivers and Waterways

It is Council policy to maintain and protect the natural character and ecological value of the river and stream corridors in the County and where possible to enhance existing channels and to encourage diversity of habitat

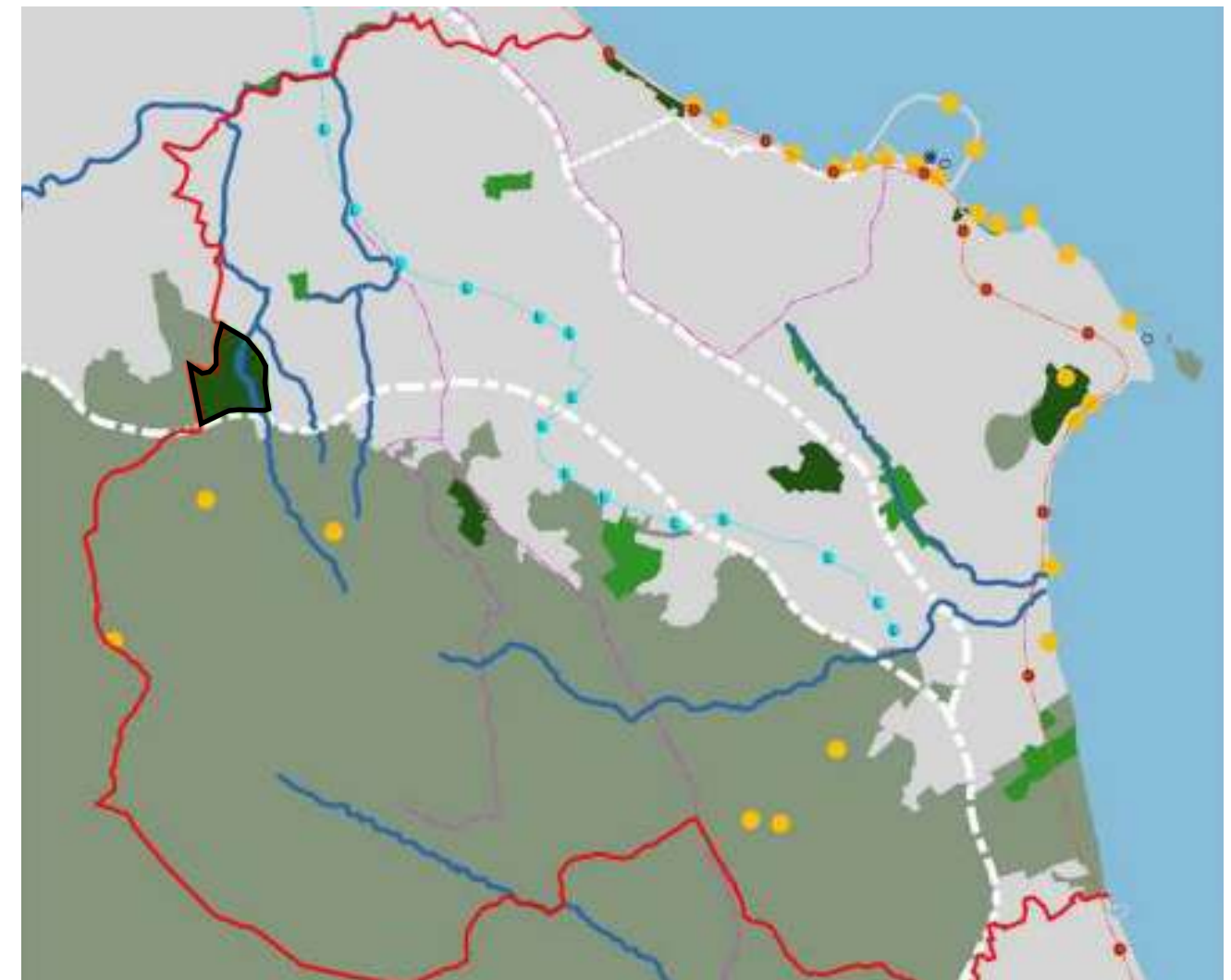
Section 4.1.4.3 Policy LHB32: Historic Parks and Gardens

It is Council policy that historic Parks and gardens have been identified and protected to reflect and acknowledge their significance as part of the National Heritage.

The following houses and gardens are protected: Cabinteely House, Marlay House, Fernhill and Old Conna.

Section 4.2.1.1 Policy OSR1: Green Infrastructure Strategy

It is Council policy to protect existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development of new green infrastructure, recognising the synergies that can be achieved with regard to the following, sustainable transport, provision of open space amenities, sustainable management of water, protection and management of biodiversity and protection of cultural and built heritage.



Marlay Park in relation to other regional parks in Dun Laoghaire Rathdown

Section 4.2.2.1 Policy OSR2: Open Space Strategy 2012-2015

In 2009 the Council prepared a comprehensive audit of the existing and proposed open space provision in Dún Laoghaire-Rathdown. This culminated in the publication of the Open Space Strategy for the County, for the period 2012-2015. The actions and recommendations detailed in the Strategy will be implemented as appropriate and as resources allow.

Section 4.2.2.2 Policy OSR3: Hierarchy of Parks and Open Spaces

It is Council policy to provide a hierarchy of quality parks and public open spaces which vary in size and nature and are designed to serve the needs of all members of the community, including people with mobility impairments, by being readily accessible and at a convenient distance from their home and/or places of work.



View of Dublin Mountains from Marlay Park



Playground, Marlay Park



Tea rooms, Dún Laoghaire People's Park



Cabinteely House, Cabinteely Park

Section 4.2.2.3 Policy OSR4: Future Improvements

It is Council policy to continue to improve, landscape, plant and develop more intensive recreational and leisure facilities within its parks and open spaces insofar, as resources will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces.

Section 4.2.2.6 Policy OSR7: Trees and Woodland

It is Council policy to implement the objectives and policies of the Tree Strategy for the County – 'dlr TREES 2011-2015' - to ensure that the tree cover in the County is managed and developed to optimise the environmental, climatic and educational benefits which derive from an 'urban forest'.

Section 4.2.2.7 Policy OSR8: Greenways Network

It is Council policy to develop a comprehensive network of County Greenways linking parks and public open spaces and to liaise with adjoining local authorities and other stakeholders to achieve and improve wider external linkages and corridors.

Section 4.2.2.9 Policy OSR10: Provision and Promotion of Recreational Facilities

It is Council policy to provide sporting and recreational amenities of both an indoor and outdoor nature. It is the policy of the Council to promote participation in sport and leisure activities among all residents of the County. The Council will endeavour to promote the increased use of these facilities and of the excellent natural resources located throughout the County. The

Council will endeavour to promote the increased use of these facilities and of the excellent natural resources located throughout the County. The Council will endeavour to ensure access to sporting infrastructure to meet the needs of the community in any major new residential developments.

Section 4.2.2.13 Policy OSR14: Play Facilities

It is Council policy to support the provision of structured and unstructured play areas with appropriate equipment and facilities throughout the County and to ensure the needs of all age groups and abilities - children, teenagers, adults and older people - are facilitated in the public parks of Dun Laoghaire-Rathdown.

Section 6.1.3.1 Policy AR1: Record of Protected Structures

It is Council policy to:

- i. Include those structures that are considered in the opinion of the Planning Authority to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures (RPS).
- ii. Protect Structures included on the RPS from any works that would negatively impact their special character and appearance.
- iii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the Department of the Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011)

- iv. Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.

Section 6.1.3.3 Policy AR3: Protected Structures and Building Regulations

It is Council Policy to protect the character and special interest of Protected Structures when considering or carrying out intervention to comply with the requirements of the Building Regulations – with particular reference to Part B and Part M.

Section 6.1.3.5 Policy AR5: Buildings of Heritage Interest

It is Council policy to:

- i. Retain where appropriate, and encourage the rehabilitation and suitable reuse of existing older buildings/structures/features which make a positive contribution to the character and appearance of a streetscape in preference to their demolition and redevelopment and to preserve surviving shop and pub fronts of special historical or architectural interest including signage and associated features.
- ii. Identify buildings of vernacular significance with a view to assessing them for inclusion in the Record of Protected Structures.

Section 6.1.3.6 Policy AR6: Protection of Buildings in Council Ownership

It is Council Policy to continue to demonstrate the best practice with regard to Protected Structures, Recorded Monuments and often elements of architectural heritage in its ownership and care.

Section 6.1.3.7 Policy AR7: Energy Efficiency of Protected Structures

It is Council Policy to have regard to the Department of Environment, Heritage and Local Government's publication on 'Energy Efficiency in Traditional Buildings' and any future advisory documents in assessing proposed works on Protected Structures.

Section 6.1.3.9 Policy AR9: Protection of Historic Street Furniture

It is Council Policy :

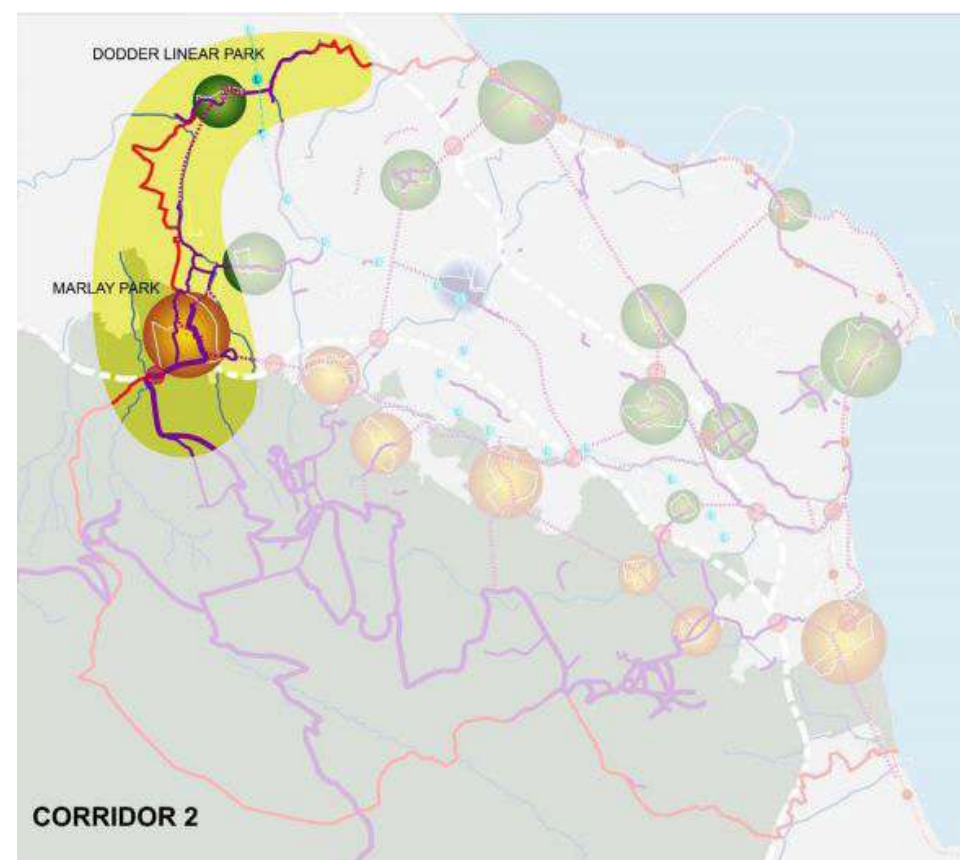
- i. Preserve the retention of historic items of street furniture where these contribute to the character of the area including items of vernacular or local significance.
- ii. Promote high standards for design, material and workmanship in public realm improvements within areas of historic character.

2.3 GREEN INFRASTRUCTURE

The Green Infrastructure (GI) Strategy, Appendix 14 of the Development Plan(2), seeks to provide a vision and a framework to help identify, protect, promote and enhance the GI assets in the urban, rural and coastal environments of the County, and is intended to guide key aspects of planning policy and County and local level.

The benefits of GI are recognised as being many, such as improving health and wellbeing through new and improved recreation and better local walking and cycling connections; enhancing social cohesion; protecting, managing and enhancing biodiversity; reinforcing sense of place, and improving water quality and management. GI can also provide potential economic benefits through enhanced opportunities for tourism and local business activities.

The spatial framework identifies Marlay Park as forming an integral part of two GI corridors, linking the mountains, urban area and the coast and providing one of several strategic 'gateway hubs':

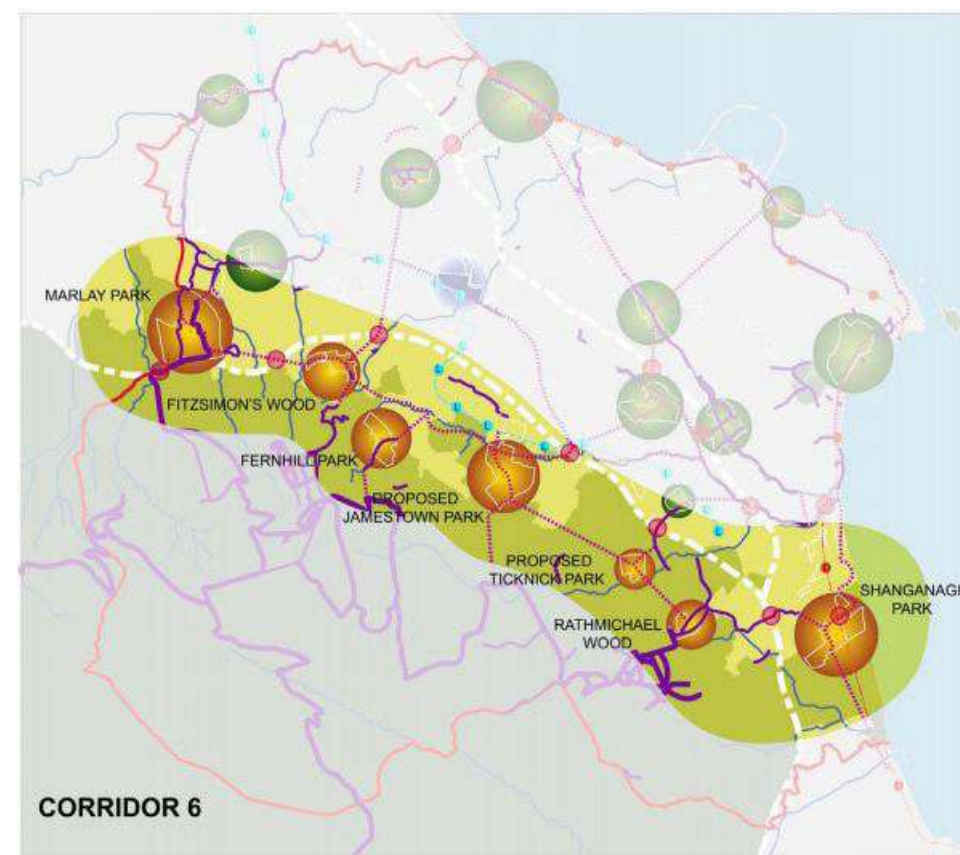


Corridor 2 - River Dodder to the Mountains **River Dodder – Marlay Park – rural hinterland (Stepaside, Kiltarnan, Ballycorus)**

The Dodder Valley Linear Park connects from the Dublin City Council area into Dún Laoghaire-Rathdown. Marlay Park is a regional park that is a key gateway park for access to and from the mountains. This corridor is partially established with the Dodder Valley Linear Park, and cycle networks and Greenways. This corridor also has Greenway links to Dundrum town centre. This corridor has the potential to be enhanced to provide multi-functional benefits, and provide a complete Green Infrastructure corridor.

Objectives

1. To provide a multi-functional GI corridor connecting the mountains, urban area and coast.
2. To link the County's flagship green space at Marlay Park with adjacent urban areas and strategic sustainable transport nodes.
3. Enhance the habitats alongside the river corridors as a part of an integrated GI corridor, and seek opportunities for attenuation of flood waters



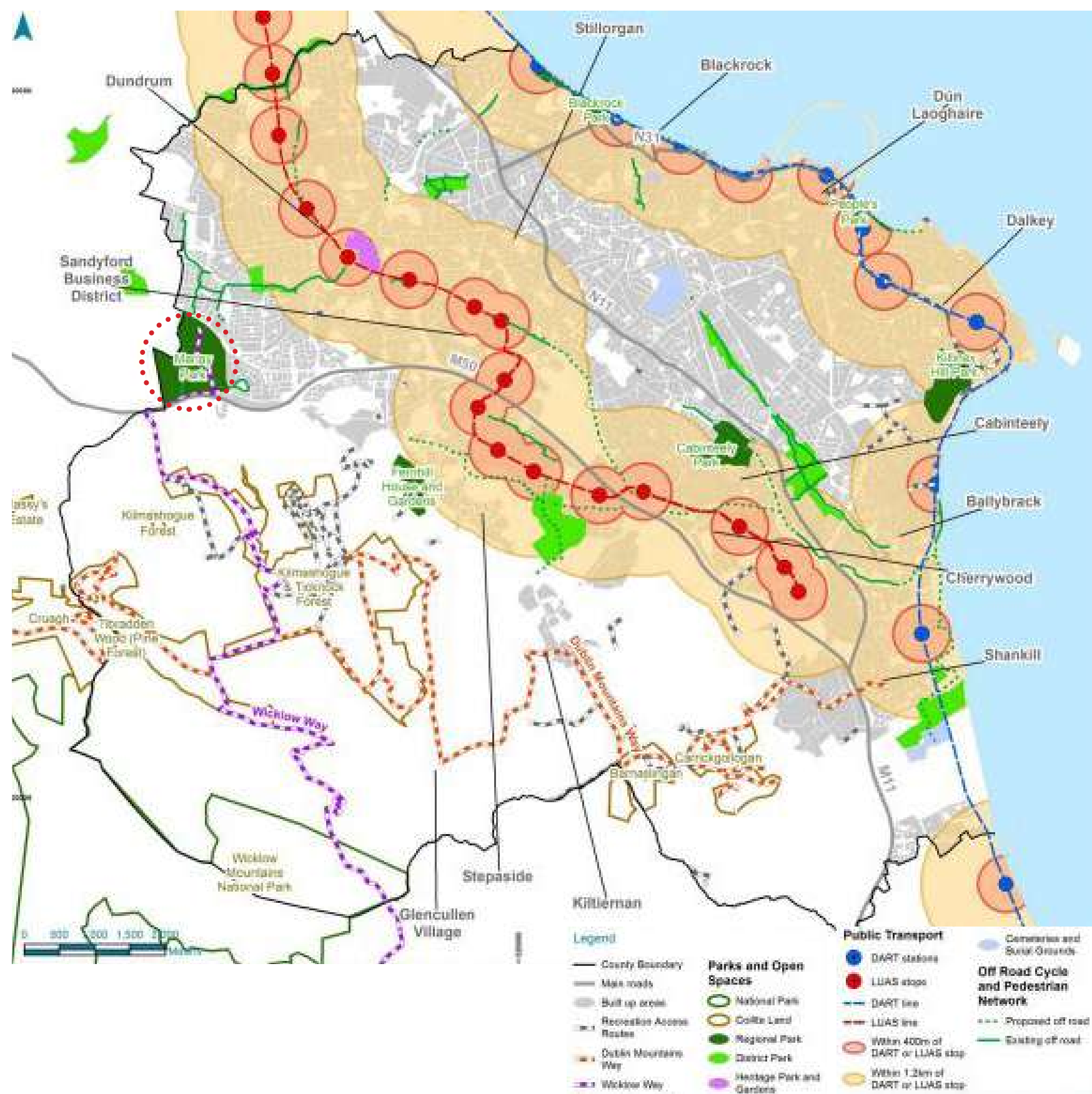
Corridor 6 - Gateway Parks **(Marlay Park – FitzSimon's Wood – Fernhill Park – proposed Jamestown Park – proposed Ticknick Park – Rathmichael Wood – Shanaganagh Park)**

These enhanced parks and links act as a transition between the rural and urban landscapes. They are made of 7 parks or transitional open spaces. This is an ambitious but exciting Green Infrastructure corridor. Significant enhancement and development of existing and proposed parks are a feature of this corridor. Similarly Greenways identified in the Cycle Network Plan will need to be brought forward in order to complete the corridor and link these transitional parks.

The transitional or Gateway Parks are to provide access points to and from the mountains and open space above the urban area of the County. Linkages to other main GI corridors also ensure that sustainable travel options are available for those who want to venture beyond the 'park' environment not only from within the County, but from a wider regional catchment. These gateway parks will have formal and informal spaces, less managed but habitat rich areas and then access onto the mountains for those who are prepared for a longer recreational activity.

Objectives

1. To provide transitional gateways to the mountains and open spaces from the urban areas of the County.
2. Ensure that sustainable travel options are supported by the wider GI network.
3. To connect a chain of existing and proposed parks and open spaces along the urban fringe, providing variety of recreational and visitor experiences.
4. Ensure the cultural heritage assets are incorporated in the GI assets associated with these gateway parks.
5. To develop Fernhill Gardens into a Gateway Park/Regional Park.



2.4 TRANSPORT LINKS

Site Catchment

Dun Laoghaire Rathdown County is located between the outer suburbs of Dublin City and the Dublin/Wicklow Mountains. Its population is 206,261 (2011 Census).

The Marlay Park is located within the Electoral Area Boundary of Glencullen-Sandyford, with a population of 36,465 and containing both city and rural areas - Sandyford, Stepaside, Kiltiernan, Glencullen, Leopardstown and parts of Cabinteely, Ballinteer and Dundrum. According to Population Change between 1991-2011, the area is identified as subject to High Growth (+100-300%). The current population within a 1km radius of the site is estimated at 3,440.

Within 0.5km to 1.5km distance of the demesne (approx. 5-20 minutes walking distance) are both established and new residential areas, as well as the outdoor recreation opportunities of the Dublin Mountains.

Bus

The Ballinteer, Marley Grange areas are serviced by several bus routes running to and from the city centre. Routes 14, 14a, 48a and 75 all serve Ballinteer Shopping Centre and the Grange Road Marlay Park pedestrian entrance is a short walk from this bus stop.

LUAS

Dundrum is the closest light rail stops within walking distance of Marlay Park. Bus services from Ballinteer Shopping Centre also serve the Dundrum and Balally LUAS stops.

Roads

The Park is well positioned in relation to this network. The M50 extends along the southern boundary of the park with and a short drive from junction 13/14 of the M50 motorway.

Pedestrians and Cyclists

Marlay Park is accessible to both pedestrians and cyclists. The north on the Park along Grange Road is serviced with regular traffic lights and crossing points for pedestrians with designated cycle lanes provided along this route also.



“

It is Council policy to continue to improve, landscape, plant and develop more intensive recreational and leisure facilities within its parks and open spaces”

Future Improvements
Green County Strategy 2016-2022